

APPLICATION NO: 18/3672M

LOCATION: Tatton Bluebell Village, Land East of Manchester Road, Knutsford

PROPOSAL: Outline application (with all matters reserved for future approval) for a residential-led (Use Class C3) development, including a local centre comprising of retail, residential and community uses (Use Classes A1, A2, A3, A4, A5, D1 and C3 uses); a mixed residential use area to allow for residential dwellings (C3 Use Class), a Hotel (C1 Use Class), and/or a Residential Care Home (C2 Use Class); alongside any associated recreational space, car parking, cycle parking, landscaping, and other works for all proposed uses

APPLICANTS SUBMISSION

Following the publication of the report the applicant submitted a letter making further concessions and clarifying some points. The points raised are summarised as follows;

- Reducing the number of C2/C3 dwellings to 275.
- Ensuring the local centre is no more than 1000sq. m gross floorspace with the largest unit being no more than 450 sq. m gross.
- Omission of the public house / hotel from the scheme should members consider these unacceptable.
- Inclusion of the protected open space within the red line boundary but with a condition restricting its use.
- Delivery of a sports pitch on or off-site
- Contribution of £375,000 to be spent on outdoor and indoor facilities at the adjoining sports clubs.
- To ensure the proposals incorporate active design guide standards
- Drainage details to be agreed at reserved matters.

ADDITIONAL REPRESENTATIONS

Representations have been received from local Community Groups querying the status of the applicant's letter and how this changes the recommendations

There have also been similar concerns from residents and also Knutsford Ward member(s) have expressed some concerns over the timing of this letter and have requested that the application may need to be deferred.

OFFICER RESPONSE

Reducing the number of C2/C3 dwellings to 275.

This is noted and will result in a change to condition 20 listed on the agenda ensuring this restriction is in place.

Ensuring the local centre is no more than 1000sq. m gross floorspace with the largest unit being no more than 450 sq. m gross.

It was always the intention to restrict the floorspace to these figures and it will be ensured that condition 27 as listed in the agenda will restrict the figures to those agreed. The condition will also be clear that the largest retail unit will be no more than 450 sq m gross and 280 sq m net retail floorspace.

Omission of the public house / hotel from the scheme should members consider these unacceptable.

This request is noted and is a matter for members to debate at the meeting. Should it be determined that these uses are not acceptable it is considered reasonable that the application be approved subject to a change in description to remove reference to these uses. Should this be the case conditions 29 and 30 will not be required as they relate directly to the pub/hotel uses.

Inclusion of the protected open space within the red line boundary but with a condition restricting its use.

This is noted and condition 36 as listed in the agenda deals with this matter.

Delivery of a sports pitch on or off-site

This is noted and is already dealt with by means of the previously agreed financial contribution as set out in the main report.

Contribution of £375,000 to be spent on outdoor and indoor facilities at the adjoining sports clubs.

This is noted and results in an uplift of approximately £110,000 in addition to the required contributions. Whilst this is obviously a benefit to the community the additional contributions are not required to make the application acceptable. Issues relating to the leases of two of the adjoining sports clubs are not relevant to the consideration of this application and are private matters between the applicant and those organisations.

To ensure the proposals incorporate active design guide standards

This is noted and is already dealt with in condition 11 as listed in the main agenda by the requirement to agree a design code in advance of any reserved matters application being submitted.

Drainage details to be agreed at reserved matters.

This is noted and is already dealt with in condition 7 as listed in the main agenda by the requirement to submit surface water details as part of any reserved matters application.

In addition to the above the applicant is willing to offer a sustainable travel plan contribution of up to £275,000 for cycle/footpath upgrades, new/improved bus stops and public transport information. This is noted, however many of these are likely to be requirements of implementing the travel plan that is required as part of condition 8 listed in the main agenda.

HOUSING LAND SUPPLY

In addition to the letter from the applicant the NPPF was updated after the publication of the report and the housing land supply section of the original report should be amended to read as follows;

The Cheshire East Local Plan Strategy was adopted on the 27th July 2017 and forms part of the statutory development plan. The plan sets out the overall strategy for the pattern, scale and quality of development, and makes sufficient provision for housing (36,000 new dwellings over the plan period, equating to 1,800 dwellings per annum) in order to meet the objectively assessed needs of the area.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted.

The National Planning Policy Framework (NPPF) identifies the circumstances in which relevant development plan policies should be considered out-of-date. These are:

- Where a local planning authority cannot demonstrate a five year supply of deliverable housing sites (with appropriate buffer) or:
- Under transitional arrangements, where the Housing Delivery Test Result indicates that the delivery of housing was substantially below 25% of housing required over the previous three years.

In accordance with the NPPF, the council produces an annual update of housing delivery and housing land supply. The council's most recent Housing Monitoring Update (base date 31 March 2018) was published on the 6th November 2018. The report confirms:

- A five year housing requirement of 12,630 net additional dwellings. This includes an adjustment to address historic shortfalls in delivery and the application of a 5% buffer.
- A deliverable five year housing land supply of 7.2 years (18,250 dwellings).

The 2018 Housing Delivery Test Result was published by the Ministry of Housing Communities and Local Government on the 19th February 2019 and this confirms a Cheshire East Housing Delivery Test Result of 183%. Housing delivery over the past three years (5,610 dwellings) has exceeded the number of homes required (3,067). The publication of the HDT result affirms that the appropriate buffer to be applied to the calculation of housing land supply in Cheshire East is 5%.

Relevant policies concerning the supply of housing should therefore be considered up-to-date and consequently the 'tilted balance' at paragraph 11 of the NPPF is not engaged.

RECOMMENDATION

No change to the overall recommendation to approve the application subject to a clarification to conditions 20 and 27 as detailed below to ensure the adequate restrictions in the number of dwellings and the retail floorspace.

Condition 20

The development hereby approved shall include a total of no more than 275 residential dwellings (Use Class C2 and C3) of which no more than 250 shall fall within C3 Use Class.

Condition 27

The proposed local centre/parade of shops hereby approved shall comprise of no more than 1,000 sq m gross of A1 retail floorspace. No individual retail unit shall be more than 450 sq m gross. The convenience goods floorspace in any one retail unit should not exceed 280 sq m net.

Should Members object to the inclusion of the pub / hotel use then the description of development will be changed to remove these uses, and if this is the case conditions 29 and 30 are not needed and will be removed.