

Northern Planning Committee

Update

Date: Wednesday, 13th September, 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 Update (Pages 3 - 4)

Please contact Sarah Baxter on 01270 686462
E-Mail: sarah.baxter@cheshireeast.gov.uk with any apologies, requests for further information or to arrange to speak at the meeting

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NORTHERN PLANNING COMMITTEE – 13 September 2017

UPDATE TO AGENDA

APPLICATION NO.

16/5625M

ROUGH HEYS FARM, ROUGH HEYS LANE, HENBURY, CHESHIRE, SK11 9PF

UPDATE PREPARED

11 September 2017

UPDATE

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 proposal is of a scale that meets the trigger for affordable housing as set out in Policy SC5 of the Cheshire East Local Plan Strategy. There is a recognised need for affordable housing in this area and the requirements are considered to be necessary, fair and reasonable in relation to the development. The S106 recommendation is compliant with the CIL Regulations 2010.

Implementation of Landscape Scheme

A landscape plan for the site has been submitted and considered appropriate for the site. A further condition in addition to those listed in the main report is required to ensure the approved landscaping scheme is implemented.

Impact on Trees

A point of clarification is required. The report currently states the following;

It is anticipated as a result of the topography of the site and the height of the retained trees, there will be issues of social proximity and over bearing, and the absence of any significant high quality trees precludes an objection to the scheme on Arboricultural grounds.

This requires amendment to read;

It is anticipated as a result of the topography of the site and the height of the retained trees, there will be **no** issues of social proximity and over bearing, and the absence of any significant high quality trees precludes an objection to the scheme on Arboricultural grounds.

CONCLUSION

The recommendation remains as per the main agenda report as approval with an additional condition relating to the requirement for the implementation of the landscaping scheme.