

Northern Planning Committee

Updates

Date: Wednesday, 12th July, 2017
Time: 10.00 am
Venue: The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

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

Planning Updates (Pages 3 - 6)

Please contact Sarah Baxter on 01270 686462
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NORTHERN PLANNING COMMITTEE – 12 July 2017

UPDATE TO AGENDA

APPLICATION NO.

16/5610M

LOCATION

*Kings Arms Service Station, Alderley Road, Wilmslow,
Cheshire, SK9 1PZ*

UPDATE PREPARED

10 July 2017

APPLICANTS SUBMISSION

The applicant has submitted additional details concerning the operating hours of the premises and a 2 year temporary consent would not be justified in this case.

KEY ISSUES

Amenity

Given the concerns raised by the Environmental Protection Officer as regards the operation of the proposed facilities on Sundays, the Committee Report recommended that approval be granted on a 2 year temporary basis to enable the LPA to monitor and re-assess the impact of the hand car wash after two years of it being operational.

However, the applicant has since confirmed that a condition restricting operating hours from 0900 to 18:00 Monday to Saturday, with no working on Sundays, would now be acceptable.

Subject to a condition being imposed controlling the operation of the premises to these hours, it is therefore considered that a temporary approval would no longer be justified or necessary in this case. This is given the supporting information provided by the noise assessment which includes background noise measurements having been undertaken on the morning of Saturday 15th October 2016 between 08:00 and 11:00, when road traffic volume and therefore road traffic noise levels are lower than weekdays.

The Environmental Protection Officer concurs with the findings of the noise impact assessment (NIA) that noise levels arising from the operation of the proposed facilities (Monday - Saturday) will be below existing background noise levels arising from road traffic, and therefore would not result in any unacceptable noise impact at the nearest dwellings.

In summary, given existing noise background levels (Monday to Saturday) coupled with the implementation of noise mitigation measures and subject to a condition controlling the revised hours of operation, it is considered that the proposals will not adversely affect the amenities of nearby properties and are now recommended for approval on a permanent basis.

The amended recommendation which includes the revised hours of operation is set out below.

RECOMMENDATION

APPROVE subject the following conditions:

- 1. Plans**
- 2. Materials as proposed**
- 3. Drainage scheme**
- 4. Hours of operation – 09:00 to 18:00 hours; Monday to Saturday**
- 5. Site to operate in accordance with noise mitigation measures**
- 6. Provision of overspray screens**
- 7. Details of external lighting**
- 8. Remediation of Contamination if found to present**

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning Regulation has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Northern Planning Committee 12/07/2017

UPDATE TO AGENDA

APPLICATION NO.

17/1977M

LOCATION

Netherbrook, Chorley Hall Lane, Alderley Edge, SK9 7UL

UPDATE PREPARED

10/07/2017

CONSULTATIONS

Arboriculture Comments – The Alderley Edge Urban District Council (Chorley Hall Lane) Tree Preservation Order 1968 Group 8, occupies an area of land to the east of the existing access. The first schedule identifies that the group consists of four Silver Birch which all appear to have been removed over the preceding 49 years.

No other trees within the eastern aspect of Netherbrook are formally protected. Therefore it would appear that there are no protected trees on the site.

As part of works associated with Netherbrook (Application 17/1330M) there has been an amount of tree work carried out in order to establish adequate space for the proposed detached dwelling. These tree removals appear to have been inconsequential specimens of no significant amenity value.

It would appear there is an intention to remove the mature Beech tree identified as T9 in order to facilitate the rear aspect of the proposed dwelling. This tree is to be removed due to a Root Protection Area (RPA) incursion. The tree appears to have been reduced previously probably in order to improve light attenuation to the original dwelling and its associated garden area. This tree has been categorised as being of moderate value, and is not formally protected. Therefore the loss of this tree would not be significant and confirmation in respect of tree retention and removal can be addressed by condition.

Alterations to the front of the property and its associated parking area will impact on the maturing Spruce identified as T3; but these can be addressed by the parking area being facilitated under a no dig construction which will be conditioned.

Tree protection details have also not been provided, but again this can be addressed by condition, and should include measures to protect boundary hedges.

Flood Risk Comments – Not yet received.

Error in Committee Report

The proposed materials of construction have been stated as being render within the committee report prepared. This is incorrect it is proposed that the new building be finished in red brick.

CONCLUSIONS

A number of additional conditions have been recommended by the Arboricultural officer and these are as follows;

- A02TR Tree Protection
- A04TR Tree Pruning/Felling Specification
- None Standard - Engineer designed no dig hard surface construction for the driveway where there is a Root Protection Area incursion has been submitted to the Local Planning Authority.

As in the original report a recommendation of approval is made.