

Strategic Planning Board

Updates

Date: Wednesday, 23rd October, 2019
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 Board agenda.

Planning Updates (Pages 3 - 8)

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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APPLICATION NO. 17/6471M

LOCATION: Land off Hazelbadge Road, Poynton, Cheshire

REPRESENTATIONS

Two additional letters of representation have been received from local residents objecting to the proposal on the following grounds:

- No resolution of the issues highlighted with the build and in particular the concerns raised by Poynton residents.
- The well being and safety of the children at Lower Park School should be at the forefront of any decision that is made and it appears that this is not the case.
- The added volume of traffic that will increase both noise and air pollution.
- Concerns about the recent flooding
- Additional traffic will result in increased traffic jams, anti-social parking and engine fumes

KEY ISSUES

Proposal

The latest site layout plan that is now before Members for consideration, showing the school car park, has resulted in the loss of 1 residential unit. Therefore the proposal now seeks full planning permission for 133 dwellings, not 134 as stated in the previous reports.

Planning Obligations

Due to the reduction in the number of dwellings, there is a minor impact upon the planning obligations (listed on page 51 of the agenda) that are to be secured through the s106 agreement. For 133 dwellings, the s106 agreement will now secure:

	Requirement	Triggers
Affordable Housing	30% (40 units) of total dwellings to be provided (65% (26 units) Affordable Rent / 35% (14 units) Intermediate)	No more than 80% open market occupied prior to affordable provision within each phase
Off site Ecological Mitigation	£46,137 towards Kerridge Hill Nature Reserve	Prior to commencement
Open Space	a) Open space scheme to be submitted b) Management scheme to be submitted	Prior to commencement Prior to occupation

Indoor Sports Contribution	£22,500 towards Poynton Leisure Centre	Prior to occupation
Recreation & Outdoor Sports Contribution	£96,000 towards Deva Close Playing Fields, Poynton	Prior to commencement
Allotments & Community Gardens Contribution	£61,875 towards existing facilities and new opportunities in Poynton	Prior to commencement
Education	Primary £260,311 Secondary £310,511 SEN £91,000	50% Prior to first occupation 50% at occupation of 67 th dwelling
Healthcare	£132,336 towards development of Priorsleigh Medical Centre and McIlvrde Medical Centre	50% Prior to first occupation 50% at occupation of 67 th dwelling
Poynton Relief Road Contribution	£731,500 towards Poynton Relief Road	50% Prior to first occupation 50% at occupation of 67 th dwelling
Traffic regulation Order Contribution	£7,000 to fund the required traffic regulation order for works on Hazelbadge Road	Prior to occupation
Bus Stop Contribution	£5,000 to facilitate the provision of a bus stop opposite Hilton Grove	Prior to occupation
Cycle Lane Contribution	£10,000	Prior to occupation

All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of the development for the same reasons as stated in the original report.

CONCLUSION

As in the original report a recommendation of approval is made subject to conditions, and the prior completion of a s106 agreement to secure the obligations above.

APPLICATION No. 19/1392M

PROPOSAL: Reserved Matters in relation to scale, appearance, landscape and layout for the erection of 190 dwellings including allotments, community orchard, playing pitch, landscaping, open space, car and cycle parking, drainage and associated works pursuant to outline application 17/3853M

LOCATION: Land North Of, Northwich Road, Knutsford

CONSULTATIONS

Sport England – Informal verbal comments in relation to playing pitch - no objections, subject to a condition that the pitch is constructed in accordance with Sport England standards and made available in accordance with the timeframes of the permission. Also suggest provision of an agronomy report

Knutsford Town Council – Object to the proposals. Do not consider the reasons for deferral have been fulfilled. Main objections include;

1. Affordable Housing - the affordable housing is not sufficiently distributed throughout the development
2. Design - The proposed design is not sufficiently distinctive in character (Neighbourhood Plan Policy D2 Local Distinctiveness) and does not meet the requirements of the Knutsford Design Guide. There has been a failure to create a strong gateway to the development and town.
3. Design - Effort has been made to create a more unique design to the houses, but they remain standard suburban dwellings. Moreover, the side and rear elevations of the proposed dwellings are poor.
4. Design - There continues to only be two bungalows provided. The Neighbourhood Plan identifies the need for more bungalows in Knutsford and it is considered that a greater number of single storey properties should be provided within the development.
5. Environmental Sustainability - The applicant focuses on the sustainability of the development phase and not the future occupation of the houses. Whilst solar panels have been introduced on some properties, the development fails to meet the requirements of Neighbourhood Plan Policy D4 'Sustainable Residential Design' which requires that all development seeks to reduce the overall carbon footprint of the building throughout its life, for example grey water management systems and on-site energy generation.
6. Public Open Space - Neighbourhood Plan Policy SL3 requires that new sports facilities are delivered in accordance with Sport England design and cost guidance. The proposed pitch does not include drainage, a storage building for equipment nor toilets meaning it will only be usable as a kickabout pitch, not a formal playing pitch. The Town Council is not aware that Sport England has been consulted on this application; the NPPF recommends that Sport England is consulted on any proposal that creates a playing pitch and questions why they have not been consulted.

7. Highways - The proposal does not appear to accommodate the provision of public transport.

APPRAISAL

In response to the affordable housing, design and environmental concerns raised by the Town Council to the latest set of plans, these are noted. However, it is deemed that the current set of proposals do indeed represent an improvement upon the previous plans considered by committee in relation to all of these elements.

In relation to the points made regarding the proposed football pitch, the application is accompanied by a Sport Pitch Feasibility Study, by a company known to the Council. This reviewed the site and recommended that no specific additional drainage of the pitch was required. To be sure of this, the Council has recommended a condition, as per the original recommendation, requiring the submission & approval of a final inspection by sports turf agronomist prior to first use. If any concerns are highlighted, these will be resolved at this later stage. With regards to the on-site storage & WC facility, there is no policy requirement to provide this. Furthermore, back in 2017 when the application was initially discussed between the applicant and the Council, the matter was raised, but it was agreed by the Council's ANSA Open Space Officer, that no such facility was necessary for a single pitch. It would be unreasonable to now re-introduce this as a concern.

Sport England have been consulted on the proposals as a non-statutory consultee. Following a discussion with the Principal Planning Manager – North, for Sport England, she has raised no objections to the sports pitch provision, subject to a condition to ensure its construction in accordance with Sport England guidance and the conditioning of a further agronomy report. This is in accordance with the advice of the Council's ANSA Open Space Officer.

Since the drafting of the committee report, the applicant has chosen to update the 'Pickmere' house type from a fully hipped roof design to a gable, as well as adding a chimney. The overall site layout plan has been updated to reflect this alteration. A CGI image of the development has also been provided, reflecting this further tweak.

RECOMMENDATION

No change

APPLICATION NO: 19/3420M

LOCATION: Land East Of Royal London House, Alderley Road,
Wilmslow

KEY ISSUES

Area of clarity in report

On page 95, the report states that:

The area of ownership is slightly larger: however the red line remains the same.

This should read:

The area of ownership is slightly larger, and the area of the red line, incorporates the landscape buffer zone previously approved under application 17/4342M.

The changes to the wording does not materially affect the scheme or the recommendation, as the red line simply incorporates the buffer zone which was previously approved and is shown on the parameters plan under this application.

Removal of condition

Condition 25 in the list of conditions shall be deleted as this is a typographical error. The time limit is to be the standard for the submission of reserved matters applications and is covered by condition 1.

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