

NORTHERN PLANNING COMMITTEE – 5 April 2017

UPDATE TO AGENDA

APPLICATION NO.

15/0795M

LOCATION

Land South of Coppice Way, Handforth

UPDATE PREPARED

3 April 2017

APPLICANTS SUBMISSION

The applicant has submitted additional details for focal elevations of some buildings and further details regarding secure by design accreditation.

KEY ISSUES

Secure by Design

The applicant has submitted a Secure By Design (SBD) statement which has been considered by the Cheshire Police Architectural Liaison Officer. He has confirmed that the scheme would achieve silver/ level 2 SBD accreditation, but would be unlikely to get gold/ level 3 because of the amount of pedestrian accessibility. To get gold level the proposal would need to eliminate the footpath connections at the end of the cul de sacs onto the footpaths around the perimeter of the sites. However he recognises that those connection points are desirable for dog walkers etc. and they follow desire lines. Therefore he accepts that from an urban design perspective the footpath connections are a positive however they are also a negative point from the police point of view as they provide more escape routes.

We can remove the connections but I think we should weigh the comment in the balance and favour good urban design as they are desire lines and if we block them off it could be that residents remove the barriers to create their own direct links. These access points were also something that was requested by Members during the last committee meeting.

Dual aspect properties

Obscure glazed windows on the side elevations of properties facing the western boundary overlooking the footpath at plots 22, 23, 39, 40, 50, 52, 53, 66 and 67. These windows must be obscure to protect the living conditions of the existing properties to the west of the application site.

Clear glazing is provided in the side facing windows overlooking the eastern footpath on plots 76, 86, 114, 125, 146 and 175.

The applicant has amended the elevations on prominent positions in the site on plots 164, 162, 158, 141, 152, 139, 145, 128, 138, 133, 97, 85, 74, 71, 89, 61, 58, 46, 43, 36, 35, 34 and 10. These vary on each plot and include additional render and brick detail and windows at first floor and at ground floor bay windows.

23 of the properties on the site now have 'very special' side elevations and 15 have additional window detail on side elevations. Examples of these include the Chester house type, Bowden plot 97 and 146, Thornton plot 164, Latchford plot 36 and 71 and Bayswater plot 43 and 128.

Other matters

Having revisited the proposed lighting to what is referred to in the original report as the south western gateway (but is actually the north western gateway) of the site, rather than providing 2 low level lights as stated in the previous report there will be one standard lighting column.

CONCLUSIONS

As in the original report, the application is recommended for approval.