

Strategic Planning Board

Updates

Date: Wednesday, 21st October, 2015
Time: 10.30 am
Venue: The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

The information on the following pages was received following publication of the committee agenda.

5. **14/0282M - Land off Congleton Road, Macclesfield, Cheshire, SK11 7UP:**
Demolition of existing structures and redevelopment of site including up to 325 residential units, Class A1 retail store max 7,432.sq.m (80,000 sq.ft) GIA, A class A3-A5 unit, replacement sports pitches/facilities including a new clubhouse, with main vehicular access to be provided directly off Congleton Road. Associated landscaping and other works - outline application, all matters reserved. (Voluntary Environmental Statement submitted) for Engine of the North (Pages 1 - 4)
6. **15/2099C - Tall Ash Farm, 112 Buxton Road, Congleton, Cheshire CW12 2DY:**
Demolition of existing building and the development of up to 250 dwellings including access for Bloor Homes North West Ltd (Pages 5 - 6)
7. **15/1529W - Bent Farm Quarry, Wallhill Lane, Brownlow, Congleton, Cheshire SW12 4HW:** Removal of Condition 29 on Application 8/08/0375/CPO for Miss Maria Cotton, Sibelco Europe (Pages 7 - 8)
11. **15/3588M - Astrazeneca, Charter Way, Macclesfield, Cheshire SK10 2NA:**
Replacement of existing high-bay warehouse and alterations to northern elevation of low-bay warehouse, including refitting of low bay warehouse to allow both packaging and warehousing for AstraZeneca plc (Pages 9 - 10)
12. **15/3665N - Bentley Motor Company, Pym's Lane, Crewe, Cheshire CW1 3PL:**
Construction of a 4 storey office building on the site of an existing carpark for Andrew Robertson, Bentley Motors Ltd (Pages 11 - 14)

Please contact Gaynor Hawthornthwaite on 01270 686467
E-Mail: gaynor.hawthornthwaite@cheshireeast.gov.uk with any apologies, requests for further information or to arrange to speak at the meeting

APPLICATION NO: 14/0282M

LOCATION: Land off Congleton Road, Macclesfield

CONSULTEES

The Nature Conservation Officer had previously requested that a bat survey for the pavilion building be submitted prior to the application being determined. A survey of this building has been carried out and the Nature Conservation Officer has confirmed that roosting bats are unlikely to be present, or affected by the proposed demolition of the pavilion building.

The Environmental Health Contaminated Land Officer has provided updated comments with regards land affected by contamination. To recap, the following reports have been submitted: -

- Land at Congleton Road, Macclesfield, Phase 1 Ge-environmental Desk Top Study, White Young Green, May 2014
- South Macclesfield Development Area, Geo-environmental Appraisal, 321692-R (01), RSK, October 2014
- Contaminated land assessment: South Macclesfield Development Area (SMDA), 63336R1D1, ESI, March 2015

The ESI report was commissioned following the review of the RSK report by the Council's Environmental Protection team, which concluded that the RSK assessment did not demonstrate that the site could be developed safely for a residential use. The scope of the ESI report was to undertake a preliminary assessment, to try and gain a more detailed appreciation of the ground gas regime at the site. As such, it is acknowledged that the site investigation is limited in both its coverage and length of ground gas monitoring period. However, the resulting information was felt to be sufficient to be able to recommend conditions for the site with regards to further (extensive) site investigation with a subsequent appropriate ground gas monitoring programme, risk assessment, remedial proposals and ultimately remedial works and validation. Any such, works should be provided in proposal form prior to their undertaking, to allow the Council's Environmental Protection team to assess and advise if necessary. Such works would also require thorough site clearance and the use of appropriate site investigation equipment and techniques given the ground conditions.

The limitations of the assessment as raised in the representations are correct. It is agreed that considerably more ground gas monitoring installations with monitoring carried out for a sufficient time period are required across the site to enable a thorough ground gas risk assessment, in line with current best practice, to be undertaken. This should allow accurate characterisation of the site to identify the most appropriate remedial measures and if necessary, the locations for residential development within the development area.

With regards potential risks to controlled waters, the Environment Agency have reviewed the Phase I desk study and recommend that a condition for a site investigation be placed on the application due. As such, any further investigation works will need to include an appropriate and thorough investigation and assessment of the risks to controlled waters.

It is acknowledged that the adjacent site, application 15/2010M has identified very high concentrations of methane at the boundary of this application site. Subsequent investigation and assessment is ongoing at this site and it would appear that this may be a localised issue. Recommendations have been put forward for further investigation and a remedial strategy. The Council's Environmental Protection team are in agreement with this approach and have recommended appropriate conditions.

In accordance with the NPPF, outline applications should have “...*sufficient information to be confident that it will be able to grant permission in full at a later stage bearing in mind the need for the necessary remediation to be viable and practicable*”. Whilst the risks associated with this site may not have been fully evaluated at this time, the Council is satisfied that sufficient information has been provided to date to demonstrate that residential development could be undertaken safely within the development area with remedial measures, as appropriate.

The Greenspaces / Public Open Space Officer has provided some comments with regards to the proposals. The sports pitch provision should enable sufficient space for the activity to take place and include appropriate areas for landscaping. Jog trails should also be included. When the reserved matters application comes forward, thought should be given to allowing opportunities for further expansion of the sports pitches, as further recreation outdoor space is likely to be required as a result of further proposals for phase 2. More information will be required to be submitted at Reserved Matters stage for the pavilion building and it will be important to ensure that sufficient car parking space is provided. A MUGA will also be required.

Macclesfield Civic Society comments relate solely to the revised layout plan as notified in the letter of 8 October 2015. The Society note and endorse the relocation of playing fields and retention of an increased area of grassland habitat. Retention of the 325 units appears to have been achieved by revisions to the layout of the housing area. The Civic Society note the revised alignment of the main site access/link road. The Civic Society's earlier comments set out in our letter of 26 May still stand in relation to the mix of development, the retail element and the way in which the site should stand in relation to its wider context as envisaged in the emerging local plan. However, the Civic Society do have some concerns regarding pre-emption, as with other sites in and around Macclesfield.

Highways England note that a voluntary Environmental Statement has now been received. As there appears to be no change to the quantum of development in this case, Highways England raise no objection.

REPRESENTATIONS

3 further letters of representation have been received on behalf of residents. The comments made are similar to those previously received, namely on traffic, air quality, location of access and impact on the countryside and wildlife.

CONCLUSION

The views of consultees and residents are noted. It is considered that the requirements of the Greenspaces Officer can be brought forward at the reserved matters stage should permission be granted. The comments from the Environmental Health Contaminated Land Officer give confidence that sufficient information has been provided to be able to grant permission and that residential development could be undertaken safely within the development area with remedial measures, as appropriate.

RECOMMENDATION

The recommendation remains as per the main agenda report as approval subject to a S111 Agreement.

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UPDATE TO AGENDA

APPLICATION No: 15/2099C

PROPOSAL: Demolition of existing building and the development of up to 236 dwellings including access

LOCATION: TALL ASH FARM, 112, BUXTON ROAD, CONGLETON

OFFICER REPORT

Since publication of the agenda, owing to comments from the Council's officers regarding landscaping, ecology and the required buffer zones around the perimeter of the site, the applicant has reduced the maximum number of units from 250 down to 236 units.

Public Open Space

Comments have been received from the Council's Greenspaces Section (ANSA). It has been confirmed that the proposed development would require the provision of both amenity greenspace (AGS) and children and young person's provision (CYPP) in the form of a NEAP.

Having calculated the existing amount of accessible AGS within 800 metres of the site and the existing number of houses which use it, 236 new homes (566.4 persons based on policy average of 2.4 persons per dwelling) will generate a need for 5,664 square metres of new AGS. The Council could consider adopting the AMG. Applying the standards and formulae in the 2008 Guidance the Council would need a commuted sum to maintain an area of this size.

With respect to Children and Young Person's Provision within 800 metres of the site and the existing number of houses which use it, 236 new homes will generate the need for a new NEAP play facility (Neighbourhood Equipped Area for Play). The area should include at least 8 items/activities incorporating DDA inclusive equipment plus infrastructure. The detailed layout would be secured at the reserved matters stage. The new children's play facility should be secured for public use and transferred to the Council together with a 25 years commuted maintenance sum.

This would comprise of the following financial contributions which will need to be secured by the signing of a s106 agreement:

Amenity Greenspace –

Provision of 5,664 sq m on site
Maintenance: £TBC

Children and Young Persons Provision
equipment)

- Provision of a NEAP (8 items of
Maintenance: £TBC

This is considered to be necessary and fair and reasonable in relation to the development. It is recommended that authority be delegated to the Head of Planning (Regulation) in consultation with ANSA, to calculate the required maintenance contributions.

Education

Owing to the reduction in number of units proposed, the education contributions have been amended accordingly. Education contributions of £173,540 (primary) £196,112 (secondary) and £136,500 (Special Educational Needs) = total of £506,112

This is considered to be necessary and fair and reasonable in relation to the development.

RECOMMENDATION

That the above financial contributions be included within the Heads of Terms noted on page 90 of the Agenda Reports Pack and authority be delegated to the Head of Planning (Regulation) in consultation with the Chairman of SPB and with ANSA, to calculate the required maintenance contributions. No change to recommendation.

APPLICATION NO: 15/1529W

**PROPOSAL: Removal of Condition 29 on Application
8/08/0375/CPO**

**ADDRESS: BENT FARM QUARRY, WALLHILL LANE,
BROWNLOW, CONGLETON**

Correction to page 4 (Comments received from Parish Council)

Parish Council: Concern raised by the complete removal of condition from continued industrial use on the quarry site after working of mineral has ceased.

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UPDATE TO AGENDA

APPLICATION NO: 15/3588M

LOCATION: Astra Zeneca, Charter Way, Macclesfield

KEY ISSUES

Landscape

Comments from the landscape officer have been received which note that the largest visual effects would be experienced by users of a relatively short section of the canal towpath and users of public footpath Hurdsfield FP5 to the east of the canal. However, views of the new building would be seen in context with other largescale industrial buildings and the significance of these visual effects would be moderately adverse.

The visualisations provide a good illustration of how the proposed building would sit in the landscape in mid to long-distance views. From Hibel Road the warehouse would not be particularly conspicuous amongst the Astra Zeneca buildings and other detracting features such as the residential tower blocks, the gas storage tower and the electricity pylons. From Kerridge Road, the proposed building would be visible amongst the other largescale grey buildings on the Hurdsfield industrial estate, the Astra Zeneca site and Tytherington Business Park. The new building would be larger in scale than the existing industrial buildings but would not be overly prominent.

Publicity period

The publicity period for the application expires on 23 October, 2 days after the SPB meeting. Therefore in order to allow time for the expiry of this period, it is necessary to change the recommendation to delegate the application back to the Head of Planning, in consultation with the chairman, for approval, subject to no significant new issues being raised within any additional representations.

RECOMMENDATION

Delegate to Head of Planning (Regulation), in consultation with the Chairman of SPB, for approval subject to conditions as listed in main report.

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UPDATE TO AGENDA

APPLICATION No: 15/3665N

Proposal: Construction of a 4 storey office building on the site of an existing carpark

LOCATION: Bentley Motor Company, PYMS LANE, CREWE,

OFFICER REPORT

Land Contamination

Since publication of the agenda, the applicant has been carrying out further monitoring of the ground conditions on the site. This further monitoring has revealed levels of methane in the ground that require further investigation. The applicant has also commenced development by carrying out some piling operations; however, these works have now stopped.

This site is within 250m of a known landfill site or area of ground that has the potential to create gas. The soil on site has been demonstrated to have concentrations of relevant contaminants lower than the relevant generic assessment criteria and is therefore considered to be suitable for use on the site. The gas risk assessment which was submitted is considered to be insufficient with respect to current best practice guidance. Further gas monitoring is required in order to further inform the remedial design of the site.

The applicant has proposed gas protection measures for the building itself. However, with the present information the gas regime is not fully understood. The developer has committed to undertake more ground investigation in the form of further gas monitoring to further inform and supplement the gas risk assessment. If necessary, gas protection measures can be further upgraded within the development or additional site gas protection measures can be installed. This can be secured by condition.

With respect to the effects of the proposed development on the wider gassing regime, including any potential effects on nearby properties, the proposed monitoring will seek to further assess this and if necessary, further site gas protection measures will be installed to mitigate the effects of the development. Monitoring will continue until it is demonstrated that the conditions have been thoroughly assessed. This will require a minimum of fortnightly monitoring for a further period of 2 months.

As noted above, the remedial measures for the site and/or the property may need updating should the results of further monitoring indicate that this is necessary. Further monitoring is required once the development is complete to verify that the development has not had a negative impact on the gas regime in

the wider area and that the development has not created further risks to nearby properties by virtue of its existence. This should be secured by condition.

Residential Amenity

It is important to note that on page 182 of the agenda reports pack, the distance between the nearest neighbouring dwelling and the east facing elevation of the proposed building would measure 26.6 metres and not 54 metres as cited in the report (due to a scaling error).

When assessing the relationship between buildings on new residential developments, the minimum distance normally expected between principal elevations (main windows facing main windows) would be 21 metres or 30 metres in the case of flats. This is reduced down to 13.5 metres between a principal elevation and a flanking elevation (i.e. an elevation with no principal windows).

In this case, the gable end of the nearest neighbouring property is flanking and does not contain any principal windows. As such, in the context of this site, where there are adjacent commercial buildings which are greater in height than the nearest residential properties, it is considered that the impact on the amenity afforded to the nearest neighbouring properties would not be significant enough to materially harm these neighbouring properties by reason of loss of light, overshadowing or visual intrusion.

Other Matters

The pre-commencement conditions recommended on page 184 of the agenda reports pack will be amended to account for the fact that development has commenced and to accommodate the additional information relating to contaminated land.

RECOMMENDATION

No change to the recommendation subject to amendments to the conditions as set out below.

APPROVE subject to the following conditions:

- 1. Accordance with plans**
- 2. Materials in accordance with submitted detail**
- 3. Development to be carried out in accordance with submitted noise impact assessment**
- 4. Development to be carried out in accordance with submitted Environmental Management Plan**
- 5. Access constructed in accordance with submitted details prior to first occupation**
- 6. Survey for nesting birds (if works continue into bird nesting season)**
- 7. Details of foul water drainage to be submitted prior to its installation**

- 8. Surface water drainage strategy to be submitted prior to its installation**
- 9. Landscape to be submitted prior to first occupation**
- 10. Landscape implementation**
- 11. Hours of operation restricted**
- 12. Accordance with submitted Piling Method Statement**
- 13. Travel plan to be submitted prior to first occupation**
- 14. Details of external lighting to be submitted prior to its installation**
- 15. Contaminated Land Remedial Strategy to be submitted prior to any further works commencing**
- 16. Gas protection measures to be installed in accordance with approved detail prior to first occupation**
- 17. Additional Phase II contaminated land investigation to be submitted within 6 months or prior to first occupation (whichever is the sooner)**
- 18. On site gas monitoring verification / validation report to be submitted within 6 months following first occupation**

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