

Strategic Planning Board

Updates

Date: Wednesday, 28th March, 2018
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 Board agenda.

Planning Updates (Pages 3 - 8)

Please contact Sarah Baxter on 01270 686462
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APPLICATION NO: 17/4034M

LOCATION: LAND SOUTH OF, CHELFORD ROAD, MACCLESFIELD

PROPOSAL: Outline Planning Permission (with all matters reserved except for access) for the erection of up to 232 dwellings.

UPDATE

Landscape

A Landscape and Visual Impact Assessment (LVIA) has been submitted with the application. The LVIA identifies the baseline landscape character at the national, regional and county and district level, in this case Landscape Type 16: Higher Farms and Woods, and specifically the Gawsorth Character area (HFW1), and also identifies the settlement pattern, as identified in the Cheshire East Design Guide, which identifies the settlement pattern as Silk, Cotton and market Towns.

The site itself consists of an undulating farmland with hedgerows, trees and a number of ponds, with existing development along the norther and eastern boundaries and agricultural land to the west and south. The landscape assessment identifies that for the construction phase that the site would have a low sensitivity, that the magnitude of change would be moderate adverse and that the overall significance of effect would be moderate to minor adverse. The assessment indicates that with a more established landscape, developed according to the Landscape Strategy, that the longer term effects would be minor adverse.

The visual assessment identifies a number of receptors – 5 from public views (1-5) and 12 from private views (A-L), this indicates that during the construction period there would be moderate adverse effects from nearby residential properties, that there would be major to moderate adverse effects on completion and in the short term for receptors D, F and G, but that this would reduce to moderate after 15 years.

Whilst the LVIA is broadly acceptable the landscape effects may be greater than the assessment indicates. The submission includes a Landscape Strategy, this includes proposals for hedgerow planting, tree planting, woodland edge planting. Any reserved matters application for approval of landscape it will be necessary to retain a robust landscape strategy along with a design that reflects the Cheshire East Design Guide.

RECOMMENDATION

No change to the overall recommendation set out in the Committee Report.

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APPLICATION NO: 17/5838M

LOCATION: LAND EAST OF, ALDERLEY ROAD, WILMSLOW

PROPOSAL: Outline permission for residential development, with all matters reserved except for means of access off Alderley Road, highway improvements to Alderley Road, together with associated infrastructure and open space.

UPDATE IN POSITION

The section 106 contributions listed at the end of the report are incorrect and the contributions listed in the main body of the report are the correct contributions required to make the development acceptable.

The section of the report headed 'Section 106' should set out the contributions as follows (figures in bold denote the changes):

- Provision of 30% affordable units, of these dwellings 65% will be social rented and 35% intermediate housing.
- Educational contribution towards secondary and SEN provision of **£339,668.00** based on 120 dwellings being built on site.
- Contribution towards ROS £1,000 per open market house or delivery of the playing field.
- Contribution towards health provision, the final figure is dependent on the number and size of properties that come forward at reserved matters.
- Contribution towards indoor recreation of **£16,670** based on 120 dwellings being built on site.
- Management Plan for the on-site public open space and LEAP
- Contribution for monitoring of Travel Plan £5,000

The final levels of contributions will be determined on the make up of the development that comes forward in the reserved matters application.

- Provision of 30% affordable units, of these dwellings 65% will be affordable rented and 35% intermediate housing.
- Educational contribution towards secondary and SEN provision of £339,668 based on 120 dwellings being built on site.
- Contribution towards ROS £1,000 per open market house or delivery of the playing field.
- Contribution towards health provision, the final figure is dependent on the number and size of properties that come forward at reserved matters.
- Contribution towards indoor recreation of £16,670 based on 120 dwellings being built on site.
- Management Plan for the on-site public open space and LEAP
- Contribution for monitoring of Travel Plan £5,000

Additionally condition 23 as listed in the report refers to an otter report. No otter report is required in this instance.

RECOMMENDATION

No change to the overall recommendation to approve the application subject to an amendment to condition 23 to remove the reference to otters and the s106 contributions set out above.

APPLICATION NO: 17/3892M

LOCATION: GEORGIAN, FROST AND WATERSIDE MILLS, PARK GREEN, MACCLESFIELD, CHESHIRE, SK11 7NA

PROPOSAL: Demolition of existing on site buildings and erection of 67 dwellings with associated car parking and landscaping

PROCEDURAL MATTERS

Since publication of the agenda, revised plans have been received amending the main elevations of the proposed building. The footprint, layout and scale of the proposed development remain unchanged.

REPRESENTATIONS

Macclesfield Civic Society:

Macclesfield Civic Society (MCS) have written to confirm that they note and support the recommendation of approval having viewed the revised plans. The Society originally made the following comments:

- Consent should be subject to conditions for retention and re-use of any architectural features
- Demolition should not be allowed until a binding contract has been entered into that requires the redevelopment of the site
- Should be appropriate measures for dust control
- Clarification on use of amenity space
- Design (balconies disruptive) / landscaping (low level planting should be encouraged)
- Access and parking – whilst the number of parking spaces is low, the level of parking provision strikes a reasonable balance and is appropriate for the town centre location
- Noise and air quality for users of balconies
- Heritage - removal of derelict and damaged buildings and replacement with a well designed scheme and appropriate land use would represent an enhancement to the character and appearance of the Conservation Area

MCS also query proof reading error in the summary of representations but it is confirmed that it is not an error and is taken directly from the source of comments.

KEY ISSUES

Design

Revised plans have been secured amending the fenestration of the proposed development by using narrower width windows. The windows would provide

improved proportions and rhythm to better reflect the historical context of the site and the area and would provide a higher quality of design. Further, the Park Green elevation has been amended to provide greater presence and legibility at the main access within the central portion of the façade. This has also been designed to include a clock feature in reference to the former listed Mill which also included a clock feature. The block and elevations facing Park Green would respond well to the character of the area by providing an attractive form of development in an important area of Macclesfield Town Centre and would respond positively to the Park Green Conservation Area. The design is therefore found to be acceptable and in accordance with Policies SE 1 and SD 2 of the CELPS.

Other Matters Raised by Representation

The comments raised by Macclesfield Civic Society regarding balconies are noted, however, from a design perspective, they are considered to be acceptable. In terms of their future use, noise and air quality considerations have already been found to be acceptable subject to mitigation as outlined on page 93 of the agenda reports pack.

The amenity space at the riverside within the site will be for use by future residents.

Condition no. 20 deals will secure a scheme of dust control.

RECOMMENDATION

Approve as per the recommendation on page 97 of the agenda reports pack.