

Strategic Planning Board

Updates

Date: Wednesday, 29th February, 2012

Time: 10.00 am

Venue: Meeting Room, Macclesfield Library, Jordangate, Macclesfield

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

- a) **Updates** (Pages 1 - 16)

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STRATEGIC PLANNING BOARD 29 FEBRUARY 2012**UPDATE TO AGENDA, PREPARED 28 FEBRUARY 2012****APPLICATION NO:** 11/4110M**LOCATION:** Disley Tissue Ltd, Waterside Road, Disley, Stockport, Cheshire, SK12 2HW**PROPOSAL:** Proposed Paper Manufacturing Building, Extension of Existing Manufacturing Building, Raw Materials Stores, Finished Goods Stores, Offices, Co-generation Plant, Electricity Transformer, Boiler House, Compressor House, Sprinkler Building, Car Parking, Demolition of Some Existing Buildings and Ancillary Works.**POLICY CONSIDERATION**

The main report (p22 and elsewhere) refers to the draft Localism Bill: this has now been enacted and is being brought into effect in stages. For clarification, the presumption in favour of sustainable forms of development is contained in the draft NPPF rather than the Localism Act.

PROPOSED MATERIALS

The proposed buildings are to be fabricated in a dark green cladding. The precise colour is to be agreed with the Local Planning Authority.

ADDITIONAL CONSULTATION RESPONSE

Derbyshire County Council (Highways Department) has confirmed that they raise no objection to the proposal. In summary they advise:

“On the basis the site will remain as a single operator end user and the additional floor-space provided by the application proposals are supportive and remain ancillary to existing operations already carried out at the site, it is considered the increase in traffic generated by the additional manufacturing capabilities of this site would not be something this Authority could sustain an objection to, on grounds of traffic generation or highway safety, in this instance”.

ADDITIONAL INFORMATION SUBMITTED BY THE APPLICANT

At the Committee Site Visit, Members questioned the need for 4 chimneys at the height proposed, in response to that, the applicant has provided the following information:

Current Situation with PM1 (the existing paper machine)

There are two chimneys on site, and one exhaust from the paper machine drying hood, authorised under the site's Environmental Permit and monitored

in accordance with Permitted conditions set by the Environment Agency. They are:

- One chimney attached to a boiler house that has not been used recently
- One chimney attached to the main steam raising boiler for PM1, emitting gases of combustion from burning natural gas
- One hood exhaust duct which emits gases of combustion from burning natural gas along with the water evaporated from the paper drying process on the tissue machine. This duct sticks out of the rear of the machine house (north) wall. The majority of the 'steam' seen being emitted from the site comes from the hood exhaust
- The remainder of the 'steam' seen in cold weather is warm or hot, moist air that rises from the papermaking process and escapes from the building and into the atmosphere

Proposed Situation with PM2 (the new paper machine)

The process to dry the paper is similar to that used for PM1 but, because it is more modern, the process includes a cogeneration plant that reduces the energy used by 20% and re-uses the heat from generating electricity by recycling it twice (to evaporate water in the PM2 hood and additionally to raise steam) before the gases of combustion pass into the chimney.

The cogeneration plant will have three chimneys but only one will be used to discharge combustion products and water vapour into the atmosphere under normal conditions. The other two stacks are required for start-up, maintenance and emergency conditions. Additionally, the new installation will reduce the need to use the chimney associated with the existing PM1 steam-raising boiler.

There is also a chimney for a new boiler to replace the existing PM1 boiler and raise steam for both plants when the cogeneration is not running.

When the cogeneration is not running there will be two chimneys in operation for the new plant; one for the hood exhaust (equivalent to the one on the north side of the PM1 machine house) and one for the conventional steam raising boiler (which will then also supply steam for PM1).

Height of Chimneys

The height of the existing chimney is 22m.

A full Air Quality Assessment was undertaken by RPS as part of the Planning Application; this can be read in the Environmental Statement, pages 150 to 189. One of three objectives of the assessment was to assess 'potential air quality effects associated with emissions from the paper mill exhaust stacks at nearby sensitive receptors'. To this end, consideration was taken of the nearby Peak Park, the existing Air Quality Management Area (AQMA) at

Market Street in Disley, the school at Hague Bar and neighbouring properties, amongst a whole range of considerations. A Dispersion Model was used to determine the effects of pollutants from the combustion process, chiefly carbon monoxide and nitrogen dioxide at the aforementioned sensitive locations. In addition, a Stack Height Determination was undertaken to ensure that the pollutants dispersion is at a height to prevent a negative effect on the sensitive receptors.

As part of the Stack Height Determination, a range of stack heights from 20 m to 70 m were tested. It was concluded that a stack height of 29 m was appropriate for the chimneys which operate during start-up, maintenance and emergency conditions while a stack height of 35 m was appropriate for the main chimney which would operate continuously. The air quality effects associated with these stacks was predicted to be negligible at sensitive receptors within and outside of the AQMA. At 29 m and 35 m high, the chimneys won't break the horizon unless standing close to the mill.

Pollution Minimisation Technology

The combustion processes on site use natural gas, so are considered to be clean processes. The cogeneration plant and boiler proposed have pollution control gear to ensure they meet the latest European legislation for combustion plants. There is no technology that we know about that can be fitted to reduce the height of the chimneys.

RECOMMENDATION

Members need to carefully consider the additional information submitted. There is no change to the recommendation of approval, subject to conditions.

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STRATEGIC PLANNING BOARD – 29th February 2012

UPDATE TO AGENDA

APPLICATION NUMBER: 11/1122m

LOCATION: Gawsworth Quarry, Macclesfield

SUMMARY RECOMMENDATION

APPROVE subject to conditions

MAIN ISSUES:

Principle of the Development

Ground Stability

Sustainable Management of Waste

Feasibility of High Level Restoration

Control of Imported Material

Drainage

Noise & Air Quality

Highways and Impacts on Footpaths

Landscape and Visual Amenity

Ecology

Impact on RIGs Designation

Local Amenity

Noise and Air Quality

Concern has been raised from local residents regarding noise and dust impacts of the scheme, particularly associated with the use of the haul road. The main source of noise generation from the scheme is anticipated to be from mobile/fixed plant, and delivery of vehicles. The noise assessment demonstrates that the noise levels generated by the scheme will remain within levels set in MPS2 and will be consistent with those previously consented on the site for quarrying operations. The cumulative noise impacts of both Gawsworth and Rough Hey Quarries operating concurrently have been assessed, and planning conditions can be imposed which would limit noise levels to 48 dB(A) LAeq on the site. This would provide consistency with consented noise levels at Rough Hey, and provide mitigation to any sensitive receptors. There may be a need for occasional use of plant to screen or crush material on site in order to screen out larger particles or for soil blending. The details of such equipment, including its location, predicted noise impacts and details of any mitigation can be secured by planning condition in advance of its proposed use to ensure noise levels do not exceed 45db LAeq 1hr at any noise sensitive receptor, which accords with

relevant Cheshire guidelines and provides adequate protection for closest sensitive receptors. A number of conditions are recommended to control noise levels from temporary works, submission of noise monitoring scheme, and silencing of vehicles to ensure there is no adverse impact on residential amenity associated with noise impacts.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The scheme presents a sustainable means of diverting construction, demolition and excavation waste away from landfill and enables an unstable quarry face to be stabilised and restored to a viable end use. The site has consent for quarrying and the impacts associated with this scheme largely reflect in scale and nature those previously consented.

Impacts associated with highways, amenity issues, contamination, visual impacts and environmental health can be adequately controlled by means of planning conditions. Suitable controls are also in place under other environmental legislation to control the processes and pollution control aspects of the scheme.

The alternative to restoring the site is to continue quarrying activities which prolongs local environmental impacts associated with this land use and leaves the site unrestored in its current state. The scheme not only restores the site to a beneficial end use but also provides value in terms of landscape and ecology. It is considered that all potential environmental impacts can be adequately mitigated and the scheme offers an overall benefit in terms of landscape and ecological enhancement, and in sustainable waste management which accords with the approach of MPS1, PPS10 and PPS9; along with policies of the CRMLP and CRWLP.

RECOMMENDATIONS

APPROVE subject to entering into a Section 106 agreement to secure:

- 1. a 10 year extended landscape and nature conservation management scheme;**
- 2. restriction on HGV movements associated with the scheme to an average of 300 movements a day in total in the event that both Gawsworth and Rough Hey Quarries are worked concurrently;**

and subject to the following conditions:-

**Duration and sequence of working
Phased restoration
Hours of operation
Control over type of material imported
Highway vehicle movements**

Control over noise and dust

Plant and machinery

Pollution control

Drainage scheme

Protection of footpath

Protection of trees

Soil storage and handling

Site maintenance

Submission of detailed landscape and nature conservation management plan

Establishment of a Liaison Committee

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STRATEGIC PLANNING BOARD –29TH FEBRAURY 2012

UPDATE TO AGENDA

APPLICATION NO.

11/3737C

LOCATION

Pace Centre, 36 Wheelock Street, Middlewich, CW10 9AB.

UPDATE PREPARED

28th February 2012

Correspondence

Since the report was published, the Council has received an update from an electronic petition, showing that it now had 45 signatories.

A letter of objection has also been received from Fiona Bruce MP, who considers that the development would substantially change the dynamic of the town and impact on the viability of the town centre.

A further objection has been received questioning the exact height of the building. It also raises concerns about the public real area being north facing, and the likelihood of discolouration due to moss and slime. It questions where the market stall could be sited and litter generated by Tesco. Pedestrian safety is also a concern at the entrance to the service yard.

Ecology

In the report it was stated that a survey to establish the presence of roosting bats in the trees on the site, was required prior to determination. This information has now been provided and checked by the Nature Conservation Officer, who is now satisfied that the trees on site are not reasonably likely to support bats.

Highways

The report recommended that the application should be approved subject to the completion of a s106 Agreement securing £100,000 for the provision of public realm works on Wheelock Street. Following discussions with the Strategic Highways Manager, it has now been agreed that this can be secured and provided by Tesco through the s278 Agreement for the site under the Highways Act 1980.

Town Council

The comments of the Town Council referred to the importance of conditions on the previous approval. These relate to the off site habitat enhancement proposals, the replacement pond, implementation of a programme of

archaeological work, off site highway works and delivery hours. These conditions are also recommended for this application.

RECOMMENDATION

Approve subject to the conditions proposed in the report.

STRATEGIC PLANNING BOARD –29TH FEBRAURY 2012

UPDATE TO AGENDA

APPLICATION NO.

11/4471C

LOCATION

Pace Centre, 36 Wheelock Street, Middlewich, CW10 9AB.

UPDATE PREPARED

28th February 2012

Correspondence

Since the report was published, the Council has received an update from an electronic petition, showing that it now had 45 signatories.

A letter of objection has also been received from Fiona Bruce MP, who considers that the development would substantially change the dynamic of the town and impact on the viability of the town centre.

A further objection has been received questioning the exact height of the building. It also raises concerns about the public real area being north facing, and the likelihood of discolouration due to moss and slime. It questions where the market stall could be sited and litter generated by Tesco. Pedestrian safety is also a concern at the entrance to the service yard.

One additional objection has been received expressing several concerns about the impact of the development on the highways in the area in terms of traffic generation and highway safety.

Ecology

In the report it was stated that a survey to establish the presence of roosting bats in the trees on the site, was required prior to determination. This information has now been provided and checked by the Nature Conservation Officer, who is now satisfied that the trees on site are not reasonably likely to support bats.

Highways

Following discussions with the Strategic Highways Manager, it has been agreed that off site highway works can be secured and provided by Tesco through the s278 Agreement for the site under the Highways Act 1980.

Town Council

The comments of the Town Council referred to the importance of conditions on the previous approval. These relate to the off site habitat enhancement

proposals, the replacement pond, implementation of a programme of archaeological work, off site highway works and delivery hours. This application is recommended for refusal. However, should members be minded to approve the application, these conditions would be recommended.

RECOMMENDATION

Refuse for the reasons listed in the report.

Application No: 11/4545C
Location: LAND OFF THE GREEN, MIDDLEWICH, CHESHIRE, CW10 0EB
Proposal: Residential Development Comprising 63 Dwellings (Including 30% Affordable Housing) and Associated Highways, Landscaping and Public Open Space
Applicant: Muller Property Group and Persimmon Home
Expiry Date: 22-Mar-2012

UPDATE 28TH FEBRUARY 2012

ADDITIONAL CONSULTATION RESPONSES

The Environment Agency

Based on the revised information regarding Calculated Greenfield Runoff the Environment Agency can now withdraw its objection to the above planning application. However, request that any approval includes the following planning conditions as set out below.

- Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The total surface water run-off rate shall be limited to 7 l/s/ha and on site attenuation storage provided. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- The scheme shall also include:
 - *details of volumetric run-off control as per CIRIA SUDS Manual C697 with the rate set at Q_{bar} if no infiltration is provided.*
 - *details of exceedence event up to a 1 in 100 year including climate change allowance*
 - *details of how the scheme shall be maintained and managed after completion*
- The development hereby permitted shall not be commenced until such time as a scheme to manage the risk of flooding from overland flow of surface water has been submitted to and approved in writing by the local planning authority.

Highways

- There is an extant permission for a similar size housing development at this location, which could be implemented subject to a 106 agreement being signed. Therefore highways cannot justify a developer contribution towards more sustainable modes of transport.
- In view of this the highways authority has worked with the developer to get a good level of internal road and footway design incorporated into the development and an access with improved footway connections.

- Providing that the internal layout, access junction with The Green and associated footway works are constructed to CEC specification and under a section 38 agreement, the highways authority has no objections to this proposal.

OFFICER COMMENT

Tree issues

The requested updated information to fully evaluate the impact of the current proposal on trees, has been received and the Landscape Officer has raised some concerns about the proximity of proposed plots in the south east corner and the northern boundary to protected trees. Therefore amended plans have been requested to increase the separation between the proposed dwellings and the trees in the south east corner. Also to address the issue with regard to trees to the north of the site, the proposed dwellings need to be pulled forward away from the boundary by approximately 1m to reflect the building line on the approved plan. The developer has agreed to make these amendments and to submit amended plans. However, it is considered that a period of consultation should be carried out. The recommendation has therefore been amended to grant delegated powers to the Development and Building Control Manager to approve the application subject to a period of reconsultation and no new issues being raised.

Highway Matters

In the absence of any objection from the Strategic Highways Manager it is not considered that a refusal on highway safety grounds could be sustained.

Drainage and flood risk

Given that the Environment Agency have now withdrawn their objection it is not considered that a refusal on flood risk grounds could be sustained.

AMENDED RECOMMENDATION

Grant DELEGATED POWERS to the Development and Building Control Manager to APPROVE the application subject to a period of re-consultation on the amended plans and no new issues being raised and:

- **A Section 106 Legal Agreement to Secure:**
 - **19 affordable units split on the basis of 12 affordable rent and 7 intermediate tenure (comprising 4 x 2 bed and 8 x 3 bed for affordable rent and 7 x 3 bed for intermediate tenure) to be made affordable in perpetuity, units to be tenure blind and pepper**

- potted. All units to be provided by occupation of 30th open market unit; Affordable rent to be provided through a Registered Provider
- £21,152.67 for the upgrading of an existing children's play facility at Moss Drive (not be 'time limited')
 - Provision for a management company to maintain the on-site amenity space

And the following conditions

1. Standard
2. Plans
3. First Floor window in east gable of Plot 3 to be obscured glazed
4. Contaminated land investigation
5. Submission and approval of external lighting
6. Hours of construction
7. Details of pile driving operations
8. Submission of details of bin storage
9. Scheme to manage the risk of flooding
10. Scheme to limit surface water runoff
11. Discharge of surface water to mimic that of the existing site
12. Sustainable Urban Drainage System,
13. Site to be drained in accordance with submitted statement. All surface water to go to soakaway / watercourse. Only foul drainage to be connected to sewer
14. Provision of bat and bird nest boxes
15. Retention of important trees
16. Submission of Comprehensive tree protection measures
17. Implementation of Tree protection
18. Timing of the works and details of mitigation measures to ensure that the development would not have a detrimental impact upon breeding birds.
19. Hedgerows to be enhanced by 'gapping up' as part of the landscaping scheme for the site.
20. Development to proceed in accordance with proposed Great Crested Newt mitigation measures
21. Implementation of Landscaping Scheme
22. Submission / approval and implementation of materials
23. Submission / approval and implementation of access construction details
24. Provision of car parking
25. Submission / approval and implementation of revised scheme of Boundary treatment

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Management and Building Control has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

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