

NORTHERN PLANNING COMMITTEE – 04 DECEMBER 2019

UPDATE TO AGENDA

APPLICATION REFERENCE

19/3831M

LOCATION

51 Handforth Road Wilmslow

UPDATE PREPARED

2 December 2019

PROCEDURAL MATTERS

Since publication of the agenda, a revised plan has been received which details slight alterations to the glazed connecting link on the front elevation.

Further consultation responses have been received from 12 additional properties, plus a further letter from Esther McVey MP. They all refer to issues previously listed in the officer report.

KEY ISSUES

Highways safety

Highway officers have been re-consulted following the receipt of the amendments.

The site access remains the same as the previous application and as such is acceptable. The impact on the local highway network was also found acceptable and this remains the case.

Due to the amount of tandem parking initially proposed this application was objected to. It has now been amended to closer reflect that of the previous application which was not objected to by Highways and which was deemed acceptable by the Planning Inspector at appeal.

On the appeal the Inspector stated that the parking assessment used by the applicant was an appropriate way to determine typical parking demand and that the proposal does not amount to an unacceptable impact on highway safety.

A similar layout and manoeuvring area is proposed with the layout of this current application and again there is an area adjacent to spaces 10 and 11 for an ambulance should it be required. The parking provision has been increased slightly from 24 to 25 spaces.

Given the similarities in the applications and the recent appeal decision, no objection is again raised with the following condition and informative:

NHS Eastern Cheshire Clinical Commissioning Group:

The CCCG requests a contribution to health infrastructure via Section 106 of £28, 914.60. This is based on the NHS funding model for general practice (the Carr-Hill formula), which applies a workload factor to patients in nursing and residential homes of 1.43 leading to a calculation consisting of number of beds x 1.43 x £337, where £337 is the build cost per head of additional population.

The financial contribution would help support the development of Handforth Health Centre.

Manchester Airport - No objection

RECOMMENDATION

Approve as per the recommendation on page 40 of the agenda reports pack. It should be noted that the Secretary of State has received a request to call-in the application in the event that it is resolved to be approved by the Planning Committee. Should the application be approved by the Committee it will be referred to the SoS.

HEADS OF TERMS

If the application is approved a Section 106 Agreement will be required, and should include:

- Healthcare contribution of £28, 914.60

Community Infrastructure Levy (CIL) Regulations

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The provision of a healthcare contribution is necessary, fair and reasonable to provide a sustainable form of development, to contribute towards sustainable,

inclusive and mixed communities and to comply with local and national planning policy.

All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of the development.