

Application No: 09/0708M

Location: LAND ADJACENT TO, COPPICE WAY, HANDFORTH, WILMSLOW, CHESHIRE

Proposal: FORMATION OF NEW VEHICULAR ACCESS FROM COPPICE WAY & ENGINEERING WORKS

Applicant: GREYSTONE (UK) LTD

Expiry Date: 24-May-2009

Type: Full Planning Permission

Date Report Prepared: 17 July 2009

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

Justification for the development, highway safety and landscape impact.

DETAILS OF PROPOSAL

This proposal seeks to provide an access from Coppice Way to the proposed Care Village. The development would involve cutting through the wooded embankment that forms the northern boundary of the proposed care village site.

The relevant issues and policy relating to the overall care village development are discussed in the parallel report on the agenda ref. 09/0695M, and they will not be repeated here. The key site planning issues relating specifically to the proposed access road are considered to be those of landscaping, trees and highway safety.

This application has been separated from the main application site for the care village purely for landownership reasons and to prevent complications of a legal agreement in the event it were to be approved.

RELEVANT HISTORY

08/1848P Formation of new vehicular access from Coppice Way & engineering works.
Withdrawn 07.11.2008.

CONSULTATIONS (External to Planning)

Highway Authority – There are no objections to the proposal to construct a new access off the existing Coppice Way roundabout. The route as identified within the area edged red on the submitted plan is satisfactory in its overall layout following consultations with the Highway Authority. However, this road will need to be constructed as a local distributor road, to cater for likely future development south of the site identified under 09/0695M, in accordance with the departments Design Aid for Housing, Commercial and Industrial Estate Roads under a section 278 agreement of the Highways Act 1980.

Highways Agency – They were consulted on the previous access proposal that remains unchanged and commented that having given the applications due consideration the Highways Agency has no objections to these applications being granted consent as the proposed development would have negligible impact on the trunk road network.

OTHER REPRESENTATIONS

14 letters of objection have been received, but objections to the related application for the care village may also be considered relevant in part. The letters refer to general objections to the entire care village development, however specific objections relating to this section of access road include:

- Loss of landscaping which is required to screen A34 bypass from residential property. Therefore resulting in increased noise and light pollution;
- Loss of trees and wildlife habitat
- Threat to highway safety
- No provision for pedestrians
- Loss of open space.
- Contrary to policy
- Future development of safeguarded land will follow.

OFFICER APPRAISAL

Policy

The site is designated within the Local plan as Open Space and adjoins an area of Safeguarded Land. Policy GC7 states, inter alia, that if the safeguarded land is to be developed in the future, access will be taken from Coppice Way. Therefore, subject to an acceptable development scheme on the safeguarded land to the South, the principle of an access from Coppice Way is established in Development Plan policy. Pre-application consultation undertaken by the developer demonstrated a strong local opposition to an additional access from Hall Road and the plans were altered on this basis.

The issues in principle, regarding the loss of open space and other matters, are discussed in the associated report for the care village. If Members resolve to approve the proposed care village then there is no objection in principle to the proposed access, and indeed the access point proposed would be the most preferable to the site. However, if Members resolve to

refuse the care village application then clearly there would be no justification for this development.

Highways

As detailed in the comments from the Highway Agency and Highway Authority there are no objections on the basis of highway safety arising from the proposed development.

Landscaping

The route of the access will necessitate the removal of a section of tree planting on the mound, which will extend beyond just the width of road itself. Some clarification would be necessary as to the extent of re-grading required for the new embankment detailing to ensure the minimum construction works necessary to achieve the access without compromising unreasonable numbers of trees. This could be dealt with by condition. The Council's landscape and tree officers raise no objection, although concern is raised regarding the number of trees required for removal and the requirement for a method statement to ensure this is minimised.

The proposed cut-through is located towards the eastern end of the site (of the proposed care village) this is well away from the residential areas near Hall Road and as such there is not considered to be an issue in terms of impact on residential amenity resulting from a break in the existing landscape screen.

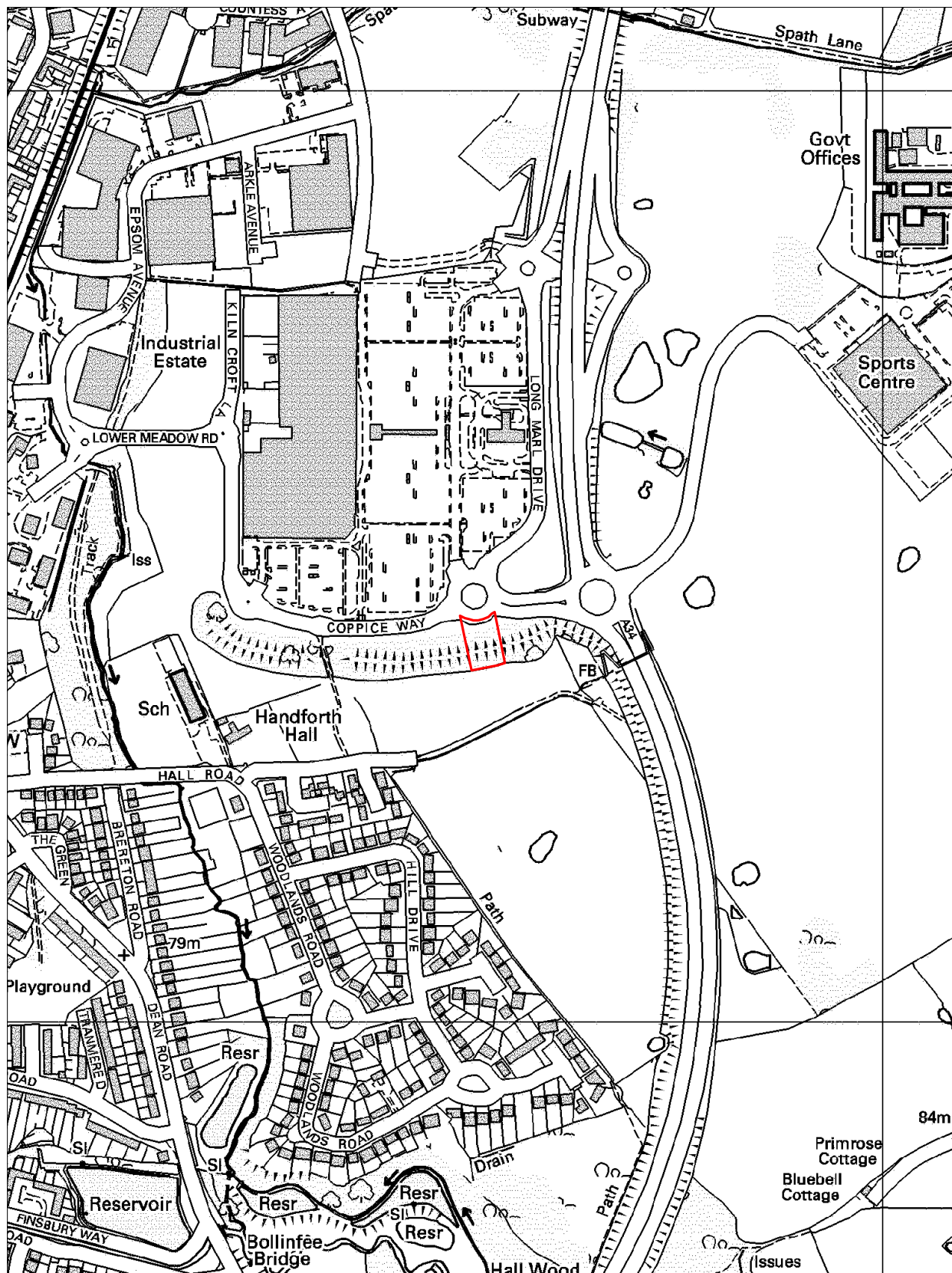
CONCLUSIONS AND REASON(S) FOR THE DECISION

The development of safeguarded land would require an access to be created from Coppice Way. Subject to approval of the associated Care Village development there is therefore no objection in principle to this proposal. Conditions are required to ensure landscape impact is minimised and the proposal will be acceptable in terms of highway safety. The proposal is therefore recommended for approval subject to conditions.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A01LS - Landscaping - submission of details
4. A04LS - Landscaping (implementation)
5. Submission of arboricultural method statement
6. Submission of details of ground levels
7. Requirement to enter into a Section 278 Agreement, under the Highways Act 1980, regarding the construction of the proposed junction and carriageway.
8. No development until a contract and phasing agreement in place for development of the care village



09.0708M

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