

Application No: 09/3050M

Location: LAND SOUTH OF, COPPICE WAY, HANDFORTH, WILMSLOW, CHESHIRE

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

Applicant: GREYSTONE (UK) LTD

Expiry Date: 17-Dec-2009

Date Report Prepared: 07 January 2010

SUMMARY RECOMMENDATION

Approve subject to the imposition of conditions

MAIN ISSUES

Justification for the development, highway safety and landscape impact.

REASON FOR THE REPORT

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 if it is approved.

DETAILS OF PROPOSAL

This proposal seeks to provide a new 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 reference 09/3023MM, 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.

RELEVANT HISTORY

09/0708M Formation of new vehicular access from Coppice Way & engineering works.
Refused 19 August 2009.

08/1848P Formation of new vehicular access from Coppice Way & engineering works.
Withdrawn 07 November 2008.

CONSULTATIONS (External to Planning)

Highway Engineer – 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 pre-application discussions. The road will need to be constructed as a local distributor road, to cater for likely future development south of the site identified under 09/3023M, in accordance with the departments Design Aid for Housing, Commercial and Industrial Estate Roads under a section 278 agreement of the Highways Act 1980.

OTHER REPRESENTATIONS

25 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 the A34 bypass from residential property. Therefore resulting in increased noise and light pollution;
- Loss of trees and wildlife habitat;
- Threat to highway safety and inadequate traffic survey;
- No provision for pedestrians;
- Loss of open space;
- Contrary to local plan policy RT6;
- Future development of safeguarded land will follow.

OFFICER APPRAISAL

Policy

The site is designated within the Macclesfield Borough 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.

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 Engineer 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. 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 subject to the requirement for a method statement to ensure tree loss 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.

Ecology

The ecological impact is dealt with as part of the wider survey and mitigation proposals submitted with planning application 09/3023M for the care village itself. No additional ecological concerns are raised by the creation of the access subject to appropriate conditions to ensure the protection of breeding birds and other wildlife.

Phasing

The access will be required to be constructed up to the laying course prior to the construction of the care village. However, it is also important to ensure that works to the access do not take place prematurely and therefore a phasing proposal would need to be submitted to the LPA for approval prior to the commencement of development, which would include a completed contract for development of the care village under application 09/3023M.

Notwithstanding this, the associated application 09/3023M, if approved, would be subject to the completion of a s106 legal agreement. It is therefore recommended that the decision on this application should be delegated to the Head of Planning and Policy for approval subject to conditions, to enable a formal decision on both applications to be issued together. This would also enable the application to be brought back before the Strategic Planning Board in the event that there is a problem with the legal agreement.

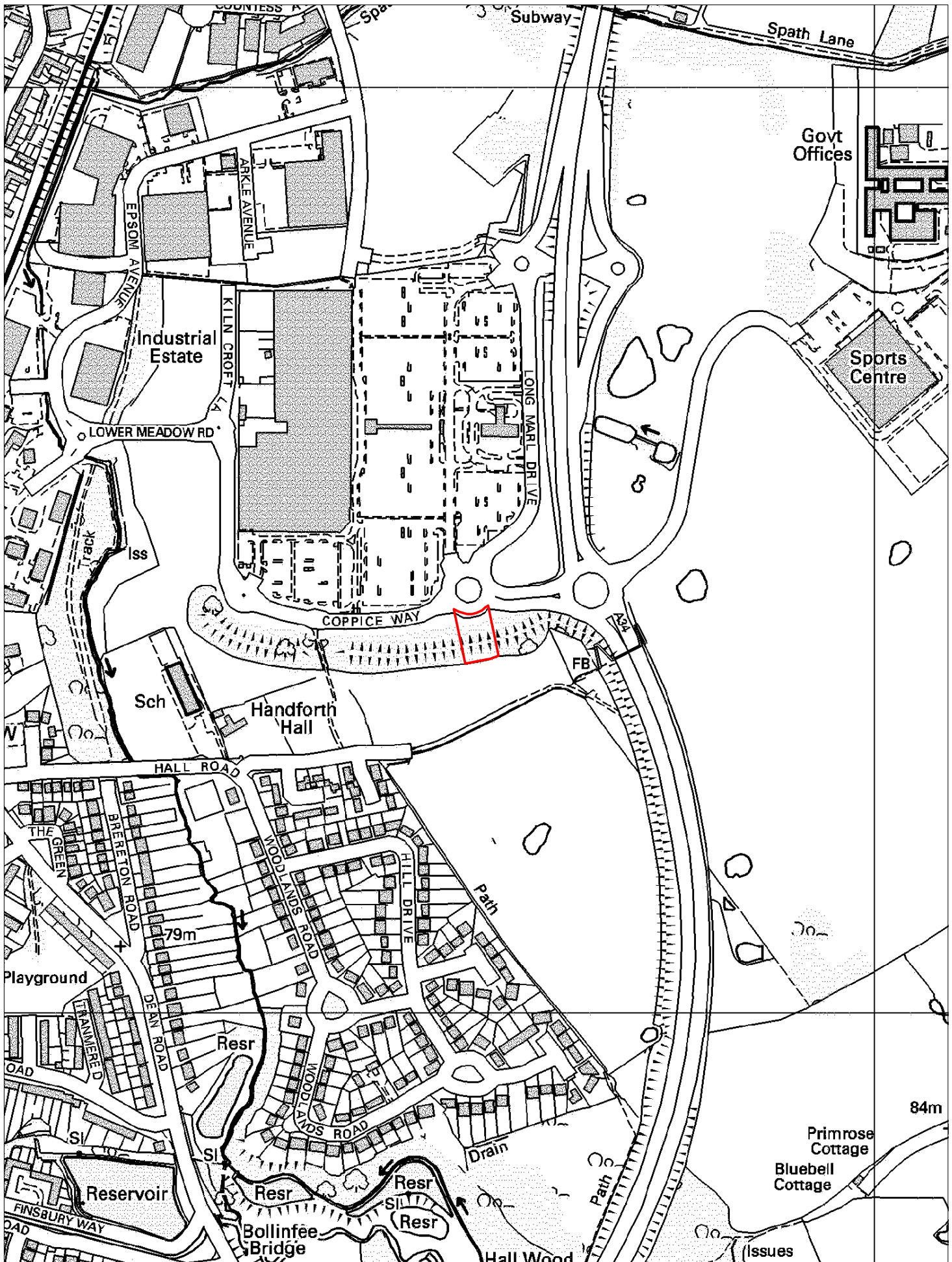
CONCLUSIONS AND REASON(S) FOR THE DECISION

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 and ecology impact is minimised and the proposal will be acceptable in terms of highway safety and design. The proposal is therefore recommended for delegation to the Head of Planning and Policy 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. A04TR - Tree pruning / felling specification
6. A05TR - Arboricultural method statement
7. Phasing of development - no development before contract in place for the development of the care vilage under planning permission ref 09/3023M and subsequent reserved matters.
8. Requirement to enter into Section 278 Agreement, under the Highways Act 1980.
9. Protection of breeding birds



09/3050m