

Strategic Planning Board

Updates

Date: Wednesday, 29th January, 2020
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 - 12)

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APPLICATION NO: 19/1068M

**LOCATION: KINGS SCHOOL, CUMBERLAND STREET,
MACCLESFIELD, CHESHIRE, SK10 1DA**

PROPOSAL: The demolition of existing buildings and the residential redevelopment of The King's School Cumberland Street site to provide a mixture of conversion and new build dwellings and 'Later Living' apartments, with associated access, car parking, open space, landscaping and infrastructure

REPRESENTATIONS

Further representations have been received in the form of a community response and 2 further objections raising the following concerns:

- Housing density
- Parking
- Traffic flow – what plans are in place for a by pass for the traffic
- Privacy and overlooking
- Design and style
- Environment, including air quality, wildlife, trees
- Affordable housing
- Ownership and maintenance responsibility for gates, boundary walls, trees
- Loss of protected green open space in centre of Macclesfield
- Loss of memorial cricket pavilion

Matters relating to ownership and maintenance of the boundary walls are not a material planning consideration. Maintenance responsibly will fall to the respective landowner/s including the Highway Authority where the new pedestrian/cycleway is adopted.

Affordable housing is dealt with later in this update report in addition to page 22 of the agenda reports pack.

All other issues have already been considered and are reported within the agenda reports pack.

OFFICER ASSESSMENT

Viability

The applicants state that the site is subject to abnormal costs and is therefore supported by a financial viability appraisal. The Council has had this independently appraised.

Since publication of the agenda reports pack, the Council's independent advisor has concluded their full review of the financial viability assessment

submitted by the Applicant. This review has concluded that whilst there is some disagreement with the benchmark land value (BLV) of £2.3 million for the site, this does not result in a material change in the financials and consequently, it is confirmed that the development cannot bear the cost associated within providing a fully policy compliant level of affordable housing provision nor can it pay all of the commuted sums required to mitigate some of the impacts, for example on children's play provision and recreation and outdoor sport. This is because the overall viability hinges on construction costs, which owing to the heritage sensitivities of the scheme including costs of converting some buildings, are higher than would otherwise be expected. On this basis, it is confirmed that the proposal can only bear the cost of:

- 5 affordable units with an intermediate tenure
- Total financial contributions of £377,822

This is on the basis that the developer would achieve a gross development value (GDV) of 15.36%. National Planning Practice Guidance advises that a minimum GDV of between 15-20% is the industry accepted standard which reflects the minimum enhancement a developer would reasonably expect to achieve in order to bring a site forward for housing development. Thus, the 15.36% which would be achieved by the developer is in line with national guidance and is therefore accepted in this case. As such, the heads of terms recommended at page 45 of the Agenda Reports Pack require amending to include the provision of 5 affordable units and to exclude the contributions towards recreation open space and children's play provision as follows:

- 1. Affordable Housing comprising of:** 5 units with an intermediate tenure
- 2. Public Open Space comprising of:**
 - Indoor Sports Provision - £19,500 towards to provide 3 additional pieces of equipment at Macclesfield Leisure Centre
- 3. Education Contribution** of £274,298 towards secondary and SEN (Special Educational Needs) school places
- 4. Healthcare contribution** of £84,024 to support premises development of the Waters Green Medical Centre and development of additional primary care premises within Macclesfield.

Other Matters

Since publication of the agenda reports pack, the applicant has raised some further queries regarding the recommended conditions found on page 46. The first is in relation to the Type P units, which is a block of 3 two-storey units fronting Coare Street. The applicant does not consider that the use of stone, as would be required by condition no. 11 would be necessary and would have a further consequence on build cost and therefore viability.

The existing character along Coare Street is, (save for the existing unsightly additions to the rear of the school block building), is characterised by traditional terraced brick properties. Having regard to this existing character

and materiality, it is considered that an alternative material rather than the use of stone would be reasonable and acceptable in this part of the site.

It is worth noting that the suggested condition at no. 11 is only headline and does not comprise its detailed wording. It is not intended that the condition would require the entire scheme to be constructed from stone, but instead to leave this for agreement via condition. However, there are key buildings, owing to their prominence (for example the Later Living Block) which must contain stone detailing in order to allow them to appear sympathetic to the site, key views and the designated heritage assets. This is also important to ensure that the harm identified from its intrusion is mitigated somewhat by the use of high quality materials to achieve a high quality of design. Thus, for the purposes of clarity, the headline of condition 11 shall be amended to read:

11. Details of external facing materials to be submitted, approved and implemented and notwithstanding the submitted detail, to include the use of stone.

The applicant's second query relates to condition no. 4, which requires a replacement cricket pitch to be provided before the loss of the existing one. Condition no. 4 is recommended to ensure no net loss of sports pitch provision occurs and was recommended by Sport England. Following comments from Sport England, the application is now supported by a 'Sports Pitch Replacement Strategy' which states as an interim arrangement, the existing 3 cricket pitches at Derby Fields will be used until the new cricket pitch is provided. No further comments have been received from Sport England and as such, it is recommended that authority be delegated to *Acting Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to seek further advice on Sport England as to whether they are agreeable to this change*. In the absence of agreement from Sport England, in the meantime, it is recommended that the headline of condition no. 4 be amended to read:

4. No development involving the loss of the existing cricket pitch shall be carried out until a timetable has been agreed for its replacement.

This would not preclude development being commenced on the other elements of the scheme.

Finally, the applicant had initially raised concern about the requirement of façade retention of the main school block, but has now subsequently agreed to it. This will require a further condition requiring the submission of a scheme and method statement for the retention of the façade to be submitted and approved.

RECOMMENDATION

Approve as per the recommendation on page 45 of the Agenda Reports Pack subject to authority being delegated to *Acting Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to seek*

further advice on Sport England on condition no. 4 (replacement cricket pitch), the following amended heads of terms:

- 1. Affordable Housing comprising of:** 5 units with an intermediate tenure
- 2. Public Open Space comprising of:**
 - Indoor Sports Provision - £19,500 towards to provide 3 additional pieces of equipment at Macclesfield Leisure Centre
- 3. Education Contribution** of £274,298 towards secondary and SEN (Special Educational Needs) school places
- 4. Healthcare contribution** of £84,024 to support premises development of the Waters Green Medical Centre and development of additional primary care premises within Macclesfield.

the amendment of condition no.s 4 and 11 on page 46 as follows:

4. No development involving the loss of the existing cricket pitch shall be carried out until a timetable has been agreed for its replacement.

11. Details of external facing materials to be submitted, approved and implemented and notwithstanding the submitted detail, to include the use of stone.

and subject to the following additional condition:

35. Submission of a scheme and method statement for the retention of the façade of the main school block to be submitted and approved.

Strategic Planning Board 29th January 2020

UPDATE TO AGENDA

APPLICATION No.

19/1392M – 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

UPDATE PREPARED

27th January 2020

DETAILS OF PROPOSAL

Since the submission of the committee report, 2 further sets of revised plans and statements have been received to account for the following further changes;

- Pedestrian footpath link added between Plots 43, 81 & 82. Landscaping details also included
- Dual Aspect dwellings proposed for Plots 43, 81 & 82
- Plot 43 has been updated to a Sudlow LTH Corner Turner
- Additional light column between Plots 81 & 82 to increase security
- Hard Landscaping Plan materials updated further
- Widened the North West POS footpath from 2m to 3m to enable a 3m shared pedestrian/cycleway.

These changes have been made in response to correspondence between the applicant and the Council's Urban Design Officer's, the Knutsford Community Groups and Knutsford Town Council.

In addition, an updated 'Development Phasing Plan' has been received to address the ANSA Open Space Officer's concerns about the delivery timeframe of POS.

CONSULTATIONS (External to Planning)

Head of Strategic Infrastructure (Highways) – No objections

Environmental Protection – No objections, subject to implementation of noise impact mitigation measures as shown in version 6 of Noise Impact Assessment

ANSA Open Space Officer – No objections

Knutsford Town Council – No updated comments received at the time this update was written. A verbal update will be provided at committee as it is understood that these comments will be received on the 28th January 2020.

Knutsford Community Groups – Have provided detailed comments on the updated proposals. The comments do not conclude with either an 'objection' or a 'no objection'. However, in the main, these comments suggest that the lion share of issues they have previously raised have been addressed and it is noted that they agree with the updated comments from the Council's Urban Design Officer (who raises no objections, subject to conditions). However, the remaining concerns they raise include;

- Housing mix – lack of number of bungalows proposed & lack of Life Time Home (LTH) complaint affordable dwellings
- Sustainable residential design – lack of renewable energy provision overall (incl solar panels), lack of solar panels on affordable housing (with the suggestion that this does not assist in them being tenure blind) and proposals to harvest rainwater on site to be used for allotments not shown, but noted that it will be considered a part of the discharge of conditions application
- Other matters – Note applicant's agreement to various further drainage solutions and hope these are carried through to the discharge of conditions application
- AOB – Request to seek an amendment to the roundabout by facilitating an extra exit lane facilitating a right-turn onto Northwich Road.

APPRAISAL

Design

The proposed further changes to the scheme have been made in response to discussions and/or consultations responses received from the Council's Urban Design Officer's, the Knutsford Community Groups and Knutsford Town Council.

Although the Council's Urban Design Officer was satisfied with the proposals, subject to conditions, the applicant has sought to address those remaining elements of the scheme that were still of concern, not only to the Officer, but also the Knutsford Community Groups.

More specifically, the application now seeks to add a pedestrian footpath link to the east of the Children's Play area in order to improve connectivity. The adjacent house types to this footpath have also been updated so they are more appropriate for a corner plot. The lighting plan has been updated in order to provide lighting for the new footpath link. In addition, the applicant has provided a revised hard surfacing plan and the footpath within the POS to the north-west of the site has been widened in order to enable a 3m shared footpath/cycleway.

The Council's Urban Design Officer previous assessment of the development using the Cheshire East Design Guide SPD (which uses a traffic light system to assess design), concluded that the proposal turned a lot of the previous 'amber' assessments into 'greens'. In response to the further revised plans received, this assessment has been re-done and upgraded. It is now concluded that the scheme comprises of 10 greens, 1 amber (materials and type) and 0 reds. This assessment is subject to a conditions requiring the prior submission/approval of updated hard surfacing materials and the prior submission/approval of facing (walls and windows)/roofing materials. It has been clarified with the Urban Design Officer that once the material details are agreed at discharge of conditions stage, this amber would turn to green.

The Knutsford Community Groups have also commented on the proposals and appear largely satisfied that the majority of their concerns have been addressed. However, they retain concerns about the number of bungalows proposed being too few in number and that the affordable dwellings have not been designed to LTH standards as many of the other dwellings have been. They are also still disappointed with the amount of renewable energy solutions provided.

In response, it is considered that the applicant has made considerable changes to the scheme before arriving at the current set of plans and has worked closely with both Council and community groups in order to address their concerns. Whilst there are always matters that could be further improved, it is deemed that the proposals are now of a very good standard of design, much better than the quality of the scheme originally considered by committee.

Subject to the proposed materials conditions, it is deemed that the scheme adheres with the requirements of policies; SD2 and SE1 of the CELPS, the Cheshire East Design Guide SPD and the Knutsford Neighbourhood Plan.

Public Open Space

The S106 Agreement associated with the outline permission requires the applicant to submit a Phasing Plan prior to commencement of development. This has been provided with the current application. However, concerns were raised by the ANSA Open Space Officer about some of the phases in which the POS is being shown for delivery. More specifically; that the allotment delivery is being split over 2 phases (3 and 6) & that the football pitch delivery is not being delivered until phase 7.

A revised phasing plan has now been received to the satisfaction of the ANSA Open Space Officer.

Trees

It is unclear at the time of writing this update whether the submitted tree protection plans and statements need to be updated to reflect the latest minor amendments to the layout. As such, in the event of approval, unless otherwise

advised by a verbal update, it is proposed that the AIA and Tree Protection Plan/s be conditioned to be updated.

Other matters

In response to the remaining concerns of the Knutsford Community Groups in relation to flood risk and drainage, this matter will be dealt with via the live discharge of conditions application being considered in parallel to this application. The applicant has advised that they intend to include land drains to the site boundary with Warren Avenue to remove the effects of existing surface water drainage concerns in the low spot. This is noted when this other application is considered.

In response to the Community group's suggestion to amend the roundabout layout for highway safety reasons (congestion), procedurally this cannot be dealt with by this application. This is because matters of 'Access' were dealt with as part of the outline planning application. As such, any changes proposed to this element of the scheme would need to be dealt with as amendments to the outline application. Notwithstanding this, the Council's Highways Officer raised no objections to the approved roundabout layout at the time.

CONCLUSIONS AND RECOMMENDATION

No change to recommendation, other than amendments to conditions to account for the fact that a few of the submitted plans & statements need to be updated to reflect the very latest minor changes, for completeness.

A verbal update will be provided to committee if any of these further conditions are no longer required in the event that either a consultee advises updates are not required or acceptable updated versions are received in the intervening period.

APPROVE subject to the following conditions

- 1. In accordance with outline permission**
- 2. In accordance with approved plans**
- 3. Updated facing (walls and windows) and roofing materials – Prior submission/approval**
- 4. Updated AIA – Prior submission/approval**
- 5. Updated Tree protection – Prior submission/approval**
- 6. Updated landscape scheme to require revised hard surfacing materials specification – Prior submission/approval**
- 7. Landscape - Implementation**
- 8. Noise Impact Assessment Mitigation - Implementation**
- 9. No lighting should be used during construction of the drainage works on Sudlow Lane**
- 10. Hedgerow planting – Implementation**
- 11. Habitat Landscape Management Plan – Implementation**
- 12. Ecology enhancement strategy/plan – Implementation**

13. No surface water shall discharge to the existing public sewerage system either directly or indirectly in accordance with the submitted information
14. Football Pitch Installation and Maintenance Strategy (v2) – Implementation & submission/approval of a final inspection by sports turf agronomist prior to first use
15. Updated existing and proposed spot levels and finished slab levels – Prior submission/approval

In order to give proper effect to the Strategic Planning Board's intent and without changing the substance of its decision, authority is delegated to the Acting Head of Planning in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

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