

Northern Planning Committee

Updates

Date: Wednesday 28th August 2013
Time: 2.00 pm
Venue: The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

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

Update Reports (Pages 1 - 10)

Update Reports for the following planning applications:

- 13/2210M – Meadow Hey, Bollin Hill, Prestbury
- 13/1259M – Land to the rear of Oak Park, Heyes Lane, Alderley Edge
- 13/2415M – Winlowe, Bank Street, Macclesfield
- 13/2143M – Former Holland Garden Centre, Congleton Road, Gawsowrth
- 13/2402C – The Woodlands, Shady Grove, Alsager

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NORTHERN PLANNING COMMITTEE – 28 AUGUST 2013

UPDATE TO AGENDA

APPLICATION NO: 13/2210M

**LOCATION MEADOW HEY, BOLLIN HILL, PRESTBURY,
SK10 4BS**

UPDATE PREPARED 22 AUGUST 2013

ADDITIONAL CONSULTATION RESPONSES

FORESTRY

A condition is required in respect of the submission of a construction method statement, specifically in respect of level changes within the Root Protection Areas of protected trees.

LANDSCAPE

A revised landscaping plan is required, which provides details in respect of the following:

- Existing and proposed site levels, including additional cross sections, particularly on the southernmost plot in the vicinity of the onsite Oak tree and offsite Birch trees which are protected by a Tree Preservation Order.
- Additional land drainage details including any soakaways.
- Full hard and soft landscape details including construction details and method statements for all works in the vicinity of the protected trees.

This matter can be resolved through the imposition of a number of conditions requiring a revised landscaping scheme including full hard and soft details, implementation of the scheme, levels and earthworks & a drainage scheme to be submitted.

CONCLUSION

The additional consultation responses are duly noted. The conditions recommended are considered to be reasonable and necessary, and should be attached to any approval.

There is no change to the recommendation of approval, subject to the receipt of any further information.

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NORTHERN PLANNING COMMITTEE – 28 August 2013

UPDATE TO AGENDA

APPLICATION NO.

13/1259M

LOCATION

Land to the rear of Oak Park, Heyes Lane, Alderley Edge

UPDATE PREPARED

23 August 2013

KEY ISSUES

As noted in the original report, as mitigation for the loss of the site as open space a financial contribution towards enhancing existing facilities is required. A sum of £40,000 has been agreed with the applicant. This will be used to make improvements, additions and enhancements at the open space facilities at Alderley Park, Heyes Lane allotments and Chorley Hall Playing Fields.

Community Infrastructure Levy (CIL) Regulations

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The commuted sum will be used to enhance existing facilities in other locations in Alderley Edge to compensate for the loss of the application site as existing open space, and to address an identified shortfall in children's play space.

The contribution is necessary to make the development acceptable, directly relates to the development and is fair and reasonable in relation to the scale and kind of the development.

CONCLUSION

As in the original report, a recommendation of approval is made subject to the conditions listed on p.38 of the agenda, and a s106 agreement securing the following heads of terms:

- Financial contribution of £40,000 for off-site provision of public open space for improvements, additions and enhancement of existing public open space facilities at Alderley Park, Heyes Lane allotments and Chorley Hall Playing Fields.

NORTHERN PLANNING COMMITTEE – 28 AUGUST 2013

UPDATE TO AGENDA

APPLICATION NO: 13/2415M

LOCATION WINLOWE, BANK STREET, MACCLESFIELD

UPDATE PREPARED 22 AUGUST 2013

Amended Plan received from agent indicating that the plan has been revised solely to correct a typo within the Accommodation Schedule relating to the split within the 5 person house types B1 and B2.

The overall number of dwellings and ratio of 4 to 5 bed properties remains the same and all other information on this drawing and all other submitted drawings is unaffected.

Comments received from agent in response to comments from the Strategic Highways Manager indicating that the condition suggested is unnecessary as no gated access points are proposed.

The following comments from the Strategic Highways Manager are not included within the consultation section of the report but have been considered within the main body of the report.

Strategic Highways Manager:

The following are considered the key issues to be addressed by this development proposal;

1. Achieving a safe and convenient site access strategy.
2. Internal Road Design
3. Sustainable travel
4. Parking

Access is via two kerbed crossover points wide enough for one vehicle at the point of entry to the development. Additional vehicle manoeuvring space is available within the development to allow for two-way movement in this informal arrangement. Vehicle movements will be low. Limited frontage parking to Bank Street (plot 11) is also provided.

It appears, from submitted drawings, that the proposed gated access will be set back some 7.3m or so from the carriageway edge, although this is not entirely clear. The SHM requires a minimum setback of 6.0m for the gates, with the gates opening into the development, in order that a vehicle can wait off-carriageway whilst the gates open.

Pedestrian access is provided separately from vehicle access.

Internal Road Design

It is considered that the proposed mews type access points provide sufficient space for vehicle manoeuvring.

Sustainable Transport

The site is sustainably located with good access to local facilities and public transport.

Parking

The proposal for 28 car parking spaces for 15 affordable dwellings in this sustainable location is acceptable and sufficient manoeuvring room is available.

Conclusion

The Strategic Highways Manager has no objection to this development proposal which replaces existing dwellings on this site. In the interests of highway safety and traffic movement we propose the following condition:

1. Any gated vehicular access is to have the gate set back a minimum of 6.0m and open inwards towards the development and that the Applicant, prior to first development, will provide such a layout plan to be agreed as suitable to the satisfaction of the SHM.

OFFICER APPRAISAL

The amended plans so not alter the assessment of the proposals and do not require re-consultation.

The comments from the Strategic Highways Manager have already been considered as part of the report.

The comments from the agent are duly noted however it is considered appropriate to retain condition 5 as proposed to ensure that if gates are added in the future, they do not have an adverse impact upon highway safety.

NORTHERN PLANNING COMMITTEE UPDATE – 28th August 2013

APPLICATION NO: 13/2143M

PROPOSAL: Variation of condition (restriction of caravans for holiday occupation only) and 4 (restriction of occupation of caravans during any year) of approval 10/1711M to provide on-site staff accommodation.

ADDRESS: Former Hollands Garden Centre, Congleton Road, Gawsworth, Cheshire, SK11 9JB

APPLICANT: Tony Loverage

Views of the Strategic Highways and Transportation Manager:

The Strategic Highways Manager and Transportation Manager does not have any objections to the proposal.

Officer comments:

No new issues have been raised since the writing of the committee report. The recommendation therefore remains unchanged.

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NORTHERN PLANNING COMMITTEE UPDATE – 28th AUGUST 2013

APPLICATION NO: 13/2402C

PROPOSAL: Proposed conversion and extension of former public house into 12 residential apartments

ADDRESS: THE WOODLANDS, SHADY GROVE, ALSAGER, STOKE-ON-TRENT, CHESHIRE, ST7 2NH

APPLICANT: Punch Taverns Limited

Officer Comments

Open Space

The Council's Greenspaces Section has confirmed that in this instance, there is no requirement for this development to provide any financial contributions towards public open space and children's play space. As such, there is no change to the recommendation on page 95 of the Agenda Reports Pack.

RECOMMENDATION

No change to the recommendation.

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