

NORTHERN PLANNING COMMITTEE – 1 June 2016

UPDATE TO AGENDA

APPLICATION NO.

15/5668M

LOCATION

20 Chapel Lane, Wilmslow, SK9 5HX

UPDATE PREPARED

27 May 2016

CONSULTATIONS

ANSA – No objections subject to financial contributions in lieu of on site provision

Education – No objections subject to financial contributions

KEY ISSUES

Ecology

The nature conservation officer has considered the recently submitted bat survey report and has provided the following comments:

A very small number of bat droppings were recorded during the 2015 survey. This field evidence suggests that a single bat was present briefly within the buildings in 2015. No evidence of roosting bats was recorded during the activity surveys undertaken this year and no further bat droppings were found.

The dawn activity surveys was constrained by cold weather, but the nature conservation officer is satisfied that sufficient evidence has been gathered for the Council to be satisfied that roosting bats are unlikely to be present or affected by the proposed development.

A condition is recommended to safeguard nesting birds.

Open Space

The required contributions are as stated in the original report (£36,000 for POS and £6,000 for ROS)

The POS will be used for Gravel Lane Park (childrens junior play and access improvements across site); Lindow Common (interpretation and information improvements); Carnival Fields (access improvements); The Carrs (structure

tree planting, social play features and adventure trail), and; Allotments (access improvements and community gardening opportunities).
The ROS will be for Carnival Field pitch improvements.

Education

The development of 12 dwellings is expected to generate:

- 2 primary children (12 x 0.19)
- 2 secondary children (12 x 0.15)
- 0 SEN children (12 x 0.51 x 0.023%)

The development is expected to impact upon secondary places in the immediate locality. Contributions which have been negotiated on other developments are factored into the forecasts both in terms of the increased pupil numbers and the increased capacity at secondary schools in the area as a result of agreed financial contributions. The analysis undertaken has identified that a shortfall of school places still remains.

The development is not expected to impact primary school or SEN provision.

To alleviate forecast pressures, the following contributions would be required:

$2 \times £17,959 \times 0.91 = £32,685.38$ (secondary)
Total education contribution: £32,685.38

Highways

A revision to the site plan to provide the necessary visibility splays has been received and is to the satisfaction of the HSI. No further highway safety issues are raised.

Other matters

Comments from the Forestry Officer are still awaited.

Amended Heads of Terms

If the application is approved a Section 106 Agreement will be required, and should include:

- £36,000 POS contribution
- £6,000 ROS contribution
- £32,685.38 secondary education contribution

Community Infrastructure Levy (CIL) Regulations

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The contributions towards offsite public open space are necessary, fair and reasonable to provide a sustainable form of development, to contribute towards sustainable, inclusive and mixed communities and to comply with local and national planning policy.

The development would result in increased demand for school places at the secondary school within the catchment area which forecast to not have spare capacity. In order to increase capacity of the secondary school which would support the proposed development, a contribution towards secondary school education is required based upon the number of units proposed. This is considered to be necessary and fair and reasonable in relation to the development.

All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of the development

CONCLUSIONS

As in the original report, the application is recommended for approval, subject to the following additional conditions:

12. Breeding birds survey to be submitted.
13. Amended access to be provided prior to occupation