

Strategic Planning Board

Agenda

Date:	Wednesday, 20th June, 2012
Time:	10.30 am
Venue:	The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

Members of the public are requested to check the Council's website the week the Strategic Planning Board is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. Apologies for Absence

To receive any apologies for absence

a) Planning Updates (Pages 1 - 14)

2. Declarations of Interest

To provide an opportunity for Members and Officers to declare any personal and/or prejudicial interests and for Members to declare if they have pre-determined any item on the agenda

3. Minutes of the Previous Meeting (Pages 15 - 24)

To approve the minutes of the meeting held on 30 May 2012 as a correct record

4. Public Speaking

Please Contact: Gaynor Hawthornthwaite on 01270 686467
E-Mail: gaynor.hawthornthwaite@cheshireeast.gov.uk with any apologies or request for further information
Speakingatplanning@cheshireeast.gov.uk to arrange to speak at the meeting

A total period of 5 minutes is allocated for each of the planning applications for the Ward Councillors who are not members of the Strategic Planning Board.

A period of 3 minutes is allocated for each of the planning applications for the following individual/groups:

- Members who are not members of the Strategic Planning Board and are not the Ward Member
- The relevant Town/Parish Council
- Local Representative Groups/Civic Society
- Objectors
- Supporters
- Applicants

5. **12/1170M - Hope Park Macclesfield Hospital, Prestbury Road, Macclesfield, SK10 3BL: Reserved Matters Application for Appearance and Landscaping of 15no. 2.5 Storey Townhouses in 7 Blocks for Stuart Binks, Keyworker Homes (Macclesfield) Ltd (Pages 25 - 32)**

To consider the above planning application

6. **12/1254M - Macclesfield District Hospital, Victoria Road, Macclesfield, SK10 3BL: Erection of Additional Related Car Parking at Proposed First Floor Deck for East Cheshire NHS Trust (Pages 33 - 40)**

To consider the above application

7. **WITHDRAWN - Woodford Aerodrome Supplementary Planning Document**

To consider a report on the draft Supplementary Planning Document to guide the redevelopment of Woodford aerodrome

STRATEGIC PLANNING BOARD – 20th JUNE 2012**UPDATE TO AGENDA**

APPLICATION NO: 12/1170M

LOCATION: Hope Park, Macclesfield Hospital, Prestbury Road, Macclesfield

UPDATE PREPARED: 18th June 2012

DETAILS OF PROPOSAL

Reserved matters approval is sought for the appearance of fifteen, two and a half storey townhouses in seven blocks and for the associated landscaping.

CONSIDERATIONS

Landscape: No objection subject to conditions

A revised landscaping scheme (drawing 3485.21-Rev A) was submitted to the Local Planning Authority and has been assessed by the Landscape Officer. The revised scheme is considered acceptable and is therefore considered to comply with policies DC8 and DC37 of the Local Plan, however conditions are requested in respect of:

- The paving material for the paths around all the properties and the bin collection area to be submitted for approval prior to construction.
- Full details showing how the stone shield will be mounted and its location within the Public Open Space to be submitted for approval either prior to commencement or within 3 months of the Decision Notice.
- Full details for the new piers, railings and steps on the Victoria Road frontage and in the vicinity of properties 5 & 6. Plus further details and a method statement to show how the mature Holly hedge on the Victoria Road frontage will be protected during construction, including a full specification for the replacement of any dead or damaged hedge shrubs with semi-mature Holly shrubs. This shall be submitted prior to commencement or within 3 months of the Decision Notice.

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that the revised landscaping details are acceptable and subject to additional conditions outlined below, the application is recommended for approval.

Additional Conditions

1. No development involving the use of any facing or roofing materials shall take place until samples of the paving material for the paths

around all the properties and the bin collection areas have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate landscaping of the site having regard to Policy DC8 of the Macclesfield Borough Local Plan 2004.

2. Prior to the commencement of development, full details showing how the stone shield will be mounted and its location within the Public Open Space shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out prior to the occupation of the dwellinghouses hereby approved and in accordance with the approved details.

Reason: To preserve the historic shield that was previously located on a wall within the wider 'Blue Zone' site and to comply with policies BE1 and BE2 of the Macclesfield Borough Local Plan 2004.

3. Prior to the commencement of development:
 - Full details for the new piers, railings and steps on the Victoria Road frontage and in the vicinity of properties 5 & 6; and
 - Further details and a method statement to show how the mature Holly hedge on the Victoria Road frontage will be protected during construction, including a full specification for the replacement of any dead or damaged hedge shrubs with semi-mature Holly shrubs,

shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate landscaping of the site having regard to Policy DC8 of the Macclesfield Borough Local Plan 2004.

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STRATEGIC PLANNING BOARD – 20th JUNE 2012

UPDATE TO AGENDA

APPLICATION NO: 12/1254M

**LOCATION: Macclesfield District Hospital, Victoria Road,
Macclesfield**

UPDATE PREPARED: 18th June 2012

DETAILS OF PROPOSAL

Reserved matters approval is sought for the appearance of the car deck and for the associated landscaping.

CONSIDERATIONS

Forestry: No objection subject to a condition

The Forestry Officer has assessed the additional information that has been submitted in respect of the ramp access to the first floor of the car deck and offers the following comments:

The loss of the two trees which occupy the leading western edge of group G11 is accepted with the tree located closest to the existing car park presenting a particularly weak included fork union, with signs of inherent movement noted. Removal of this tree would have been considered expedient irrespective of development. Six replacement trees have been identified to be incorporated within the proposed planting scheme along the eastern edge of the car park and the existing building. The planting will not be visible from the wider aspects of the site with both the proposed car park and existing building restricting views. This should be considered as part of an overview of the proposed landscape scheme.

The position of tree T1 (within group G12) in relation to the proposed access ramp requires the reduction of the tree's northern crown aspect by 25% in order to provide both free access for construction and accessibility for users. The specified pruning is considered acceptable, and will not significantly detract from the tree's importance within the landscape setting.

The supporting arboricultural documentation identifies the access ramp marginally encroaching within the Root Protection Area (RPA) of tree T1 (within group G12). The tree protection plan identifies an absence of protection, with the report identifying the boundary wall most likely having re-directed the tree roots spreading laterally along the perimeter, and not into the hospital site. No details have been supplied to support this statement, with any restriction on root migration being dependent on the wall's foundation depth. In order to facilitate the upright supports for the ramp, which individually are accepted as being unlikely to have a negative impact on tree

T1, heavy machinery will be required to implement the structure. Precautionary ground protection and fencing will be required to mitigate against any root migration that has developed to the north beyond the wall. This can be dealt with by condition.

The loss of the low value small trees and shrubs associated with group G10 is accepted.

The Forestry Officer therefore raises no objection subject to a condition requiring the submission of a Tree Protection Scheme. The application is therefore considered acceptable from an arboricultural perspective and is considered to comply with policy DC9 of the Local Plan.

Landscape: No objection

A Landscaping Scheme was submitted to the Local Planning Authority that was assessed by the Landscape Officer. She considers that the proposed scheme is acceptable and therefore raises no objection. The proposed development is therefore considered to comply with policy DC8 of the Local Plan.

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that the submitted landscaping details, elevational ramp details and tree information are acceptable. Subject to an additional condition to overcome the Forestry Officer's concerns (as discussed above) the application is recommended for approval.

Additional Condition:

1. (a) Prior to the commencement of development or other operations being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837 (Trees in Relation to Construction 2005: Recommendations), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.
- (b) No operations shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.
- (c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.

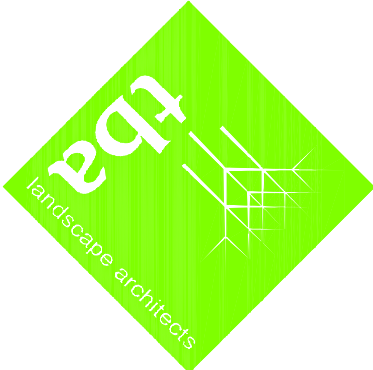
(d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality and in accordance with policy DC9 of the Macclesfield Borough Local Plan 2004.

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Drawn by	Checked by	Date	Rev
DF	DG		



Landscape Architecture
Urban Design
Environmental Planning
1st Floor Building 2
Wheat Business Centre
Lower Wheat Street
Aston, Birmingham
B4 7FB
Tel: 0161-508 3765
E-mail: info@reventidge.co.uk

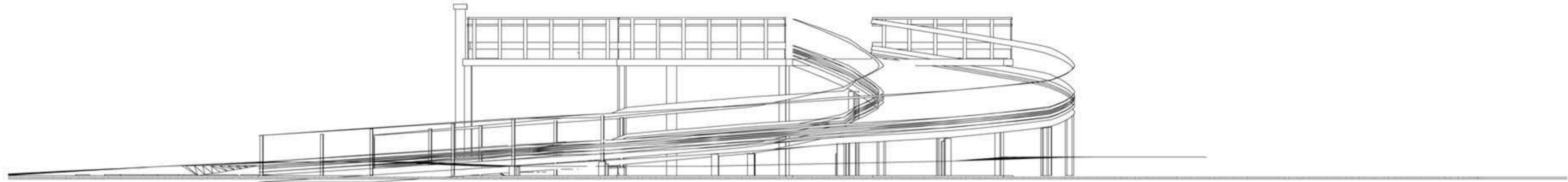
Project
Macclesfield Hospital

Keyworker Homes

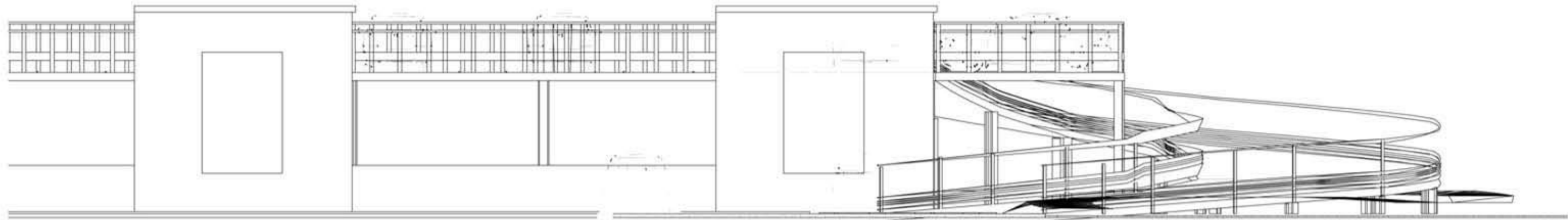
Title
Tree Survey and Tree Protection Plan

Date	Scale(s)	Dwg no	Rev
15.06.12	1:500	3845.22	
Dwn	CHKD	@ A2	
DF	DG		

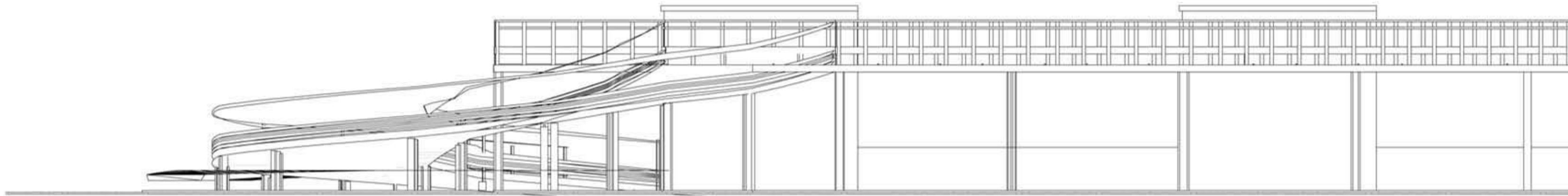
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Elevation from south



Elevation from west



Elevation from east

REVISIONS	
<div><div>Town Farm, 17 Orford Close, Golborne, Warrington, Cheshire, WA3 3WP Tel: 01942 719513 Mob: 07773343802 e-mail: graham.baldwin@bdc.gb.com</div></div>	
Drawing: Car Park Deck - Proposed Eles and Sections	No. MH-KW-RE Rev.
Development: Macclesfield Hospital. Car Park Deck	Scale: 1:100 at A2 Date: 29.02.12 Drawn: ST

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CHECKED CAR PARK EXTENSION			
Date	Scale(s)	Dwg no	Rev
June 12	1:200	3485.20	
OWN	CHKD		
NF	DG		
	@ A1		

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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 30th May, 2012 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor H Davenport (Chairman)
Councillor D Hough (Vice-Chairman)

Councillors C G Thorley, J Hammond, Rachel Bailey, B Murphy, G M Walton,
S Wilkinson and J Wray

Officers

Adrian Fisher, Strategic Planning and Housing Manager
Steve Irvine, Development Management and Building Control Officer
Ben Haywood, Planning Officer
Sue Orrell, Planning Officer
Shelia Dillon, Senior Solicitor
Rachel Graves, Democratic Services Officer

1 APOLOGIES FOR ABSENCE

Apologies were received from Councillors D Brown, P Hoyland and J Jackson.

2 DECLARATIONS OF INTEREST

No declarations of interest were made.

3 MINUTES OF THE PREVIOUS MEETING**RESOLVED:**

That the minutes of the meeting held on 2 May 2012 be confirmed as a correct record and signed by the Chairman, subject to the following amendments:

1. The start time of the meeting be amended to 10.30 am
2. The paragraph in italics after the resolution for application 11/3089N be amended to read
"Note: Councillor D Brickhill, who attended the meeting in order to hear the debate regarding the Notice of Motion – Community Infrastructure Levy, arrived during consideration of this item. As the Item for which he had attended had already been disposed of due

to the variation in the order of business on the agenda, he then left the meeting. “

4 PUBLIC SPEAKING

RESOLVED:

That the public speaking procedure be noted.

- 5 APPLICATION NOW WITHDRAWN - 12/0800C - FORMER TWYFORD BATHROOMS SITE, LAWTON ROAD, ALSAGER, ST7 2DF: FULL PLANNING PERMISSION FOR THE DEMOLITION OF ALL EXISTING BUILDINGS AND THE CONSTRUCTION OF A NEW RETAIL FOODSTORE, PARKING AND CIRCULATION SPACES, FORMATION OF NEW PEDESTRIAN AND VEHICLE ACCESSSES, LANDSCAPING AND ASSOCIATED WORKS FOR SAINSBURY'S SUPERMARKETS LTD & LAGAN ALS**

The Chairman announced that this application had been withdrawn from the agenda prior to the meeting.

- 6 12/1211C - BRIDESTONE SHOPPING CENTRE, VICTORIA STREET, CONGLETON, CW12 1DA: VARIATION TO CONDITIONS 2, 7, 13, 40 AND 41 AND REMOVAL OF CONDITION 10 ATTACHED TO THE REDEVELOPMENT OF THE BRIDESTONE CENTRE (09/1018C) TO ENABLE THE NON-PROVISION OF THE PREVIOUSLY APPROVED HOTEL AND ASSOCIATED EXTERNAL ALTERATIONS FROM THE SCHEME FOR SCARBOROUGH DEVELOPMENTS**

During consideration of the application Councillor Rachel Bailey joined the meeting and in accordance with the Code of Conduct she did not take part in the debate or vote on the application.

The Committee considered a report and a written update regarding the above planning application.

RESOLVED:

That the application be APPROVED subject to:

- a) the completion of a Section 106 agreement to secure the following:

1. Off-site Highway Works

(a) Mill Street Enhancements

That prior to the commencement of development, the agreement shall secure the submission, delivery timeframe and detailed material specification for a scheme for public realm enhancements to Mill Street. The scheme shall be based around the provisions of SAB Plan 11 - DWG no N60749/11 Rev D with alterations to more accurately reflect the alternative design which emerges from the

Town Centre Public Realm Study. The approved scheme shall then be implemented in accordance with an approved timescale

(b) Stonehouse Green

That prior to the commencement of development, a detailed scheme for enhancements to the Stonehouse Green pedestrian route is submitted, approved and implemented in accordance with a detailed timetable to be agreed. That the provision of funding for these works can be alternatively invested into the proposed works to Mill Street as identified at 1(a)

(c) A54/A34 Rood Hill Junction Improvement

Secure a financial contribution prior to the commencement of development of no more than £45,000 towards the upgrade of the junction through replacement of the existing signal controller.

(d) Treatment of Victoria Street

Continuation of the agreed public realm treatment for the proposed Town Square along the length of Victoria Street connecting to Bridge Street in accordance with precise details and timeframe to be agreed.

(e) Provision of new surface level pedestrian crossing island to Market Street in accordance precise design and timeframe to be agreed with the Council.

2. Market Provision

Provision to cover the following: -

a) That prior to the first occupation of the hereby-approved food store, or an alternative timescale as may be agreed in writing by the Local Planning Authority, the applicants purchase and make available for use 36 new pop-up market stalls in accordance with a detailed specification to be agreed in writing by the Council.

b) The applicant to purchase anchor points for any new stalls which are to be laid out in the new public square in a location and arrangement to be agreed in writing with the Council within an agreed timeframe.

c) The applicant to install pop-up sockets (or alternative power point specification) within the new public square in a location and arrangement to be agreed in writing with the Council within a timeframe to be agreed in writing by the Council.

3. New Public Square

Provisions to ensure the following: -

a) That no less than 12 events per annum, where they are agreed with the Town Council and Cheshire East Borough Council, can be held within the proposed public square.

b) To secure installation of facilities for lighting and power for public events within the new square in accordance with details to be agreed within the Council prior to the commencement of development and implemented prior to the first occupation of the food store or other such time as may be agreed in writing by the Local Planning Authority.

c) Ensure public access to the square at all times unless otherwise agreed in writing with the Local Planning Authority (LPA).

d) That prior to the commencement of development, the detailed design, material specification and landscape plan for the proposed public square is agreed in writing with the LPA and fully implemented in accordance with the approved plans prior to the first occupation of the development

4. Restrictions

a) Prevent the erection of shelving and display of advertisements within windows overlooking public realm within the proposed public square and Pedestrian walk way connecting to Mill Street and that a minimum of 75% of the ground floor windows overlooking Mill Street remain un-obscured of shelving, any form of advertisements or other structures.

b) That a café use be incorporated the food store floor space overlooking the public square in accordance with precise details to be agreed in writing with the Council prior to first occupation of the development.

5. Framework Travel Plan

a) To secure submission and implementation of a detailed Travel Plan based around the submitted Framework Travel Plan, to be agreed in writing by the Council with specific provisions and trigger mechanisms for the occupiers of the food store.

b) Secure a financial contribution of £5000 toward monitoring of the Travel Plan, returnable after 5-years should the Council not utilise the funds for monitoring of the agreement.

6. Secure Two Hours Free Parking

7. Public Realm

a) A contribution of £10,000 or 50% (whichever is the lower) to the cost of a Public Realm Design Strategy commissioned by Congleton Town Council.

b) Any cost savings which arise between (i) the actual cost of the off site highways works in paragraph 1 (the Off Street Highways Works) and (ii) the applicant's indicative costings for those works, shall be quantified and paid to the Council to pay for any further works identified in the Public Realm Design Strategy.

b) the following conditions:

- 1 3 Year Time Limit.
- 2 Development in accordance with the approved plans.
- 3 All external facing materials to be submitted and approved prior to the commencement of development and implemented in accordance with the approved details. Design Related Matters
- 4 Development to be constructed with Green Roof, the details of which shall be submitted and approved prior to the commencement.
- 5 Precise design and materials specification of the clock tower submitted and approved prior to the commencement of development.
- 6 Minimum 100mm window reveal depths to the Mill Street Façade unless otherwise agreed in writing by the Local Planning Authority.
- 7 Site levels in accordance with approved drawings
- 8 Environmental Health
- 9 Environment Agency contaminated land condition.
- 10 Further gas monitoring to be undertaken and scheme for gas protection measures submitted and approved prior to commencement of development
- 11 Scheme for noise mitigation to plant and equipment within the development for each phase of development in accordance with BS4142 – hotel deleted.
- 12 Submission of a Construction Environmental Management Plan to cover the following areas: -
 - a) Restriction on hours of demolition, construction and deliveries in accordance with those specified by Environmental Health
 - b) Submission of detailed scheme for measures to mitigate dust
 - c) Details of road sweeper provision during demolition and construction
 - d) Identification of storage and delivery areas within the site
 - e) To prevent materials being burnt on site
- 13 Scheme for ventilation and extraction equipment for the café and restaurant uses, extending to also include kitchen and bakery areas within the proposed hotel and or food store, to be submitted and approved for each phase of development and implemented thereafter.
- 14 Ensure total net retail floorspace with the food store is restricted to 3583m² with a maximum 2480m² net convenience floorspace and a maximum 1013m² net comparison floorspace.
- 15 Restriction within the food store to prevent the inclusion of an in store pharmacy and post-office.
- 16 Restriction on food store opening hours

- 16 Mezzanine floor to be used only as ancillary accommodation as shown on 1SG1 1-005P 'Site Plan at Foodstore level'
- 17 All car parking spaces proposed within the development to be fully available prior to the first use of the hereby-approved development.
- 18 Submission of surface water regulation and drainage strategy prior to the commencement of development and implementation of thereafter.
- 19 Prior to first occupation, precise details of cycle parking facilities to be submitted and approved.
- 20 Site to be drained on a separate system with only foul drainage connected into the existing foul public sewer which crosses the site. Surface water to be discharged into the Howty Brook.
- 21 Relocation of War plaque to a location to be agreed in writing prior to the commencement of development and fully implemented thereafter.
- 22 No development to commence until the temporary market facilities to the Fairground Site have been fully implemented in accordance with approved details unless otherwise agreed in writing with the Local Planning Authority.
- 23 Scheme for detailed archaeological investigation to be submitted and agreed prior to the commencement of development with a mechanism to ensure a mitigation strategy is agreed with the Local Planning Authority where necessary and fully implemented thereafter.
- 24 Prior to commencement of development a scheme for CCTV to be submitted and approved by the Local Planning Authority and fully implemented thereafter.
- 25 Prior to commencement of development a scheme for external lighting for the development site shall be submitted and approved by the Local Planning Authority and fully implemented thereafter. This is to also include town direction signage.
- 26 Prior to commencement of development detailed scheme for lighting and physical security measures for the Princess Street underpass to be submitted and approved by the Local Planning Authority and fully implemented thereafter.
- 27 Prior to commencement of development (excluding demolition and remediation) detailed scheme for security measures to all retail (excluding the food store) and internal market units to be submitted and approved by the by the Local Planning Authority to include details of internal roller shutters, panic and intruder Alarms and CCTV and fully implemented thereafter.
- 28 Prior to commencement of development, precise details of toilets which are available for public use to be submitted and approved in writing by the Local Planning Authority and fully implemented thereafter.
- 29 Detailed Landscape Plan to be submitted
- 30 5-year landscape management condition

- 31 Detailed scheme for implementation of Bat habitat creation/mitigation in accordance with recommendations within the applicants report to be submitted and approved in writing by the Local Planning Authority and fully implemented thereafter
- 32 Standard breeding bird condition
- 33 Submission of a Site Waste Management Plan prior to the commencement of development and fully implemented thereafter
- 34 Restriction to use classes - Restaurant & Café Uses. Excluding café within food store element which is included within the S106 Agreement
- 36 Precise design of gable wall adjoining 19 Mill Street to be submitted, agreed in writing and fully implemented thereafter.
- 37 10% on site renewable, decentralised and or low carbon to be submitted and approved
- 38 Precise details of Shop Mobility and time frame for implementation to be submitted and be agreed.
- 39 Development to not commence prior to a detailed scheme for treatment of the proposed brick panel to elevation L-L (drawing no 3-057 rev a) to be submitted and approved
- 40 Development to not commence prior to a detailed scheme for treatment of the proposed brick panel to elevation N-N (drawing no 3-059 rev a) to be submitted and approved
- 41 Precise design details of the arched pedestrian entrance off Mill Street, half dormers and the clock tower including the clock and roof to be submitted, agreed in writing and fully implemented thereafter.

- c) Authority be delegated to the Development Management and Building Control Manager, in consultation with the Chairman of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution between approval of the minutes and issue of the decision notice.

7 11/4549N - ROPE LANE, SHAVINGTON

The Board considered a report which sought to withdraw two of the four reasons for refusal relating to outline planning application 11/4549N for up to 80 dwellings including access land off Rope Lane, Shavington.

At its meeting on 21 March 2012 the Board had resolved to refuse the application for the following reasons:

- 1 *Whilst it is acknowledged that the Council does not currently have a five year housing land supply and that, accordingly, in the light of the advice contained in PPS3 it should consider favourably suitable planning applications for housing, the current proposal is not considered to be "suitable" as it would undermine the spatial vision for the area, wider policy objectives and the strategic function of the*

Green Gap in that it would result in the erosion of the physical gap between the built up areas of Shavington and Crewe. The proposal is therefore contrary to Policies NE.2 and NE.4 of the Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within PPS3 and the Council's Interim Housing Planning Policy On The Release Of Housing Land.

- 2 *The proposed residential development, which is located within the Open Countryside and Green Gap, is considered to be an unsuitable location for development by virtue of the adverse impact that the proposals would have on the visual character of the landscape and the erosion of the physical gaps between built up areas. The proposed development would therefore be contrary to Policies NE.2 and NE.4 of the Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within PPS1, PPS3 and PPS7.*
- 3 *The application is an outline application for new residential properties which are a sensitive end use and could be affected by any ground contamination present on site. No Phase I desk study and walkover survey have been submitted with the application and the applicant has therefore failed to demonstrate that the site is not constrained by contamination. The application therefore fails to comply with Policy BE.6 of the of the Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within PPS23.*
- 4 *Insufficient archaeological or historical information has been submitted to determine whether the hedgerow to be removed is of significance according to the criteria set out in the Hedgerow Regulations, contrary to policies Policy NE.5 (Nature Conservation and Habitats) of the Crewe and Nantwich Replacement Local Plan 2011, Policy DP7 (Promote Environmental Quality) of the North West of England Plan Regional Spatial Strategy to 2021 and the provisions of PPS9 Biodiversity and Geological Conservation.*

Since the meeting there had been ongoing negotiations in respect of the contaminated land issue and the Council's Environmental Health Officers had now withdrawn their objection to the scheme, subject to appropriate conditions, including those relating to mitigation of the contaminated land impact.

The Applicant had lodged an Appeal against the refusal of the application and the Planning Inspectorate had determined that the application should be dealt with at a Hearing. In the light of the Environmental Health Officers withdrawal of objection, it was considered that the contaminated land reason for refusal was no longer be sustainable at the Appeal.

The Applicant had now submitted an amended plan showing the proposed footpath along the site frontage to be relocated behind the hedgerow, within the site. The plan also showed that the required visibility splays for

the proposed access could be achieved without the need to remove the hedgerow. With the exception of the removal of a small 10m section in the middle of the site frontage to accommodate the highway access itself, it was now proposed to retain the existing hedgerow. In the light of the amended plan, the fact that the historic line of the hedgerow, which was considered to be important, and that as its line followed that of the road, it could still be traced in the landscape following the implementation of the development, it was not considered that a refusal on the grounds of Policy NE.5 could now be sustained.

RESOLVED:

That the reason for refusal in respect of both contaminated land the hedgerow be withdrawn and the Development Management and Building Control Manager be instructed not to contest these issue at the forthcoming appeal.

8 HOUSING SUPPLY BUFFER

The Board consider a report on the Council's approach to a housing supply 'Buffer' in the light of advice contained within the National Planning Policy Framework (NPPF).

The NPPF advised that a five percent buffer should be applied to the requirement to identify five years worth of specific deliverable housing sites. It was stated that the buffer was "to ensure choice and competition in the market for land". The Framework also indicated that were there had been "a record of persistent under delivery of housing" the buffer should be increased to twenty percent.

In Cheshire East, the housing market had traditionally been prosperous and housing completions have matched or outstripped development plan targets. The current recession had changed this picture with underperformance in the past few years. This current down turn was not considered to be a record of 'persistent under delivery' but rather a reflection of pervading national trends. It was therefore proposed that a buffer of five percent be applied to the housing supply in the Borough.

RESOLVED:

That the Council apply a five percent buffer to its housing supply figure and that this figure be reviewed at least annually to take account of changes in circumstances.

The meeting commenced at 10.30 am and concluded at 11.40 am

Councillor H Davenport (Chairman)

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Application No: 12/1170M

Location: HOPE PARK MACCLESFIELD HOSPITAL, PRESTBURY ROAD,
MACCLESFIELD, CHESHIRE, SK10 3BL

Proposal: Reserved Matters Application for Appearance and Landscaping of 15no.
2.5 Storey Townhouses in 7 Blocks

Applicant: Stuart Binks, Keyworker Homes (Macclesfield) Ltd

Expiry Date: 02-Jul-2012

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

- Whether the appearance of the car parking deck is acceptable
- Whether the submitted landscape details are acceptable

Date Report Prepared: 8th June 2012

REASON FOR REPORT

The application site forms part of a wider scheme that was granted outline planning permission by the Strategic Planning Board. It is therefore considered necessary for the subsequent reserved matters applications to be decided by the same committee.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises an area of land that fronts onto Victoria Road, wraps around the now converted listed Clock Tower building and extends towards the Kids Allowed nursery building.

DETAILS OF PROPOSAL

Reserved matters approval is sought for the appearance of fifteen, two and a half storey townhouses in seven blocks and for the associated landscaping.

RELEVANT HISTORY

18th Dec 2009

09/1300M - Approved subject to conditions:

Erection of:

- A three-storey, 75 one-bedroom care home;
- A three-storey building incorporating a total of 542 sqm of retail (Class A1) in three ground floor units with 16 apartments (8 one-bed and 8 two-bed) on the upper two floors;

- A three-storey office building of 3,599 sqm (to be divided up into 2,400 sqm of Class B1 floorspace on the first and second floors and 1,199 sqm of Class D1 floorspace on the ground floor);
- 15 two and half-storey townhouses in 7 blocks;
- Associated car parking areas, access roads and open space;
- Additional hospital related car parking at proposed first floor deck (outline application)

POLICIES

North West of England Plan Regional Spatial Strategy to 2021

DP1 Spatial principles applicable to development management

DP2 Support sustainable communities

DP7 Criteria to promote environmental quality

L2 Understanding housing markets

EM1 Integrated enhancement and protection of the region's environmental assets

Local Plan Policy

NE11 Nature Conservation

BE1 Design Guidance

BE2 Historic Fabric

BE3 Conservation Areas

BE16 Development Affecting Setting of Listed Building

H1 Housing Phasing Policy

H2 Environmental Quality in Housing Developments

DC1 Design – New Build

DC3 Amenity

DC6 Circulation & Access

DC8 Landscaping

DC9 Tree Protection

DC35 Materials and Finishes in Housing Schemes

DC37 Landscaping Schemes for Housing Developments

DC38 Space, Light and Privacy

Other Material Considerations

The National Planning Policy Framework

CONSIDERATIONS

Archaeology

The proposals have no archaeological implications and no archaeological mitigation will be required.

Manchester Airport

No objection.

English Heritage

Do not consider that it is necessary for this application to be notified to English Heritage.

Environment Agency

We have no further comments to add to our previous letter regarding your consultation reference 09/1300M

Defence Infrastructure Organisation

The MOD has no safeguarding objections to this proposal

OTHER REPRESENTATIONS

None

OFFICER APPRAISAL

Principal of Development

The principle of using this part of the hospital site for 15 two and a half-storey townhouses in 7 blocks was established under the outline scheme (09/1300M), which considered the:

- access,
- layout,
- scale

as being acceptable having regard to the impact on the character and appearance of the area, neighbouring amenity, the adjacent listed building and Conservation Area and highway safety.

This reserved matters application seeks approval for appearance and landscaping.

Design

Six townhouses are proposed fronting onto Victoria Road in two blocks (one of 4 dwellings and one of 2 dwellings). These dwellings would be set back approximately 5m from Victoria Road.

The existing holly hedge on the roadside boundary would be retained with the exception of a small proportion that would be removed to create a pedestrian access.

The dwellings would be two-storey, with a third bedroom incorporated into the roof space. The dwellings would be constructed of red brick with reconstituted stone window surrounds, cills and heads and slate roof tiles. They would incorporate a bay window to both the ground and first floor. They have been designed to replicate existing dwellinghouses along Victoria Road both in style and materials.

A further nine houses are proposed between the Kids Allowed nursery and the northern wing of the clock tower building that would comprise 4 blocks of semi-detached houses and one detached house. These dwellings would include a three-storey gable element and would have four bedrooms.

As approved within the outline application, these buildings would be positioned around a circle with back gardens and a parking area positioned within the centre. The majority of these dwellings would overlook the open space area to the north of the site adjacent to where Victoria Road and Prestbury Road meet.

The dwellings would be constructed from natural stone with reconstituted stone window surrounds, cills and heads and slate roof tiles. The design and materials has been influenced by the adjacent listed clock tower.

All 15 dwellinghouses follow the layout and scale approved under the outline planning permission and the design and materials proposed are considered to reflect the styles of the properties that they are situated beside. The Conservation Officer has considered the appearance of the proposed dwellings given the site's location adjacent to a Grade II listed building and a Conservation Area and considers that the design and appearance of the townhouses will be pleasant additions to the hospital site and the heritage assets nearby. There appears to be a high quality aspiration for materials and design, both for the townhouses and the accompanying landscaping, which is wholly positive.

Given the site's sensitive location adjacent to a listed building and a Conservation Area, it is recommended that conditions are attached in order to ensure the setting of the adjacent heritage assets are not affected by inappropriate finishes. The Conservation Officer has therefore recommended that conditions should be attached in respect of rainwater goods/down pipes, timber windows and doors, fenestration to be set behind a reveal of 100mm, window profiles to be submitted for approval, roof lights to be set flush and roof materials to be natural blue slate.

Provided these conditions are attached, and subject to those conditions already imposed on the outline permission, it is considered that the appearance of the proposed dwellinghouses would be sympathetic to the character and appearance of the surrounding area.

Highways

This application follows on from the outline application where all highway matters were addressed and accepted. The impact of this development in highway terms (including parking provision) was considered as part of the overall Transport Assessment for the Blue Zone development. This was submitted with the outline application and was found to be acceptable.

Amenity

Amenity was considered under the outline scheme in respect of the siting of the proposed dwellinghouses in relation to neighbouring properties along Victoria Road and to other buildings within the site. It was considered acceptable.

The elevations and floor plan drawings that have been submitted in respect of 'appearance' demonstrate that the amenity of the proposed houses would not be affected by one another.

Landscape

A Landscaping Scheme was submitted with the application that has been assessed by the Landscape Officer. It is considered that insufficient information has been submitted in order to approve the 'landscape' reserved matter and therefore a detailed landscape scheme with full hard and soft landscaping details has been requested and is currently awaited. The comments of the Landscape Officer will be provided in an Update Report to committee.

Trees

An area of TPO protected trees is located to the northern boundary fronting the corner of Victoria Road and Prestbury Road. The siting/layout of the proposed dwellings and associated access road, parking areas etc were approved under the outline permission which was considered not to have a detrimental effect on their long-term viability.

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that, subject to the submission of outstanding information in respect of the landscaping proposals and the subsequent comments of the Landscape Officer, the scheme is acceptable and builds upon the outline approval. A recommendation of approval is therefore made

SUBJECT TO

Receiving the comments of the Landscape Officer following the submission of the additional information that has been requested.

CONDITIONS

1. The approval of details relates to development for which outline permission was granted under application reference 09/1300M dated 18.12.09. The development shall be carried out in strict accordance with the conditions set out in the outline planning permission, except as modified by this permission.

Reason: For the avoidance of doubt and to ensure that development complies with the requirements and conditions of the outline permission and the approval of reserved matters.

2. The development hereby approved shall commence within two years of the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of Sections 91 and 92 of the Town and Country Planning Act 1990.

3. The development hereby approved shall be carried out in total accordance with the approved plans received by the Local Planning Authority.

Reason: For the avoidance of doubt and to specify the plans to which the permission / consent relates.

4. Details of the method, timing and duration of any pile driving operations connected with the construction of the development hereby approved shall be approved in writing by the Local Planning Authority prior to such works taking place and shall be implemented in accordance with the approved details.

Reason: In the interests of amenity, having regard to the location of the site and to comply with policy DC3 of the Macclesfield Borough Local Plan 2004.

5. The surface water drainage system of the site of the proposed works shall be designed and constructed in accordance with drainage details which have been submitted to and

approved for the outline planning application 09/1300M, unless further details are submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of watercourses and to comply with policy DC18 of the Macclesfield Borough Local Plan 2004.

6. The hours of construction (and associated deliveries to the site) of the development hereby approved shall be restricted to 07.30 to 18.00 hours on Monday to Friday, 08.00 to 13.00 hours on Saturday, with no work at any other time including Sundays and Public Holidays.

Reason: To protect the amenity of nearby residents and the occupiers of nearby property and to comply with policy DC3 of the Macclesfield Borough Local Plan 2004.

7. The roof lights in the development hereby approved shall be set flush with the angle of the surrounding roof slope. If this cannot be achieved, the degree of projection from the plane of the roof pitch shall be first agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building / structure is acceptable in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.

8. All fenestration within the 9 stone built townhouses shall be set behind a reveal of 100mm.

Reason: To ensure that such detail is included within the approved development in order for it to reflect the character and appearance of the clocktower building in the immediate locality, in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.

9. All windows and doors in the external elevations of the proposed development shall be fabricated in timber, which shall be painted in a colour to be agreed by the Local Planning Authority and be retained in such a form thereafter.

Reason: To ensure that the external appearance of the building / structure is acceptable in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.

10. No development involving the use of any facing or roofing materials shall take place until details of all such materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building / structure is acceptable and to comply with policy BE1 of the Macclesfield Borough Local Plan 2004.

11. The material and colour of all rainwater goods/down pipes shall be metal, painted black or another colour to be agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

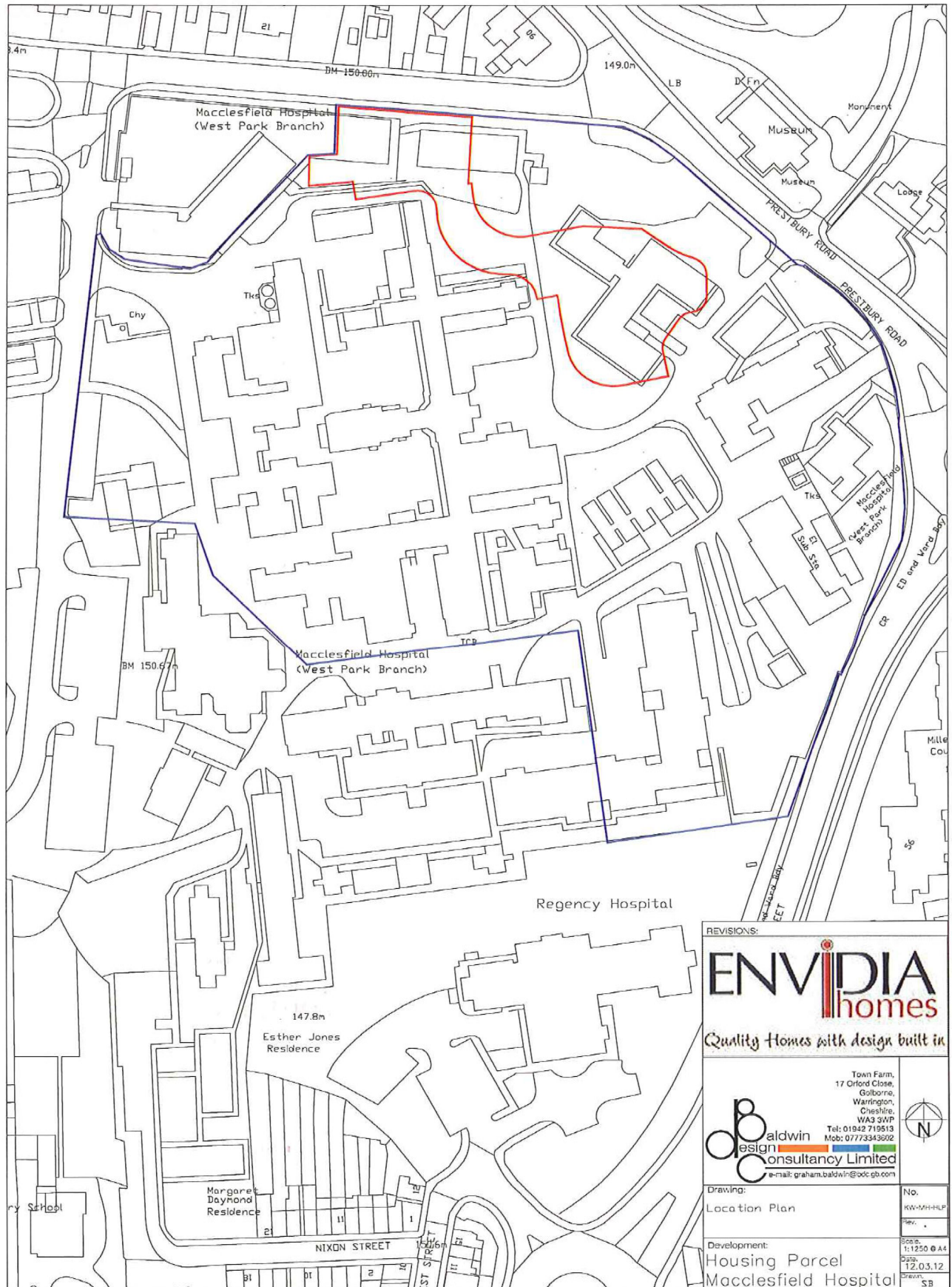
Reason: To ensure that the external appearance of the building / structure is acceptable in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.

12. The roof materials shall be natural blue slate.

Reason: To ensure that the external appearance of the building/structure is acceptable in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.

13. Prior to the installation of any fenestration as part of the development hereby approved, drawings indicating details of all windows and external doors, including cross sections of glazing bars, to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The details which are approved shall be carried out in full and shall be retained in accordance with the approved details thereafter.

Reason: To ensure that the external appearance of the building / structure is acceptable in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.



REVISIONS:

ENVIDIA
homes

Quality Homes with design built in

Town Farm,
17 Orford Close,
Golborne,
Warrington,
Cheshire,
WA3 3WP
Tel: 01942 719513
Mob: 07773343002
e-mail: graham.baldwin@edc.gb.com

design
Consultancy Limited

Drawing:
Location Plan

Development:
Housing Parcel
Macclesfield Hospital

No.
KW-MH-HLP

Rev. *

Scale:
1:1250 @ A4

Date:
12.03.12

Drawn:
SB

Application No: 12/1254M

Location: MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD,
MACCLESFIELD, , CHESHIRE, SK10 3BL

Proposal: Erection of additional hospital related car parking at proposed first floor deck

Applicant: East Cheshire NHS Trust

Expiry Date: 02-Jul-2012

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

- Whether the appearance of the car parking deck is acceptable
- Whether the submitted landscape details are acceptable

Date Report Prepared: 8th June 2012

REASON FOR REPORT

The application site forms part of a wider scheme that was granted outline planning permission by the Strategic Planning Board. It is therefore considered necessary for the subsequent reserved matters applications to be decided by the same committee.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a surface car park that is located centrally within the existing hospital site. It is located to the east of an existing internal hospital road, to the south of a newly constructed car deck and to the west of existing hospital buildings.

DETAILS OF PROPOSAL

Reserved matters approval is sought for the appearance of the car deck and for the associated landscaping.

RELEVANT HISTORY

18th Dec 2009

09/1300M - Approved subject to conditions:

Erection of:

- A three-storey, 75 one-bedroom care home;

- A three-storey building incorporating a total of 542 sqm of retail (Class A1) in three ground floor units with 16 apartments (8 one-bed and 8 two-bed) on the upper two floors;
- A three-storey office building of 3,599 sqm (to be divided up into 2,400 sqm of Class B1 floorspace on the first and second floors and 1,199 sqm of Class D1 floorspace on the ground floor);
- 15 two and half-storey townhouses in 7 blocks;
- Associated car parking areas, access roads and open space;
- Additional hospital related car parking at proposed first floor deck (outline application)

31st Aug 2010

10/2153M Approved subject to conditions

Reserved matters application for the erection of a three-storey office building comprising 3,599 sqm (to be divided up into 2,400 sqm of Class B1 floorspace on the first floor and second floors and 1,199 sqm of Class D1 floorspace on the ground floor) with associated car parking including decked parking structure.

POLICIES

North West of England Plan Regional Spatial Strategy to 2021

DP1 Spatial principles applicable to development management

DP7 Criteria to promote environmental quality

EM1 Integrated enhancement and protection of the region's environmental assets

Local Plan Policy

NE11 Nature Conservation

BE1 Design Guidance

DC1 Design – New Build

DC3 Amenity

DC6 Circulation & Access

DC8 Landscaping

DC9 Tree Protection

Other Material Considerations

The National Planning Policy Framework

CONSIDERATIONS

Environmental Health

No objection

Environmental Agency

No comment

Manchester Airport

No objection

United Utilities

No objection, but note that a public sewer crosses the site. Therefore, a diversion of the affected public sewer may be necessary at the applicant's expense.

OTHER REPRESENTATIONS

One letter was received from a resident on Kershaw Grove that outlined that the restrictions on use made on the earlier permission was welcomed by residents as it reduced impact arising from noise, disturbance from use, light pollution, traffic generation due to access. They recommend that due consideration is taken to similar impacts.

APPLICANT'S SUPPORTING INFORMATION

A Design & Access Statement was submitted with the application.

In summary it states that the application seeks approval for the external appearance and landscaping of the scheme granted previously under the outline approval 09/1300M which granted permission in principle for this part of the scheme.

The car parking deck will provide additional parking facilities for the NHS Trust staff which will subsequently benefit patients and visitors to the hospital by removing staff car parking from the main hospital car park.

The car park will effectively form a continuation of the decked car park that has recently been constructed to service the new office block on the adjacent Hope Park site. However, it will be physically separate from this first phase deck. It therefore follows that the design and external appearance of this initial upper deck should set the design precedence that this second phase needs to follow.

The scope for the landscaping of the decked structure is clearly limited but, as with the initial first phase deck that has been completed, there are opportunities to include within the structure barrier baskets on the external face of the upper deck and some planting along the narrow strip of land between the structure and the internal hospital estate road.

OFFICER APPRAISAL

Principal of Development

The principle of using this part of the hospital site for a decked car park was established under the outline scheme (09/1300M), which considered the:

- access,
- layout
- scale

as being acceptable having regard to the impact on the character and appearance of the area, neighbouring amenity and highway safety.

This reserved matters application seeks approval for appearance and landscaping.

Design/Appearance

The decked car park would provide an additional 71 parking spaces on the upper deck. The design of the parking deck has been taken from the adjacent parking deck that is located immediately to the north of the application site and was approved by the Strategic Planning Board under a separate reserved matters application for the wider site (10/2153M).

The main features of the car park would be six 5m-wide columns consisting of reclaimed stone which would help to integrate the car park deck within the general complex. A metal balustrade would provide the barrier to ensure that cars do not drive off the edge of the decked area. Given that the parking deck would mirror the design of the existing parking deck immediately to the north, it is considered that its appearance would be acceptable and would integrate with the character of the wider hospital site.

Amenity

Amenity was considered under the outline scheme and it was considered acceptable largely due to no residential properties being located in close proximity to the siting of the car deck.

Highways

This application follows on from the outline application where all highway matters were addressed and accepted. The impact of this development in highway terms (including parking provision) was considered as part of the overall Transport Assessment for the Blue Zone development. This was submitted with the outline application and was found to be acceptable.

Landscape

It is accepted that there is limited scope for landscaping around the proposed car parking deck due to the proximity of the structure to the existing internal access road, the existing buildings / structures and the TPO protected trees. However, the Design & Access Statement outlined that some planting could be undertaken along the narrow strip of land between the structure and the internal hospital estate road. The Landscape Officer has therefore requested additional information in respect of this matter. This is currently awaited. The comments of the Landscape Officer will be provided in an Update Report to committee.

Trees

An area of TPO protected trees is located to the southern boundary of the proposed car parking deck. The Forestry Officer has assessed the application and has requested further details in respect of the ramp access to the first floor of the deck. This information is currently awaited. The comments of the Forestry Officer will be provided in an Update Report to committee.

Ecology

The Nature Conservation Officer has assessed the application and does not anticipate there being any significant ecological impacts associated with the proposed development. Consequently, there are no ecological issues in relation to this application.

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that, subject to the submission of outstanding information in respect of the proposed ramp and landscaping proposals and the subsequent comments of the Landscape

and Forestry Officers, the scheme is acceptable and builds upon the outline approval. A recommendation of approval is therefore made.

SUBJECT TO

Receiving the comments of the Landscape and Forestry Officers following the submission of the additional information that has been requested.

CONDITIONS

1. The approval of details relates to development for which outline permission was granted under application reference 09/1300M dated 18.12.09. The development shall be carried out in strict accordance with the conditions set out in the outline planning permission, except as modified by this permission.

Reason: For the avoidance of doubt and to ensure that development complies with the requirements and conditions of the outline permission and the approval of reserved matters.

2. The development hereby approved shall commence within two years of the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of Sections 91 and 92 of the Town and Country Planning Act 1990.

3. The development hereby approved shall be carried out in total accordance with the approved plans KW/MH/EPLP/01, MH-KW-CPD-1-D, MH-KW-CPD-2, MH-KW-CPD-3 received by the Local Planning Authority by e-mail on 30th March 2012.

Reason: For the avoidance of doubt and to specify the plans to which the permission / consent relates.

4. Details of the method, timing and duration of any pile driving operations connected with the construction of the development hereby approved shall be approved in writing by the Local Planning Authority prior to such works taking place and shall be implemented in accordance with the approved details.

Reason: In the interests of amenity, having regard to the location of the site and to comply with policy DC3 of the Macclesfield Borough Local Plan 2004.

5. The surface water drainage system of the site of the proposed works shall be designed and constructed in accordance with drainage details which have been submitted to and approved for the outline planning application 09/1300M, unless further details are submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of watercourses and to comply with policy DC18 of the Macclesfield Borough Local Plan 2004.

6. The hours of construction (and associated deliveries to the site) of the development hereby approved shall be restricted to 07.30 to 18.00 hours on Monday to Friday,

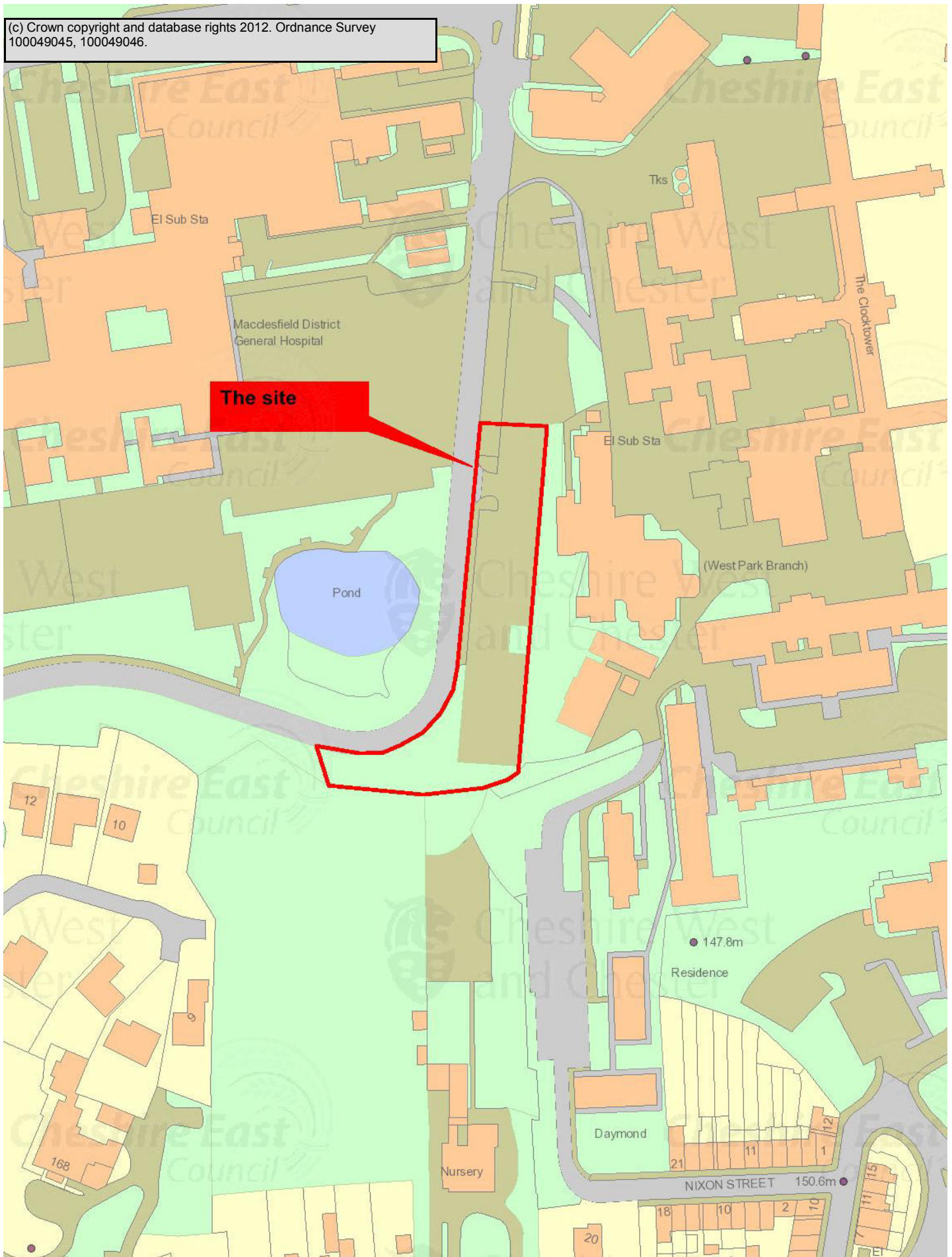
08.00 to 13.00 hours on Saturday, with no work at any other time including Sundays and Public Holidays.

Reason: To protect the amenity of nearby residents and the occupiers of nearby property and to comply with policy DC3 of the Macclesfield Borough Local Plan 2004.

7. No development shall take place until details of all external materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building / structure is acceptable and to comply with policy BE1 of the Macclesfield Borough Local Plan 2004.

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