

# Northern Planning Committee

## Updates

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**Date:** Wednesday, 13th March, 2024  
**Time:** 10.00 am  
**Venue:** The Capesthorpe Room - Town Hall, Macclesfield SK10 1EA

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

5. **23/4024M - Land Adjoining Jenny Heyes, HEYES LANE, ALDERLEY EDGE, SK9 7LH: Permission in principle (Stage 1) for an affordable housing exception site and associated works for Mrs A Wood (Pages 3 - 4)**
  
6. **23/3385M - Land adjacent to 17, AVONSIDE WAY, MACCLESFIELD, SK11 8BY: Proposed new dwelling, formation of a new driveway and landscaping for Mr Jon Wynne (Pages 5 - 6)**

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**NORTHERN PLANNING COMMITTEE – 13 March 2024**

**UPDATE TO AGENDA**

**APPLICATION NO.**

23/4024M

**LOCATION**

LAND ADJOINING JENNY HEYES, HEYES LANE, ALDERLEY EDGE, SK9 7LH

**UPDATE PREPARED**

13 MARCH 2024

**KEY ISSUES**

**Flood risk and Revised plans**

Following the preparation of the Committee report the applicant submitted a revised indicative site plan which demonstrates how the site could be laid out to avoid flood zones 2 and 3 which are shown as hatched and dashed lines on the revised indicative site plan.

The views of the Environment Agency were sought but no response has been received to date.

**Housing data**

Additional information has been collated regarding the affordable housing need of Wilmslow. The Council housing officer confirms there is clear need for affordable rental and intermediate housing in Wilmslow.

Although only rental information has been provided below, it is understood that a high level of demand also exists for intermediate housing although the data has not yet been compiled. Figures have been shown below for Alderley Edge also.

Figures show February 2024 figures for applicants in bands in bands A-C (which are the highest need) and have local connection to Cheshire East.

Numbers for Wilmslow show:

1 bed – 48

2 bed – 29

3 bed – 32

4 bed - 10

4+ bed – 7

Alderley Edge numbers show:

1 bed – 15

2 bed - 7

3 bed – 14

4 bed - 3

4+ bed – 2

## **APPRAISAL**

At this stage of the permission in principle process only location, land use and amount of development can be considered. As detailed within the committee report, and now within the amended site plan, the site could be laid out within flood zone 1 and avoid development within flood zones 2 and 3 and therefore would pass the sequential test. A flood risk assessment and detailed drainage information would form part of the technical details consent.

Housing figures clearly show a demand for affordable housing for both Wilmslow and Alderley Edge.

## **CONCLUSION**

As in the original report a recommendation of approval is made.

**NORTHERN PLANNING COMMITTEE – 13 March 2024**

**UPDATE TO AGENDA**

**APPLICATION NO.**

23/3385M

**LOCATION**

Land adjacent to 17, AVONSIDE WAY, MACCLESFIELD, SK11 8BY

**UPDATE PREPARED**

06 March 2024

**KEY ISSUES**

Following the preparation of the Committee report, revised plans have been received clarifying solar panel projection (to be flush), parking provision and providing a clear view of the proposed front elevation (omitting the proposed fence). The revised plans are detailed below.

**Revised Plans**

Proposed site plan A\_L\_01\_10 rev 5

Proposed ground floor plan A\_L\_02\_11 rev 5

Proposed roof plan A\_L\_02\_14 rev 5

Proposed north elevation A\_L\_03\_10 rev 3

Proposed south elevation A\_L\_03\_12 rev 3

Received by the local planning authority 05/03/24

**APPRAISAL**

The revised plans are acceptable and do not alter the assessment of the application within the original report.

It has also been noted that the application form details that the proposed dwelling would be a self-build / custom build dwelling, which is a form of development which is supported by national planning policy and Policy HOU 3 of the SADPD.

**CONCLUSION**

As in the original report a recommendation of approval is made.

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