



Northern Planning Committee

Updates

Date: Wednesday, 11th June, 2014
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.

Planning Updates (Pages 1 - 6)

Please contact Sarah Baxter on 01270 686462
E-Mail: sarah.baxter@cheshireeast.gov.uk with any apologies, requests for further information or to arrange to speak at the meeting

This page is intentionally left blank

NORTHERN PLANNING COMMITTEE UPDATE – 11th June 2014

APPLICATION NO: 14/1693M

PROPOSAL: Redevelopment of existing petrol filling station to include new sales building, canopy, fuel pumps, storage tanks, car parking spaces, minor boundary treatments and ancillary rearrangements to forecourt, and removal of car wash.

ADDRESS: Wilmslow Service Station, Parsonage Green, Wilmslow, Cheshire, SK9 1HT.

UPDATE PREPARED: 9th June 2014

Consultation Replies

Since the preparation of the committee report an amended drawing has been received to demonstrate the autotracking movements through the site (plan numbered: 10195-22-REV D). This plan is to be read in conjunction with plan number: 10195-22-REV C. Formal comments from the Strategic Highways Manager have not yet been received. However, no objections are anticipated and formal comments will be communicated verbally at the committee meeting.

A recommended condition requested the submission of a remediation strategy to be submitted and agreed by the Local planning Authority. A remediation strategy has been submitted; however no comments have yet been received from Environmental Protection. Comments will be communicated verbally at the committee meeting.

The submitted Planning Statement incorrectly states that the development would represent an increase in net retail space of 145m². This has been repeated in the case officer's report to Members. As a point of clarification it is advised that the development would represent an increase in the net retail floor space of 75m².

Recommendation

The recommendation remains unchanged. The application is recommended for approval subject the Strategic Highways Manager's approval of the revised plan.

This page is intentionally left blank

NORTHERN PLANNING COMMITTEE 11th June 2014

UPDATE TO AGENDA, PREPARED 6TH June 2014

APPLICATION NO: 14/1687M

LOCATION: ST ALBANS RC PRIMARY SCHOOL, PRIORY LANE,
MACCLESFIELD, CHESHIRE, SK10 3HJ

PROPOSAL: IMPROVE THE SECURITY FENCING FOR THE SCHOOL
BOUNDARY OF THE SCHOOL

ADDITIONAL CONSULTATION RESPONSE

The occupants of neighbouring properties have been re consulted on the revised plans. The last date for comments expires on the 17th June 2014.

No representations have been received at the time of writing.

EXTERNAL CONSULTES

No comments have been received from Sport England and Cheshire Police.

RECOMMENDATION

Due to the publicity date expiring after the Committee Meeting it is recommended that this application is delegated to The Head of Strategic and Environmental Planning for Approval subject to:-

- Any outstanding responses from neighbouring properties;
- Response from the Police and Sports England; and
- Recommended conditions

This page is intentionally left blank

NORTHERN PLANNING COMMITTEE 11th June 2014

UPDATE TO AGENDA, PREPARED 6TH June 2014

APPLICATION NO: 14/1687M

LOCATION: BRYBOUR LODGE KENNELS, ALTRINCHAM ROAD, WILMSLOW, SK9 4LY

PROPOSAL: Conversion to form office accommodation, amendments to approval 13/2906M Redevelopment of site from kennels to office accommodation

SCALE

Revised plans illustrating that the height of the proposed building is to be as previously approved have been submitted. The proposed development will have no greater impact upon the openness of the Green Belt. The proposed development is therefore considered to satisfy Chapter 9 of the National Planning Policy Framework.

ADDITIONAL CONSULTATION RESPONSE

The occupants of neighbouring properties have been re consulted on the revised plans . The last date for comments expires on the 13th June 2014. No representation have been received at the time of writing.

HIGHWAYS

The Council's Strategic Highways and Transportation Manager advises that when having regard The Council's Draft Parking Standards 1 space per 30 sqm is required for office accommodation. If this is to be applied to this particular development, then the recommended amount of spaces for the proposed development would equate to 32 spaces. The standards provided are considered to be a maximum amount and lower provision may be afforded depending on the site accessibility to encourage sustainable forms of transport. Whilst the site is not considered to be with an easily accessible location it was accepted during the determination of application 13/2906M would be more appropriate having regard to the proposed use and its location.

The current application seeks to provide 25 spaces it is therefore advised that a similar condition as set within application 13/2906M be applied to ensure no less than 29 spaces be provided at this site.

This application seeks to make no alterations to the office floorspace previously approved under application 13/2906M. The access is considered to acceptable. The Councils Strategic Highways and Transportation Manager raises no objections subject to the above mentioned condition

RECOMMENDATION

Due to the publicity date expiring after the Committee Meeting it is recommended that this application is delegated to The Head of Strategic and Environmental Planning for Approval subject to:-

- Any outstanding responses from neighbouring properties
- Recommended conditions