

Northern Planning Committee

Updates

Date: Wednesday, 14th September, 2022
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 committee agenda.

6. **21/4669M - Approval of Reserved Matters (layout, landscaping, appearance and scale) following Outline Approval 17/5837M - Outline permission for residential development, with all matters reserved except for means of access off Alderley Road, together with associated infrastructure and open space: Land West Of, Alderley Road, Wilmslow for Ms Siobhan Sweeney, Story Homes Limited**
(Pages 3 - 6)

7. **21/0289M - Redevelopment to provide a new, flexible commercial unit and 14 no. residential dwellings with associated infrastructure and landscaping: Flora Garden Centre, Chelford Road, Henbury SK11 9PG for Mr Jamie Hall, Project Iris D Limited** (Pages 7 - 8)

9. **21/1706M - Change of Use from retail shop (A1) to mixed use comprising a retail shop and café (A1/A3), extending out over private forecourt on the front elevation and rear extension for kitchen together with the erection of extraction equipment to the rear of the building: 67, London Road, Alderley Edge, SK9 7DY for Mr Nurretin Karrakulak, Bramhall Gourmet Ltd** (Pages 9 - 12)

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Northern Planning Committee 14th September 2022

UPDATE TO AGENDA

APPLICATION No.

21/4669M – Approval of Reserved Matters (layout, landscaping, appearance and scale) following Outline Approval 17/5837M - Outline permission for residential development, with all matters reserved except for means of access off Alderley Road, together with associated infrastructure and open space

LOCATION

Land West Of, Alderley Road, Wilmslow

UPDATE PREPARED

8th September 2022

CONSULTATIONS (External to Planning)

ANSA Greenspace (CEC) – Upon review of updated information, advise that there are still some details missing and minor issues with the detail that will need to be addressed. As such, in the event of approval, recommend the following conditions: submission/approval of boundary treatment detail, including proposed gates onto Alderley Road & Fulshaw Park South including maintenance gates; submission/approval of design solutions to discourage anti-social behaviour and the submission/approval of updated detailed design and specifications for the proposed play area.

OFFICER APPRAISAL

Landscaping

Policy SE4 of the CELPS refers to Landscape. The crux of the policy is to conserve the landscape character and quality and where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes. Emerging Policy ENV5 of the SADPD is also a consideration.

As part of the outline approval (17/5837M), a number of landscape related conditions were imposed. These comprised of - that any future reserved matters be accompanied by finished floor levels (Condition 9); the submission/approval of boundary treatment prior to occupation (Condition 15) and that any landscaping plan approved as part of any future reserved matters application shall be implemented in accordance with various 'standard' requirements (Condition 23).

The Council's Landscape Officer has reviewed a revised set of information submitted during the application process.

In response to satisfying the condition requirements on the outline, the application is supported by a finished floor levels plan (Condition 9). This is deemed to be acceptable, and Condition 9 ensures that this detail is secured.

Condition 15 of the outline required the submission/approval of boundary treatment 'prior to the occupation' of any of the hereby approved development. As such, it is not necessary to assess this information at this stage.

Nonetheless, the applicant has submitted this detail with the application. However, the Council's Landscape Officer advises that this detail is still not acceptable as it does not align with more recent landscape proposals submitted and the proposed black and white Cheshire railing detail (a rural highway feature) should be amended to an all-black estate railing with a straight top, rather than curved. As such, this condition remains outstanding at this time and will be subject to a discharge of condition application.

The Council's Landscape Officer advises that further details are also required in relation to retaining walls that will be visible within the streetscene including heights, materials, copings and colours and details of the retaining wall between plots 45 & 46 in relation to the Square are also sought. It is proposed to add this as a new condition in the event of approval.

Condition 23 sets out that a landscaping plan, approved as part of any future reserved matters application, will be implemented in accordance with a set of standard requirements.

In response to the various, updated landscaping detail submitted, the Council's Landscape Officer still seeks further amendments relating to: proposed tree species changes on the eastern boundary and in 3 locations within the site; change in the planting specification for the replacement hedgerow forward of plots 17-20 to a semi-mature native hedge to provide an immediate effect; submission/approval of cross-sections from the shared driveway to the back of the highway footpath to show level changes, planting trench dimensions, planting specification and temporary protective fencing details; that a note should be added to the landscaping plans confirming that any other small gaps in the boundary hedge will be planted with the native mix as detailed in the plant schedule; change in species of proposed hedgerow to frontages of certain plots; replacement of hedgerow in one location within the site to low/medium shrub planting and the addition of climbers to the garden wall of one of the plots. In the event of approval, it is proposed to add a further condition requiring updated landscaping details to secure this detail to an acceptable standard. The subsequent implementation of the agreed detail is controlled by Condition 23 on the outline permission.

The Council's Landscape Officer advises that the hard surfaces plan details are acceptable.

With regards to levels, indicative level details have been submitted. However, the Council's Landscape Officer advises that some of these as shown on the external works drawings are difficult to read and should be simplified to make them more legible and has provided suggestions on how to simplify. As such, in the event of approval, it is proposed that updated levels details be secured by condition so the Council can be satisfied that the level changes sought will be acceptable.

The Council's Landscape Officer advises that a Landscape Management Plan is required for a minimum period of 25 years for the Public Open Space, the play area, and all landscaped areas within the development that are not within private gardens. In the event of approval, it is proposed that this be conditioned.

Due to the suggested changes in levels proposed, the Council's Landscape Officer, in the event of approval, recommends the inclusion of a condition requiring the submission/approval of details of the reservation, storage and re-use of site soils following the DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

Finally, the Council's Landscape Officer recommends the addition of a hedgerow/tree retention condition that requires the replacement of any such features should they be removed without consent, die or become seriously damaged or diseased within 10 years of commencement of development.

Subject to these conditions and the subsequent acceptability of the detail submitted, the proposals are deemed to adhere with the relevant landscape policies of the development plan.

Open Space

The ANSA Open Space Officer has now reviewed the additional open space details that have been submitted and advises that whilst the information provided represents an improvement, there are still details missing. As such, it is proposed to add the following conditions in the event of approval to ensure that acceptable details are secured: submission/approval of gate details onto Alderley Road and Fulshaw Park South, including a maintenance gate access; the submission/approval of details of design solutions to discourage anti-social behaviour and the submission/approval of further updated detailed design and specifications for the proposed play area including; cross-sections, elevations, equipment details, safety fencing, safety surfacing, signage, paths & access & furniture.

Subject to the addition of these conditions the proposals are deemed acceptable in relation to Open Space.

Conclusions

As in the original report, a recommendation of approval is made, subject to amended conditions to reflect updated comments from ANSA and the Council's landscape officer.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1. In accordance with Outline**
- 2. Plans**
- 3. Submission/approval of facing and roofing materials**
- 4. Submission/approval of a Construction Management Plan**

- 5. Implementation of Biodiversity Enhancement Strategy**
- 6. Nesting birds**
- 7. Implementation of Tree Protection Plan and Arboricultural Impact Assessment**
- 8. Submission/approval of an updated Arboricultural Method Statement**
- 9. Obscure glazing - various**
- 10. Implementation of Noise Mitigation**
- 11. Submission/approval of updated Landscape details**
- 12. Submission/approval of a Landscape Management Plan**
- 13. Submission/approval of updated levels details**
- 14. Submission/approval of details re: storage and re-use of soil**
- 15. Submission/approval of retaining wall details**
- 16. Tree/Hedgerow retention**
- 17. Submission/approval of boundary gate/pedestrian and maintenance access details**
- 18. Submission/approval of design solutions to discourage anti-social behaviour around the play area**
- 19. Submission/approval of updated detailed design and specifications for the proposed play area**

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) 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

Northern Planning Committee 14th September 2022

UPDATE TO AGENDA

APPLICATION No.

21/0289M – Redevelopment to provide a new, flexible commercial unit and 14 no. residential dwellings with associated infrastructure and landscaping

LOCATION

Flora Garden Centre, Chelford Road, Henbury, SK11 9PG

UPDATE PREPARED

8th September 2022

OFFICER APPRAISAL

Procedural Matters

Within the Procedural Matters section of the Committee Report (on page 103 of the agenda), it was stated that *‘The scale of the proposed development falls short of it needing to be determined by planning committee and the application is not subject to a ‘called in’ request.’*

This was included in the report in error. Since this comment was made, it was subsequently identified that due to its scale, the site does need to be referred to Northern Planning Committee for consideration.

Conclusions

No change to recommendation.

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NORTHERN PLANNING COMMITTEE – 14th September 2022

UPDATE TO AGENDA

APPLICATION NO.

21/1706M

LOCATION

67 London Road, Alderley Edge, SK9 7DY

UPDATE PREPARED

12th September 2022

CONSULTATIONS

Environmental Protection – Following receipt of noise and odour reports recommend conditions relating to noise mitigation and odour control.

OFFICER APPRAISAL

Amenity

As noted in the original report CELPS Policy SE1 states that development should ensure an appropriate level of privacy for new and existing residential properties. MBLP Policy DC3 states that development proposals should not significantly injure the amenities of adjoining or nearby residential properties through matter including loss of privacy, overbearing effect, loss of sunlight/daylight, noise, vibration, smells, fumes, environmental pollution and traffic, access and parking. MBLP Policy DC38 sets out guidelines of space between buildings, and policy DC14 states that development may be permitted provided that the effects of noise can be mitigated by soundproofing measures. Policy AE8 of the AENP states that proposals for new development and changes of use which require planning consent, should consider community safety and protect the amenity, health and wellbeing of local residents both during the daytime and in the evenings. Draft policies HOU10 and HOU11 of the emerging SADPD are also relevant and reflect the policy objectives outlines above. Draft Policy RET5 of the SADPD also seeks to protect the character of the area and the amenities of residential occupiers.

The proposed single-storey extension to the rear retains over 25 metres to the rear of the properties on The Avenue, which complies with the distance guidelines set out in the policies above. The front extension faces towards other commercial properties and therefore raises no significant concerns in terms of its impact upon living conditions of neighbours.

As a mixed retail and café use the proposal does have the potential to create noise and odour, which could adversely affect the living conditions of

neighbouring properties. This concern was highlighted by the Council's Environmental Protection team who stated that an odour report and a noise report were required to accompany the application to demonstrate whether there would be any adverse impact upon the living conditions of local residents. Following the submission of a noise report and odour Environmental Protection were re-consulted on the proposals.

In terms of the noise report, the impact of the noise from the kitchen extract flue and two condenser units and activity noise from the external seating area on the proposed development has been assessed in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound, which Environmental Protection advise is an agreed methodology for the assessment of the noise source.

The report's methodology, conclusion and recommendations are accepted by Environmental Protection, who advise that subject to the development being carried out in accordance with the mitigation identified in the report, in terms of the equipment to be used within the proposal (including silencer units), the proposed development raises no significant noise concerns. An appropriate condition is therefore recommended to secure the mitigation.

With regard to odour, residential / commercial properties in close proximity to the application site could be adversely affected by odour in the absence of any mitigation.

A scheme of odour abatement / control / mitigation has now been submitted with the application (Azymuth Acoustics UK, REF: AA0432, 5th August 2022) which has been designed to ensure that odours associated with the use of the development do not cause a significant loss of amenity to occupiers of properties within the locality. This includes the use of a baffle filter, then a fine filter, then a carbon filter system installed as part of the odour abatement proposals, which Environmental Protection are satisfied with, subject to a condition requiring its implementation.

The noise and odour reports have now addressed the previous concerns raised by Environmental Protection. Subject to conditions securing the mitigation detailed within the noise and odour reports submitted by the applicant, the proposal is not considered to result in any significant adverse impact upon the living conditions of neighbouring properties. The proposal therefore complies with policies SE1 of the CELPS, DC3, DC14 and DC38 of the MBLP, AE8 of the AENP, and draft policies HOU10, HOU11 and RET5 of the emerging SADPD.

Emerging Policy

It should also be noted that the original report omitted reference to the Revised Publication Draft SADPD which was submitted to the Secretary of State on 29 April 2021. Following the examination hearings and report from the Inspector, Main Modifications were published for consultation between 19 April 2022 and 31 May 2022. The Council has recently published its report of

consultation and the Inspector will take the representations into account in preparing his Examination report, which will be issued to the council in due course. The following policies are considered to carry moderate weight in the assessment of the application:

PG9 - Settlement Boundaries,

GEN1 - Design principles,

HER1 - Heritage assets,

HOU10 – Amenity

HOU11 – Residential Standards,

RET1 – Retail Hierachy

RET5 – Restaurants, cafes, pubs and hot food take

Whilst relevant to the current proposal, these draft policies do not alter the assessment within the original report, or this update unless otherwise stated.

CONCLUSION

As in the original report a recommendation of approval is made subject to additional conditions relating to noise and odour mitigation.

Additional conditions:

1. Odour control scheme to be implemented
2. Noise mitigation to be implemented and maintained

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