

Strategic Planning Board

Updates

Date: Wednesday, 25th October, 2017
Time: 10.30 am
Venue: The Capesthorpe Room - Town Hall, Macclesfield SK10 1EA

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

5. **17/3894M-Outline planning application (access to be considered) for erection of up to 250 dwellings with associated works including the demolition of 15 Hampson Crescent, Land Between Clay Lane and Sagars Road, Handforth for HIMOR (Land) Ltd (Pages 3 - 4)**
6. **17/4256M-Outline planning application for the demolition of all buildings and structures and the erection of up to 150 dwellings with 30% affordable homes, public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Dickens Lane. All matters reserved except for means of access, Land at Dickens Lane, Sprink Farm, Dickens Lane, Poynton for Hourigan Connolly (Pages 5 - 8)**
7. **17/1000C-Outline application with all matters reserved except for means of access for a development comprising up to 500 dwellings (use class C3), site for new primary school (use class D1) and local shopping facility (use class A1) together with associated open space, green infrastructure, pedestrian and cycle links, Land between Manchester Road and Giantswood Lane, Hulme Walfield, Cheshire for Worth Partnership (Pages 9 - 12)**

Please contact Sarah Baxter on 01270 686462
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APPLICATION NO: 17/3894M

LOCATION: Land Between Clay Lane and Sagars Road, Handforth

PROPOSAL: Outline planning application (access to be considered) for erection of up to 250 dwellings with associated works including the demolition of 15 Hampson Crescent

UPDATE IN POSITION

The Council's Flood Risk team have now made formal comments and have raised no objections to the application. Conditions have been requested requiring the development being carried out in accordance with the submitted Flood Risk Assessment, details of surface water drainage, and details of site levels.

Members of Committee have been sent an e-mail relating to local infrastructure specifically health and education. These matters are addressed in the Committee report and have led to requests for financial contributions to alleviate the shortfalls caused as a result of the development.

RECOMMENDATION

No change to the overall recommendation set out in the Committee Report but with additional conditions relating to site levels and the development being carried out in accordance with the Flood Risk Assessment.

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APPLICATION NO: 17/4256M

LOCATION: Land at Sprink Farm, Dickens Lane, Poynton

PROPOSAL: Outline planning application for the demolition of all buildings and structures and the erection of up to 150 dwellings with 30% affordable homes, public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Dickens Lane. All matters reserved except for means of access.

CONSULTEES

ANSA – No objections subject to provision of on site open space and financial contributions for recreation and outdoor sport.

REPRESENTATIONS

Three additional letters of representation have been received objecting to the proposal on the following grounds:

- Impact of extra traffic
- Loss of wildlife
- Site does not have good transport services
- Impact on schools / doctors
- Loss of attractive pasture land
- Contributions should be sought to landscape school playing field boundary
- Land prone to flooding

KEY ISSUES

Open Space

The public open space (POS) requirement for the site is as set out in policy SE6 and as outlined on p38 of the original report. Policy SE2 and LPS 49 of the CELPS and LPS 4 seek to secure appropriate outdoor sports facilities to satisfy the need arising from the new development. Following analysis of the Playing Pitch Strategy, ANSA have requested an outdoor sport facility contribution of £1,000 per market dwelling, which will go towards pitch / facility improvements at Barnaby Road and / or Deva Close playing fields.

S106 Heads of Terms

A s106 agreement will be required, and given that the final number of dwellings is not currently known, the agreement will need to be worded to require contributions on a formula basis rather than a fixed sum. The following heads of terms are required and agreed with the applicant:

- Financial contribution towards education:
 - Primary – No. of pupils generated x £11,919 x 0.91
 - Secondary – No. of pupils generated x £17,959 x 0.91
 - SEN – No. of pupils generated x £50,000 x 0.91

- Financial contribution towards indoor sports – No. of additional residents x 0.427 (participation rate for Cheshire East) / 25 (average number of users per piece of health & fitness equipment) x £6,500 (cost per item of fitness equipment)
- Financial contribution towards outdoor sports - £1,000 per market dwelling
- Financial contribution towards GP practices in Poynton – Occupancy per dwelling x number of units in the development x 360
- Financial contribution towards Poynton Relief Road - £5,555 per dwelling
- Open space provision and management
- 30% affordable housing (tenure split of 65% rented and 35% intermediate)

CIL Regulations

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is 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 affordable housing, public open space, indoor and outdoor sport (financial) mitigation, and healthcare (financial) mitigation are 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.

A financial contribution towards the Poynton Relief Road is necessary to make the development acceptable in planning terms in order to mitigate for its impact on the highway network.

The development would result in increased demand for school places at the primary and secondary schools within the catchment area which currently have no projected spare capacity. In order to increase the capacity of the schools which would support the proposed development, a contribution towards primary, secondary and SEN school education is required based upon the number of units applied for. This is considered to be necessary and fair and reasonable in relation to the development.

All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of the development

CONCLUSIONS

The additional comments received in representation relate to matters that have been addressed in the original report. As in the original report a recommendation of approval is made subject to the Heads of Terms listed

above, the conditions on p48 of the original report and the additional condition below:

Additional condition

24. Compliance with submitted design principles and submission of design code.

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APPLICATION NO: 17/1000C

LOCATION: LAND BETWEEN MANCHESTER ROAD AND
GIANTSWOOD LANE, HULME WALFIELD, CHESHIRE

PROPOSAL: Outline application with all matters reserved except for means of access for a development comprising up to 500 dwellings (use class C3), site for a new primary school (use class D1) and local shopping facility (use class A1) together with associated open space, green infrastructure, pedestrian and cycle links

CONSULTATIONS:

ANSA – Revised comments have been received, picking up changes in policy following the adoption of the Local Plan and the overlap between the former Congleton and Macclesfield Local Plan policy requirements. In brief the revisions include the need for “Potential for a traditional allotment/community orchard”, and:

“Although the application site spans the former Macclesfield BC and Congleton BC the majority of the site excluding the proposed location for the school and retail is located in Congleton and therefore this policy has been generally applied. However, the former Macclesfield BC SPG formula should be applied regarding Recreational Outdoor Sport for Commercial developments either food retail £300 PER 14sqm or non-food retail at £300 per 20sqm commuted sum. Calculation and identification of use will be provided should this application be approved.”

Hulme Walfield & Somerford Booths Parish Council:

The Parish Council request that should the application be approved the following conditions should be attached:

1. No vehicular access is ever granted on to Giantswood Lane
2. The proposed emergency access should be removed from the planning application at this stage.
3. During the construction of the site there is no access onto Giantswood Lane through the emergency bollard access.
4. Hulme Walfield & Somerford Booths Parish Council wish Section 106 monies to be requested from the application for traffic calming measures throughout the Parish e.g. Speed Display Units

REPRESENTATIONS:

A resident has queried the type of road crossing proposed on the A34, as there seems to be some confusion whether it should be a puffin or toucan crossing. The resident also wanted to ensure that the east west Greenway is delivered as part of these proposals.

KEY ISSUES

Highways – Dealing with the Parish Council's comments first:

1. Whilst no vehicular access is proposed off Giantswood Lane as part of this application, the Council cannot pre determine a future proposal for access in the future. That would have to be considered on its merits at the time.
2. Highways have raised no objections to the emergency access, and it is understood this would be required for a development of this scale. The access point can be designed to ensure it is only used by emergency vehicles.
3. This is a matter that would be addressed as part of any construction and environmental management plan, but these comments will be considered as part of that proposal.
4. The need for traffic calming measures has not been raised by Highways.

Moving on to the residents comments, the need for a toucan vs a puffin crossing has been raised with Highways and it is understood that a toucan crossing is required as this is designed to accommodate cyclists. The east-west greenway is an integral part of the proposals and is clearly shown on the parameters plan.

Ecology – The applicant has accepted the requirement for an offset payment as set out in the officer's report to the sum of £89,397.00 as calculated by the Council's Ecologist. This would need to be secured via the Section 106 Agreement.

ANSA requirements – The requirement for a potential allotment/orchard would need to be picked up at the Reserved Matters stage as part of the detailed proposals for POS. The requirement for a contribution under the Macclesfield formula is noted, however at this late stage it is not possible to do a meaningful calculation as the size of the retail development is not known at this outline stage. This matter would need to be picked up as part of the 106 negotiations.

Urban Design – Comments have been received from the Council's Urban Design officer, with particular reference to the illustrative proposals for the school site. The comments set out the challenges that the site's topography will make to the design of both the school and retail unit, and to the car parking arrangements and drop off facilities for the school. As an outline application however, the proposals submitted are purely illustrative, and whilst there will be some challenges at the reserved matters stage both in terms of urban design, and landscape impact – which these comments highlight, it is considered that the uses proposed can be accommodated on the site and that acceptable proposals can be achieved through good design.

CONCLUSION:

No changes to the recommendations are made but the 2 requirements for 106 contributions towards ecological offsetting and sports provision should be reflected in the heads of terms at the end of the report.

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