

Northern Planning Committee

Updates

Date: Wednesday, 22nd February, 2012
Time: 2.00 pm
Venue: Meeting Room, Macclesfield Library, Jordangate, Macclesfield

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

- a) **Planning Updates** (Pages 1 - 6)

Please contact Julie Zientek on 01270 686466
E-Mail: julie.zientek@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 UPDATE – 22nd February 2012

APPLICATION NO: 11/4495M

PROPOSAL: Proposed swing studio, outdoor practice area, car parking and associated development

ADDRESS: Wilmslow Golf Club, Warford Lane, Great Warford, WA16 7AY

UPDATE PREPARED: 20th February 2012

Views of the Strategic Highways and Transportation Manager

It is proposed to construct a practice area within the golf club and also provide 20 car parking spaces. Given that Wilmslow golf club is accessed from Foden Lane which is narrow rural lane and not suited to high levels of traffic, it is important that the levels of new traffic generation is restrained. It is understood that the use of the new facility will be restricted to existing club members and not open to the general public, this will restrict the traffic movements to the site.

There are no changes proposed to the existing access point and although visibility is reduced to the right the approach speeds are considerably lower than the speed limit. As the access will not be materially intensified by the proposals the existing access layout is considered acceptable. There are no issues raised as regards the provision of the 20 space internal car park.

No highway objections are raised.

Condition:

The use of the practice and swing facility shall be restricted to existing club members and guests.

Planning Officer Comments

The Highways Officer does not object to the proposal and although visibility to the right does not meet the necessary distance, traffic speeds are low due to the narrow nature of the road. There is an existing tree at the access that restricts the visibility however this is a valuable specimen and its retention is desirable. The Highway's Officer has requested a condition restricting the facility to club members and guests. This condition has already been suggested in the Officer report and is considered necessary for these highways reasons as well.

The recommendation remains unchanged.

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NORTHERN PLANNING COMMITTEE – 22ND FEBRAURY 2012

UPDATE TO AGENDA

APPLICATION NO.

11/4367m

LOCATION

WILMSLOW GARDEN CENTRE, MANCHESTER ROAD, WILMSLOW, SK9 2JN

UPDATE PREPARED

20th February 2012

ADDITIONAL INFORMATION

The total overall floor space was reduced during the course of the Application. The correct floor space is proposed is 3,771 m² (having been reduced during the course of the application from 3831 m²)

FURTHER REVISIONS

Since the report was published, the Applicant has sought to submit further information to address the conditions that have been recommended which would require the Applicant to provide information prior to the commencement of the development. The Applicant seeks to provide this information at this stage.

To this end, a satisfactory construction method statement and waste audit have been received.

However, it has become apparent that details of lighting that exists around the site's existing car park will be altered as part of the proposals and to this end the Applicant has requested this matter be dealt with by planning condition

The Applicant has also noted Member's questions at the Committee Site Visit and revised the rear and side facing elevation of the ancillary restaurant/coffee shop associated with the Garden Centre. The changes comprise

- Removal of the bin store next to the restaurant (waste will be stored internally and removed to the bin store within the service yard at the end of every day).
- All windows, doors, condensers and extraction equipment have been removed from the restaurant wall which faces the bungalow at 145 Manchester Road.

- The existing terrace to the side of the restaurant has been removed from the plans and will not be retained on site.
- Screen off a proposed door on the eastern side of the restaurant (which has been relocated from the rear) with a timber screen (to be finished in the same timber material as the restaurant building).

RECOMMENDATION

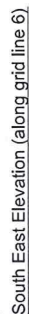
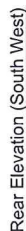
Approve subject to the following amended conditions on p43 of the committee report :

9. Development to be undertaken in full accordance with construction method statement received 15.2.2012
13. Development to be undertaken in full accordance with waste audit received 14.2.2012

The following additional condition is recommended -

15. Prior to the first use of the development hereby approved a fully detailed lighting scheme shall be submitted to and approved by the Local Planning Authority. Thereafter the lighting shall be erected in full accordance with the details as approved

Page 5



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| DRAWING STATUS | PLANNING |
| PROJECT NAME | WILMSLOW GARDEN CENTRE |
| CLIENT | KLONDIKE PROPERTIES LTD |
| TITLE | Proposed Elevations |
| DATE | October 2011 |
| SCALE | 1:150 @ A1 |
| DRAWN BY | PP |
| CHECKED BY | PP |
| DRAWING NO | M15.176.015 |
| REVISION | F |

[illegible]

Pleydell Smithyman

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Proposed Elevations - 1:150

WILMSLOW GARDEN CENTRE



For details of woodland management plan, footpath layout and other details, please refer to the following drawings and documents:

- TTP 2956.001 1 Year Tree & Woodland Management Plan
- TTP 2956.002 Badger Report
- D2956.001 Footpath Layout
- D2956.002 Woodland Compartment Plan
- D2956.003 Badger Report
- D2956.004 Footpath Construction Details

| REV | NOTES | DATE |
|-----|---|------------|
| 1 | Planning amendments, at Planning Officers request | 20/02/2012 |
| 2 | Amendments made to L.P.A.'s | 15/02/2012 |
| 3 | Amendments made to L.P.A.'s | 01/02/2012 |
| 4 | Amendments made to L.P.A.'s | 27/01/2012 |
| 5 | Amendments made to L.P.A.'s | 24/01/2012 |
| 6 | Amendments made to L.P.A.'s | 22/12/2011 |
| 7 | Amendments made to L.P.A.'s | 30/11/2011 |
| 8 | Amendments made to L.P.A.'s | 24/11/2011 |
| 9 | Amendments made to L.P.A.'s | 02/11/2011 |

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|----------------|-------------------------|
| DRAWING STATUS | PLANNING |
| PROJECT | WILMSLOW GARDEN CENTRE |
| CUSTOMER | KLONDIKE PROPERTIES LTD |
| TITLE | Proposed Site Layout |
| DATE | OCT 2011 |
| SCALE | 1:500 P.A1 |
| DRAWN | ND |
| CHECKED | PF |
| DRAWING NO. | M15175012 |
| REVISION | 1 |

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