

Northern Planning Committee 10th August 2022

UPDATE TO AGENDA

APPLICATION No.

22/0566M – Residential redevelopment of former Winstanley House site and demolition of associated garages. Replacement building containing 28 no 100% affordable apartments, car parking and landscaping.

LOCATION

Winstanley House, Northwich Road, Knutsford, Cheshire, WA16 0AF

UPDATE PREPARED

5th August 2022

REPRESENTATIONS

Within the committee report, the 2 letters of support were not expanded upon. The supportive correspondence highlighted the following positive aspects of the scheme:

Heritage & Design

- The proposals meet the design requirements of Policy D1 of the Knutsford Neighbourhood Plan, having taken account of the Knutsford Design Guide
- Architectural design of the scheme fits well with the two character areas that border the site
- Proposals also meet the requirements of Policy D2 of the Knutsford Neighbourhood Plan in terms of local distinctiveness.
- Scale, height and massing as well as material choices have been respected
- Proposals meet the Neighbourhood Plan policies in relation to 'previously developed land', Policy H2
- Housing mix is supported as there is a need for the size of units proposed

Ecology

- Satisfied with the submitted ecological details of the scheme and the ability of the site to contribute to the local wildlife habitats

OFFICER APPRAISAL

Landscape

Policy SE4 of the CELPS refers to Landscape. The crux of the policy is to conserve the landscape character and quality and where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local

distinctiveness of both rural and urban landscapes. Emerging Policy ENV5 of the SADPD is also a consideration.

The Council's Landscape Officer has reviewed the proposals and advised that no objections are raised subject to the submitted boundary treatment plan being updated to show a continuation of the existing wall along the western boundary of the site. In addition, a new hedgerow should be proposed along the eastern boundary to provide a greater degree of security and privacy for the future occupiers. A detailed planting plan should also be provided.

As such, subject to conditions to address these matters, the application is deemed to adhere with the relevant aspects of Policy SE4 of the CELPS.

Other matters

The Council's Heritage and Urban Design Officer's also recommend that the western boundary treatment be updated from being a fence, to a continuation of the existing wall.

Conclusions

The application proposes the erection of an affordable housing apartment block in a predominantly residential area of Knutsford. Within such locations, development is deemed to be acceptable in principle, subject to its adherence with all relevant policies of the development plan.

Of particular relevance in this instance are policies relating to affordable housing, heritage and design, neighbouring amenity, highway safety and trees.

The Council's Affordable Housing Officer is satisfied that the tenure mix and size of the units being provided (in terms of the number of beds) satisfy a local need and as such, is supportive of the scheme. This provision is to be secured via S106 Agreement.

The site lies adjacent to two Conservation Areas and as such, the impact upon the setting of these is a consideration. Following pre-application discussions and revisions received during the application process, both the Council's Heritage and Urban Design Officers are now satisfied with the latest set of plans, subject to conditions.

Following the receipt of an updated Noise Impact Assessment in order to consider the impact of any possible noise pollution from the substation, the Council's Environmental Protection Officer raises no environmental amenity concerns subject to conditions. No issues are raised in relation to neighbouring loss of privacy, light or visual intrusion, subject to an obscure glazing condition.

Although the proposals provide a below-standard number of parking spaces, the Council's Highway's Officer is satisfied with the level of provision proposed given that the units are 1 and 2 bed only. The site is also sustainably located. No concerns are raised in relation to access, traffic impact and highway safety.

TPO trees lie adjacent to the site but will not be impacted by the development. Three (3) C-category trees are sought for removal to accommodate the proposed development. The Council's Tree Officer raises no objections to the removal of these trees or the scheme overall, subject to conditions.

No issues are deemed to be created with regards to flood risk and drainage, the impact of the proposals upon Manchester Airport and the impact of the proposals upon local health provision subject to conditions and a commuted sum.

Matters in relation to Landscape are deemed acceptable, subject to the conditioning of updated boundary treatment details and landscaping details.

For the above reasons, the application is recommended for approval subject to a S106 Agreement and conditions

RECOMMENDATION

APPROVE subject to a S106 Agreement to secure the following:

S106	Amount	Trigger
Affordable Housing	100% on-site provision	N/a
Health – Commuted Sum	£18,864	Prior to occupation

And the following conditions:

1. Time (3 years)
2. Plans
3. Submission/approval of facing and roofing materials
4. Submission/approval of window and door details
5. Implementation of supporting tree documents/plans
6. Submission/approval of an engineer designed no-dig hard surface construction for hard surfacing within RPA's
7. Submission/approval of updated Landscaping Plan
8. Landscape – implementation
9. Submission/approval of updated boundary treatment plan to include wall along western boundary (*in consultation with residents beyond western boundary*)
10. Submission/approval of levels
11. Obscure glazing – Far southern elevation, first-floor corridor and unit 19
12. Implementation of Noise Mitigation
13. Submission/approval of electric vehicle charging infrastructure
14. Submission/approval of a Travel Plan
15. Submission/approval of a Phase I contaminated land report
16. Submission/approval of a contaminated land verification report
17. Submission/approval of an imported soil verification report
18. Works should stop should contamination be identified

- 19. Nesting birds**
- 20. Implementation of ecological enhancement plan**
- 21. Submission/approval of a detailed surface & foul water drainage strategy (*drainage and trees*)**
- 22. Submission/approval of a drainage management and maintenance plan**
- 23. Submission/approval of a dust and smoke management plan (construction and demolition)**
- 24. No open pools or ponds should be created**
- 25. All exterior lighting shall be capped at the horizon**
- 26. No solar panels without approval**

In order to give proper effect to the Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice