

NORTHERN PLANNING COMMITTEE 13th January 2016

UPDATE TO AGENDA, PREPARED 11th January 2016

APPLICATION NO: 15/3674M

LOCATION: 127 Wellington Road, Bollington, Macclesfield, SK10 5HT

PROPOSAL: Proposed demolition of existing building and erection of a new building (for A1 and A3 use)

ADDITIONAL CONSULTATION RESPONSE

An e petition was set up between 21/09/2015 and 02/11/2015. The grounds for the petition related to the following concerns;

the development will increase traffic congestion; will drive existing employers out of Bollington; presents a risk to road users and pedestrians; will have a negative impact on existing businesses; and as it is sited on the busiest road, at the busiest junction in Bollington, is a wholly unsuitable and dangerous development for this site. 1 person signed the petition.

A series of objections have been received from one Member of the public who has raised the following concerns;

- No consideration has been given within the traffic report to traffic flow at sensitive times
- It is considered that the proposed courtesy crossing will be more of a danger to pedestrians and motorists. Pedestrian controlled crossings are required near to the bus stop
- Details of 2 traffic counts have been submitted which were carried out for 1 hour at the Grimshaw Lane and Wellington Road junction on the 5th January and 6th January 2016
- The use of the current access is minimal and only at quiet times, the proposed development will intensify the use of this access to the detriment of highway safety.
- Concerns with regards to the proposed width of delivery vehicle's visiting the site and the impact upon the sight lines for patrons in vehicle's when exiting the application site.

OFFICER APPRAISAL

The concerns raised by objection are considered to be addressed within the main body of the Committee Report. Traffic flows have been taken into account within the consideration of this application. Details of such have been provided within the submitted Traffic Assessment which undertook a survey of the potential traffic generation from the proposed store at morning and peak times. The Highways Engineer has considered this Assessment and no objections have been raised.

In terms of controlled pedestrian crossing as stated in the report these have been looked into by both the applicant's agent and the Council's Highway

Engineer and given the individual merits of this particular site, none were considered to be significantly beneficial to the situation.

To clarify, the proposed loading bay is to measure approximately 3m in width. The delivery vehicles proposed are to measure a maximum of 2.6m. It is considered that these can be accommodated within the application site and therefore will not impinge upon the existing Traffic Regulation Order, which runs along the front of the site. The proposed servicing arrangements are not considered to be an uncommon feature of convenience store within the Borough. Lorries loading will be present for a short period of time and usually within the early morning. The alterations made to the access as a result of the proposed development are considered to be improvement to existing access arrangements. The Head of Strategic Infrastructure raises no objections in terms of the impact of the proposed development upon existing highway safety.

During the Member site visit queries were raised with regards to the proposed barrier. A feature sought by the Crime Prevention Officer to deter anti social behaviour in this location, should it occur. The applicant has confirmed that the proposed barrier will remain open at all times of operation. If in the event of the barrier being closed outside of opening hours the barrier would be secured by a combination lock and all persons requiring access i.e. the butchers, Sainsburys and the restaurant would be aware of the code.

Additional Plans

Officers would like to draw attention to the following plans (attached) which were not included within the Key Plans;

- North and west elevation of the proposed development
- Proposed access arrangements showing swept path for vehicle's entering and existing the car parking and delivery vehicles.

RECOMMENDATION

Having regard to the above, there is no change to the recommendation of approval, subject to the recommended conditions

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chair (or in his absence the Vice Chair) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.