

# Northern Planning Committee

## Update

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**Date:** Wednesday, 9th September, 2020

**Time:** 10.00 am

**Venue:** Virtual Meeting

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

**Planning Update** (Pages 3 - 6)

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Please contact Sarah Baxter on 01270 686462  
E-Mail: [sarah.baxter@cheshireeast.gov.uk](mailto: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 – 9<sup>th</sup> September 2020**

**UPDATE TO AGENDA**

**APPLICATION NO.**

19/3218M

**LOCATION**

Cypress House, South Acre Drive, Handforth

**UPDATE PREPARED**

07 September 2020

**KEY ISSUES**

**Trees**

Policy SE 5 of the CELPS outlines that development proposals which will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands (including veteran trees or ancient semi-natural woodland), that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area, will not normally be permitted, except where there are clear overriding reasons for allowing the development and there are no suitable alternatives.

There is a significant group of trees located on and adjacent to the western boundary of the site. The rooting environment of these trees are currently heavily compacted due to the current car park which serves the Bulls Head and this application proposes further areas of car parking and compaction within the application site.

The submitted Arbicultural Impact Assessment recognises encroachment into the root protection area (RPA) of trees and suggests that the surfacing can be implemented without a long term detriment to tree health (subject to detail agreed by planning condition). The new car park area will be formed using a “no-dig” construction with a permeable wearing course. Additionally, there is no significant change in levels proposed within the RPA of retained trees.

Concerns were previously raised regarding the position of a proposed sub station within RPA of trees T20/T21, but this has now been removed from the proposal eliminating this concern.

Where possible existing services will be utilised and any new services placed outside the RPA of trees. It is proposed that if new services must be installed within RPAs a trenchless installation would be preferred and carried out in accordance with the guideline provided in the supporting method statement, which is considered to be acceptable and can be dealt with by condition.

Some shading of properties is likely to occur, however this is not considered to be such a significant issue to justify the refusal of planning permission. The Council's Forestry officer advises that given that the proposed footprint is slightly more favourable to trees than the existing, this matter cannot be given substantial weight. It is also noted that existing trees are currently not protected by a TPO and given the site conditions and relationship to existing infrastructure, their formal protection would be difficult to defend over the long term. Notwithstanding this, their group collective value when viewed from Wilmslow Road presents a moderate contribution to the setting within the immediate area and this should be reflected in ensuring the retention of the trees within the development and enhancement with additional planting as part of any landscape proposals.

A condition is recommended requiring the development to be carried out in accordance with the submitted Arboricultural Assessment and Method Statement and Tree Protection Plan. Subject to this condition, and the previously recommended landscape conditions, the proposal will comply with policy SE5 of the CELPS

### **Points of clarification from original report**

#### *Representations*

There is an error in the Representations section on p25 of the agenda. The comments received in representation are not all objections as described in the report. 7 letters of support and 22 letters of objection were received. Four of the last 5 bullet points listed on p25 were comments received in support of the application.

#### *Noise*

Noise is considered at the top of p33. Environmental Health originally noted that insufficient information had been submitted relating to the impact of transportation noise upon the development. Following further discussions with Environmental Health they were satisfied that a condition requiring a noise impact assessment and mitigation to be submitted would be sufficient to address this issue in this location.

#### *Private amenity space*

ANSA noted in their consultation response the private amenity space was limited and very close to Wilmslow Road in some instances. As an apartment block it is not unusual for amenity space for residents to be limited. In this case, some properties have small patios or balconies leading from their living rooms, in addition to a communal outdoor area within the centre of the site. Additional public open space is also available at the corner of Dean Drive and Manchester Road (approximately 300m from the site) to the south, and at Meriton Road Park (approximately 480m from the site) to the north.

### **CONCLUSION**

As in the original report a recommendation of approval made subject to the following additional condition:

24. **Development to be carried out in accordance with the submitted Arboricultural Assessment and Method Statement, and Tree Protection Plan.**

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