

NORTHERN PLANNING COMMITTEE – 06 NOVEMBER 2019

UPDATE TO AGENDA

APPLICATION NO.

19/2035M

LOCATION

Land adjacent to Yew Tree Farm, Moor Lane, Wilmslow

UPDATE PREPARED

04 November 2019

CONSULTATIONS

Wilmslow Town Council – Recommend refusal on grounds of being inappropriate development in the Greenbelt with no special circumstances

REPRESENTATIONS

9 further letters of representation have been received from local residents, the Wilmslow Civic Trust, the Residents of Wilmslow Group and the local MP objecting to the revised plans on the following grounds:

- Houses too large
- Replace low level barn
- Protrude further into Green Belt
- Impact on character of area and is alien to existing agricultural setting of barn
- Area makes a significant contribution to Green Belt
- No height measurements provided
- Red line shows abattoir site incorrectly, and houses encroach beyond lawful abattoir site
- Houses built off the footprint of the barn
- Loss of privacy to houses on Arlington Crescent
- Fields often flood
- Who will upkeep remaining land?
- Insufficient car parking
- No turning for waste vehicles
- More 4 bed properties seems excessive
- Accuracy of research is questioned
- Calculations do not include drives/parking areas/gardens
- Loss of Green Belt
- Hedging removed between the site and adjacent development
- Where will contractors park?

- Loss of wildlife
- Not enough done to inform neighbours of proposed plans
- No exceptional reasons for proposed development
- Not allocated for development
- Sufficient housing stock in Wilmslow
- Overbearing houses
- Greater impact on openness
- Previously stated *“should the application be allowed, the land would remain as Green Belt as it is now, therefore would not automatically be available for residential development”*. What has changed?
- Revised plans do not lessen the impact
- Houses taller than the barn
- Disruption to local residents
- Creates an unwelcome continuity of the adjacent development
- Does not preserve landscape character
- Encroachment into countryside
- Does not contribute to housing need for 2 and 3 bed dwellings

KEY ISSUES

Trees

The Forestry Officer has now commented on the application and notes that none of the trees within or immediately adjacent to the site are protected by a Tree Preservation Order or lie within a designated Conservation Area. The submitted Arboricultural Assessment identifies that two early mature moderate (B) category Oak trees (T4 and T8) will require removal to accommodate the development and the Root Protection Area (RPA) of eight trees will be impacted by hard surfacing and the new buildings.

With regard to the loss of the two Oak, the Assessment states that whilst their removal is not essential, it is preferable due to the relationship to the proposed houses and that the loss of these trees will not have a significant impact on the amenity of the locality. In this context it is accepted that the trees are currently in close proximity to the existing building and that public views of the trees are mostly hidden by existing trees. It is agreed therefore that their loss will not impact on the wider amenity of the area.

It is also agreed that the majority of the new buildings are within the existing footprint of the existing building and therefore Root Protection Areas (RPAs) are already compacted to a certain extent. Given that the tree group as a whole cannot be widely viewed from any significant public vantage points the Forestry Officer is satisfied that these matters can be dealt with by conditioning the no-dig construction technique detailed in the Arboricultural Assessment.

There will be some shading of the plots given the proximity of retained trees to the south and west. However, the extent of this overshadowing is not considered to be sufficient to withhold planning permission.

Policy SE 5 of the CELPS requires that all developments should ensure the sustainable management of trees, woodlands and hedgerows including the provision of new planting within new development to retain and improve canopy cover, enable climate adaptation resilience and support biodiversity. This planning application provides an opportunity to incorporate new planting in accordance with this policy. It is recommended that if planning permission is granted a condition should be attached which requires the submission of a landscape scheme to meet the requirements of this policy.

CONCLUSION

The further comments received in representation relate to matters already addressed within the original committee report. The impact on the nearby trees is considered to be acceptable, and therefore, as in the original report, the application is recommended for approval subject to the following additional condition:

16. Development to be carried out in accordance with the Arboricultural Impact Assessment, Method Statement and Tree Protection Plan