

SOUTHERN PLANNING COMMITTEE – 23rd November 2016

UPDATE TO AGENDA

APPLICATION NO.

16/2993N

LOCATION

Land adjacent to No.68 Close Lane, Alsager

UPDATE PREPARED

21st November 2016

POINTS OF CLARIFICATION

Page 63 of the committee report advises that a contribution is required for primary education. This should read secondary education.

CONSULTATIONS

Cllr Hough – objection

I oppose this application for the following reasons:

- 1) In the report it states regarding Housing Land Supply “Looking ahead, if the inspector does find that the 5 year supply has been demonstrated through the local Plan strategy, this will be material to the determination of relevant applications. The inspector is expected to give further views in December.*
- 2) The report gives false impression regarding the quarry. In the local Plan and in the letter from persimmon (local Plan examination library RH C010) library the quarry not being used for residential must be restored (Local Plan). Also restoration is one of the conditions for the 350 houses already allocated. This development, although only small will have a seriously detrimental effect on the restoration of the quarry. Thus even though it is a small site approval could have a serious effect on the local Plan.*
- 3) The site is not surrounded by Brownfield land to the west. It has always been acknowledged that the quarry is Greenfield due to the restoration. It is not built up to the North nor South and is only built up to the East. The intrusion into the countryside is therefore all the more conspicuous. It should be turned down on the open countryside grounds within the NPPF. The site is attractive with mature trees. This development will neither protect nor enhance this site.*
- 4) It is not included in any category of land in the emerging local Plan. It has no mention in the SHLAA.*

- 5) *Approval of this site could enhance the possibility of approval of the 400 house application for the same land as the restoration. This would be against the Local Plan which allocated only the 350 houses already with approval.*

Appraisal:

The area of restoration as noted does relate to the site approved under 13/4134N and varied 15/2259N however the site is split into two sections with the housing development section being to the south of the application site and the restoration section to the north of the application site.

Education – updated comments

It is noted that there are two applications on the committee agenda which are for residential development on Close Lane. There are a couple of reasons why the difference in the two requested, both are linked in with the timing of the consultation responses and realistically in both instances if a response was being provided today the service would be requesting primary and secondary from both applications.

The advice previously provided on the 21st July was based on October 2014 forecasts (available at the time) which showed a need for both primary and secondary, while the follow up advice provided on the 9th November was based on October 2015 forecasts and acknowledged that MMU had gained a resolution to approve.

The advice provided for 16/2993N on the 10th August was based on October 2015 forecasts but prior to the MMU resolution to approve. This indicated a small surplus in the secondary schools.

Appraisal:

At present the advice provided by education is that a £32,685 contribution would be required for secondary education but no contribution for primary education sought. This is due to the timing of the response regarding another application for housing ref 16/4736N which is located to the north of the application site. The application to the north has a requirement for both primary and secondary education and is recommended for approval.

However if 16/4736N is refused, then there would be a requirement for both secondary £32,685 and primary school £32,539 contributions for the current application site.

Recommendation

APPROVE subject to the conditions and Heads of terms as set out in the committee report with the addition of the following additional heard of terms:

Primary Education Contribution of £32,539