

APPLICATION NO: 19/3831M

LOCATION: 51 Handforth Road Wilmslow

PROPOSAL: Demolition of existing 2 detached properties and erection of 60 bedroom care home with associated landscaping, car park and access

PROCEDURAL MATTERS

Since publication of the agenda further consultation responses have been received from an additional 34 properties. These comments reiterate the comments reported in the officer report

Members should be aware that the Secretary of State is in receipt of a third party request to consider Call-in of the above application in the event Members are minded to approve.

Any decision will be subject to a referral to the Secretary of State

KEY ISSUES

Adult services

Comments not received, a verbal update will be provided at committee.

Highways safety

Due to the amount of tandem parking initially proposed this application was objected to. It has now been amended and closer reflects 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. The parking provision has since been increased slightly from 24 to 25 spaces and the number of rooms reduced from 65 to 60. Given the Inspector deemed the previous parking provision acceptable, and the parking to room ratio has since been increased, it would be very difficult to justify a refusal on Highways grounds.

The layout is very similar to the appeal site and swept paths have again been provided that show that refuse, delivery, or emergency vehicles will be able to enter and exit the site in a forward gear. The site entrance/exit would not be blocked but a few parking spaces may be, but this would be for a small amount of time only and the Inspector stated that this would not be a common or even a regular occurrence. As before, there is an area adjacent to spaces 10 and 11 for an ambulance should it be required.

Given the similarities in the applications and the recent appeal decision, a Highways objection cannot be justified and no objection is again raised with the following condition and informative:

NHS Eastern Cheshire Clinical Commissioning Group:

Initially raised concerns about the possible pooling of Section 106 contribution, however this was removed under The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 and a sum of £28,914.60 under a section 106 agreement can be imposed to help support Handforth Health Centre.

LLFA

No objection

Manchester Airport

No objection

Ecology

No objection

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.

RECOMMENDATION

Approve as per recommendation, but subject to Secretary of State call-in consideration.

HEADS OF TERMS

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

- Healthcare contribution of £28, 914.60