

Application No: 09/4307M
Location: LAND AT, ECCLESTON WAY, HANDFORTH
Proposal: ERECTION OF THREE STOREY BUILDING COMPRISING 21NO 2 BEDROOM FLATS AND 128 SQM OF OFFICE AND COMMUNITY FACILITIES - AMENDED DESCRIPTION

For Ms NICKY HARRIS, CONTOUR HOUSING GROUP

Registered 03-Feb-2010
Policy Item No
Grid Reference 385800.76 383834.59

SUMMARY RECOMMENDATION

Approve subject to conditions and a section 106 agreement

MAIN ISSUES

- Impact of the proposed development on the character and appearance of the surrounding area, the residential amenity of neighbouring properties, housing policy and existing trees.

REASON FOR REPORT

The development would result in the erection of 21 self contained dwellings and a small office to be used as an estate office/community room. As such, the Scheme of Delegation requires the decision to be taken by the Northern Planning Committee.

DESCRIPTION OF SITE AND CONTEXT

The site is extremely well located, very close to the wide range of facilities available within Handforth town centre. Land to the rear of the block would be used for car parking and servicing. The applicants are the site owners (Contour Housing Group Ltd) and are a registered Social Landlord, who manage the Spath Lane Estate and have a presence elsewhere within the Borough.

The site was formerly occupied by a block of 10 flats which have been demolished. The site is currently secured by a 2m high security hoarding to its boundaries, having most recently been used as a site compound in connection with the now completed programme of improvements to the Spath Lane estate.

DETAILS OF PROPOSAL

The application seeks full planning permission for 21 no. two bedroom apartments in a part two and part three storey block on land at the junction of

Eccleston Way and Wilmslow Road, Handforth. The block is located to a central portion of the site.

The proposal also incorporates a local area housing office for the Spath Lane estate. The office accommodation will also incorporate facilities, which will be available to the local community.

The scheme is for 100% affordable housing offered on a shared equity basis with a 50% offered for sale and 50% of each dwelling rented by the occupant by the Applicant, who is a registered Social Landlord. The units have a market valuation of £120,000.

RELEVANT HISTORY

06/2900P - Erection Of Three Storey Building Comprising 20no. Self Contained Flats And Office Accommodation With New Access And Associated Car Parking - Withdrawn 01.02.07

07/1726P - Erection Of Three Storey Building Comprising 20no. Self Contained Flats And Office Accommodation With New Access And Associated Car Parking - Refused 01..07

POLICIES

Regional Spatial Strategy

DP1	Spatial Principles
DP4	Making the Best Use of Existing Resources and Infrastructure
L4	Regional Housing Provision
EM1(D)	Integrated Enhancement and Protection of the Region's Environmental Assets – Trees, Woodlands and Forests
EM18	Decentralised Energy Supply

Local Plan Policy

BE1	Design Guidance
DC1	New Build
DC3	Amenity
DC6	Circulation and Access
DC9	Tree Protection
DC38	Space, Light and Privacy
H1	Phasing Policy
H2	Environmental Quality in Housing Developments
H13	Protecting Residential Areas

Replacement Waste Local plan

11A	Development and Waste Recycling
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Other Material Considerations

PPS1	Sustainable Development
PPS3	Housing

CONSIDERATIONS (External to Planning)

Strategic Highways Manager: No objection subject to conditions

Environmental Health: No objection subject to conditions

Strategic Housing Manager: Supports the application.

OTHER REPRESENTATIONS

One letter of support has been received which considers that the proposal will cater for a much needed type of housing in the area.

APPLICANT'S SUPPORTING INFORMATION

A PPS3 Housing Self-Assessment Checklist, a Design & Access Statement and supporting planning statement, were submitted as part of the planning application. Full copies of these are available to view on the application file.

OFFICER APPRAISAL

Background Information

This scheme is virtually identical in design to that scheme refused by the former Macclesfield Borough Council under reference 07/1726P. Members will recall that the reason why application 07/1726P was ultimately refused related solely to the issue of affordability of the flats. At that time the Housing Moratorium was in place and property values were significantly higher per flat (circa £40,000) than the current situation. Issues of design and principle, however, were regarded as being acceptable at that time.

There are some elevational changes proposed in the current scheme, including the introduction of solar panels to the roof in order to achieve Code level 3 in the Code for Sustainable Homes, a Housing Corporation requirement.

Principal of Development

The principle issues surrounding the determination of this application are the impact of the proposed development on residential amenity, the character and appearance of the surrounding area, the existing trees, and any highway issues regarding access and parking.

Policy

The application site is located within a predominantly residential area. The principle of new dwellings in this location is therefore considered to be acceptable.

PPS3: Housing

The Council produced new guidance in respect of housing developments titled "PPS3 Housing and Saved Policies Advice Note". The Advice Note is based on a list of five criteria outlined in PPS3 which Planning Authorities

should have regard to when determining planning applications for new housing. In summary, the Advice Note states that planning applications for new housing should meet the following criteria:

1. Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in the area and does not undermine wider policy objectives (*does the application accord with the housing objectives of the Borough and wider policy objectives e.g. affordable housing and urban regeneration*).
2. Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people (*does the application meet the housing needs of the area and/or provide affordable housing*).
3. The suitability of a site for housing, including its environmental sustainability (*is the site in a suitable and sustainable location, is it previously developed land, what constraints exist*).
4. Using land effectively and efficiently (*is the density at least 30 dwellings per hectare*).
5. Achieving high quality housing (*is the site accessible to public transport and services, is the development well laid out, safe, accessible and user friendly, is there adequate open space and/or access to recreational open space, does the design complement/improve the character of the area, is the car parking well designed and integrated, does the development enhance biodiversity*).

The proposed development would provide 21no. two bed apartments for shared ownership (50:50 basis).

A PPS3 Housing Self-Assessment Checklist was submitted with the planning application to address the criteria outlined in the Advice Note. The site is considered to be in a suitable and sustainable location and comprises a net site density of 50 units per hectare. It is a site within a predominantly residential area, which is within easy walking distance of public transport links, Handforth district centre and to a variety of services. The scheme would provide high quality housing in a highly sustainable location.

Design

The three storey development with a smaller two storey element closest to the dwellings adjoining the site on Sealand Way is considered appropriate in terms of the need to make the best use of brownfield sites such as this one. A density of 50 units per hectare is considered to be an efficient use of brownfield land, which is in a highly sustainable location. The immediate townscape comprises a majority of two storey terraced blocks with a three storey block of flats, set within landscaped grounds. Brick will be the

predominant external facing material with soldier course bands with artificial stone cills. The second floor will be faced with render and utilise artificial stone band courses to gables to add some interest and reduce the impact of further brickwork. Solar panels also form part of the design in order to meet sustainability criteria. The design and siting of the panels is appropriate to maximise solar gain. The Applicant intends to seek 'Secure by Design' accreditation, which it is anticipated would be achieved. Overall, the scale, massing and detailed design is considered acceptable.

The land to the rear of the block would be used for car parking and servicing. The applicants are the site owners (Contour Housing Group Ltd) and are a registered Social Landlord. The scheme is for three levels of accommodation in a rectangular shaped block set back from the main road frontage, in a central portion of the site. To the southern end of the block, at ground floor level, will be the community facility and estate office. A total of 25 parking spaces are proposed, 22 of which are to the rear of the block itself and 3 are located on the other side of the road, opposite the site.

For the reasons outlined above it is considered that the proposed development is considered acceptable in design terms and would not have a detrimental affect on the character or appearance of the surrounding area.

Amenity

The use of a smaller two storey element to the northern elevation containing no windows safeguards the amenity of adjoining residents.

LANDSCAPING AND TREE IMPLICATIONS

At present there are a number of trees on the front boundary of the site. The views of the Forestry Officer were awaited at the time of writing this report, however, the Forestry Officer raised no particular issues in the previous scheme. A small number of tree losses are likely to enable the development to proceed. Conditions are recommended to provide some mitigation by way of new replacement planting.

HIGHWAY AND TRANSPORT IMPLICATIONS

The proposal is considered acceptable in terms of traffic impact on the local highway network. Parking provision is shown at 25 spaces, however, 2 of these spaces are required for the office/community facility element. The Highways Engineer accepts that it is likely that there will be an overlap between spaces utilised by the office occupants and residents at differing times of the day. It is also likely that as a local estate office, the small office/community facility (combined floor area of approximately 128 square metres) will be catering for local residents who are more likely to walk to the facility.

The Highways Engineer raises no objection subject to conditions.

Renewable Energy

Policy EM18 of the Regional Spatial Strategy relates to residential developments comprising 10 or more units and states that at least 10% of the predicted energy requirements should come from decentralised and renewable or low-carbon sources, unless it can be demonstrated (having regard to the type of development involved and its design) that it would not be feasible or viable. It is considered that the use of solar panels will generate sufficient energy to meet this requirement, which can be dealt with by condition.

OTHER MATERIAL PLANNING CONSIDERATIONS

The scheme does not meet its open space requirements on site and therefore in accordance with policies within the Local Plan and the Supplementary Planning Guidance (SPG) on Planning Gain, an off-site contribution will be required.

SUBJECT TO

The satisfactory completion of a S106 legal agreement concerning the affordability of the dwellings and the provision of commuted sum payment in lieu of sport and open space provision on site, a recommendation of approval is given.

HEADS OF TERMS FOR LEGAL AGREEMENT

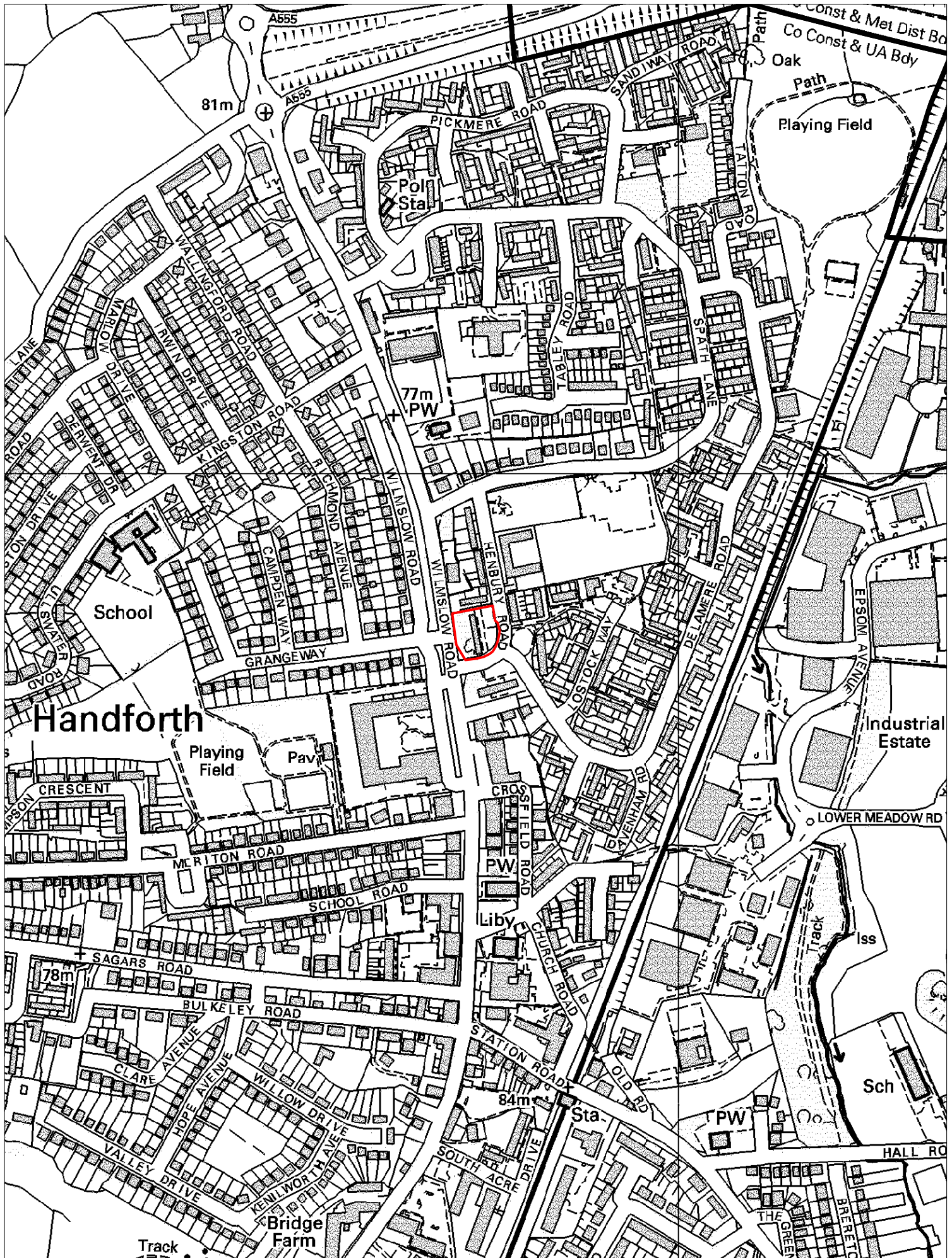
1. An open space and recreation / outdoor sports commuted sum financial contribution of £46,000 to be used towards the implementation of the Parks Strategy in accordance with the approved Supplementary Planning Guidance on Planning Gain.

This is split into two elements

The commuted sum for open space provision amounts to £34,000, which consists of £17,000 for informal and formal play provision and £17,000 for amenity open space. This would be used in implementing the Parks Strategy at the Meriton Road Park.

The commuted sum for Recreation / Outdoor sports facilities amounts to £12,000 and would be used to improve the provision of sports pitches at the Meriton Road Park and Spath Lane in line with the Parks Strategy.

2. The affordable units shall be genuinely affordable.



LAND AT, ECCLESTON WAY, HANDFORTH

NGR - 385,770 : 383,840

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Application for **Full Planning**

RECOMMENDATION : Approve subject to following conditions

1. A01HP - Provision of car parking
2. A01LS -
3. landscaping
4. A02HA - Construction of access
5. A03FP - Commencement of development (3 years)
6. A04AP - Development in accord with revised plans (numbered)
7. A04HA - Vehicular visibility at access to be approved
8. A04LS - Landscaping (implementation)
9. A05EX - Details of materials to be submitted
10. A06NC - Protection for breeding birds
11. A07HA - No gates - new access
12. A12HA - Closure of access
13. A12LS - Landscaping to include details of boundary treatment
14. A14TR - Protection of existing hedges
15. A17MC - Decontamination of land
16. A21EX - Solar panels set flush
17. A22GR - Protection from noise during construction (hours of construction)
18. A23GR - Pile Driving
19. A23MC - Details of ground levels to be submitted
20. A32HA - Submission of construction method statement
21. renewable energy
22. bin store details
23. Provision of long stay and short-term cycle parking
24. Provision of long stay and short-term cycle parking