

Application No: 14/3361M

Location: LAND ADJACENT TO, COPPICE WAY, HANDFORTH, CHESHIRE

Proposal: Reserved Matters - Landscaping. New vehicular access with means of access, Layout and associated engineering outline planning 12/1627M

Applicant: P E JONES (CONTRACTORS) LIMITED

Expiry Date: 10-Sep-2014

Date Report Prepared: 22 September 2014

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

- Appropriateness of landscape proposals

REASON FOR REPORT

The application has been brought to Committee at the discretion of the Principal Planning Manager, due to the significant local interest in the development of this site.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a wooded embankment adjacent to Coppice Way. The site is located within an area of Proposed Open Space as identified in the Macclesfield Borough Local Plan.

DETAILS OF PROPOSAL

This proposal seeks reserved matters approval for the landscaping of the site.

The application follows the outline planning permission (12/1627M), which was allowed on appeal to provide an access from Coppice Way to the proposed care village (allowed under application 12/1578M). The development involves cutting through the wooded embankment between the care village site and Coppice Way. The outline permission granted the approval of access, appearance, layout and scale. Landscaping was reserved for subsequent approval.

RELEVANT HISTORY

14/2230M - Outline application for a close care retirement village together with associated access road, public open space, landscaping, car parking and ancillary development with landscaping reserved for subsequent approval – Not determined to date

12/1627M - Outline Application for New Vehicular Access with Means of Access, Layout and Associated Engineering Works for Consideration (with Landscaping Reserved for Subsequent Approval) – Refused 16.11.2012 – Appeal allowed 30.05.2013

12/1578M - Outline Application for a Continuing Care Retirement Community (Care Village) Comprising 58 Bedroom Care Home, 47 Close Care Cottages and 15 Shared Ownership Affordable Dwellings, Together with Access Roads, Public Open Space, Landscaping, Car Parking and Ancillary Development – Refused 16.11.2012 – Appeal allowed 30.05.2013

09/0695M – Development of a care village (sui-generis use) comprising 58-bedroom care home, 47 close care cottages, 15 shared ownership affordable dwellings, and associated access roads, public open space, landscaping, car parking and ancillary development – Refused 19.08.2009 – Appeal dismissed 28.10.2010 (The Inspector concluded that the assessment of need was not robust enough to justify a departure from policy GC7).

09/0708M – Formation of new vehicular access from Coppice Way and engineering works – Refused 19.08.2009 – Appeal dismissed 28.10.2010 (The Inspector concluded that as there was no proven need for the care village, there was no justification for an access, which would be contrary to policy RT6).

09/3023M – Outline application with means of access, layout, scale and appearance for consideration and landscaping reserved for subsequent approval for the development of a care village comprising 55-bedroom care home, 36 close care cottages, 6 shared ownership affordable dwellings – all for the over 55s, and associated access roads, public open space, landscaping, car parking and ancillary development – Refused 20.01.2010 – Appeal dismissed 28.10.2010 (The Inspector concluded that the assessment of need was not robust enough to justify a departure from policy GC7)

09/3050M - Formation of new vehicular access from Coppice Way and engineering works – Refused 20.01.2010 – Appeal dismissed 28.10.2010 (The Inspector concluded that as there was no proven need for the care village, there was no justification for an access, which would be contrary to policy RT6).

POLICIES

Local Plan Policy

Relevant policies of the Local Plan include: BE1 Design Guidance; RT1, RT2 and RT6 Open Space; DC1 Design; DC3 Residential Amenity; DC6 Circulation and Access; DC8 Landscaping; DC9 Tree Protection; GC7 Safeguarded Land

Other Material Considerations

National Planning Policy Framework (The Framework)

Cheshire East Local Plan Strategy – Submission Version

Paragraph 216 of the National Planning Policy Framework (NPPF) states that, unless other material considerations indicate otherwise, decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

In view of the level of consultation already afforded to the plan-making process, together with the degree of consistency with national planning guidance, it is appropriate to attach enhanced weight to the Cheshire East Local Plan Strategy - Submission Version in the decision-making process.

At its meeting on the 28 February 2014, the Council resolved to approve the *Cheshire East Local Plan Strategy – Submission Version* for publication and submission to the Secretary of State. It was also resolved that this document be given weight as a material consideration for Development Management purposes with immediate effect.

Relevant policies of this document are:

MP1 Presumption in favour of sustainable development

PG1 Overall Development Strategy

PG2 Settlement hierarchy

PG6 Spatial Distribution of Development

SD1 Sustainable Development in Cheshire East

SD2 Sustainable Development Principles

IN1 Infrastructure

SC4 Residential Mix

SE1 Design

SE2 Efficient use of land

SE3 Biodiversity and geodiversity

SE4 The Landscape

SE5 Trees, Hedgerows and Woodland

SE6 Green Infrastructure

CONSULTATIONS (External to Planning)

Strategic Highways Manager – Comments not received at time of report preparation.

VIEWS OF THE PARISH / TOWN COUNCIL

Handforth Parish Council – Support the proposal

OTHER REPRESENTATIONS

6 letters of representation have been received, which mainly refer to general objections to the entire care village development. However specific objections relating to the proposed access road include:

- Quality of online plans is poor
- Local residents being ignored / excluded by Cheshire East
- Construction traffic should not use Hall Road
- Construction work should stop after 5pm
- Increased traffic, noise and pollution
- Intrusion into open countryside
- Impact upon wildlife

OFFICER APPRAISAL

Landscaping

The main features of the proposed landscaping are the earthworks to cut through the embankment, which will grade down gradually to the new road level, and the creation of a uniform avenue of Oak trees and Beech hedging leading from the roundabout on Coppice Way. This will be supplemented by short stretches of wildflower bulbs and by the planting of native species beneath the canopies of the existing trees to the site boundaries.

The landscape officer raises no objections to the proposed landscaping details, and the proposals are considered to be adequately in keeping with the area.

Highways

Comments from the Strategic Highways Manager are awaited, however, the proposed landscaping scheme is not considered to raise any significant highway safety concerns.

Other considerations

The impact upon the living conditions of nearby residential properties, the principle of the development of this greenfield site, and the impact upon wildlife were all considered and accepted at the outline application stage, and cannot be re-examined now.

The plans that are available to view online do need enlarging to be able to read the detail that is included, but all plans / details are legible.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The principle and substantial detail of the proposed new access has previously been accepted with the approval of the outline application 12/1627M. The proposed landscaping is considered to be acceptable and in keeping with the area. The application is therefore recommended for approval subject to conditions.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Application for Reserved Matters

RECOMMENDATION: Approve subject to following conditions

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|---------|---|
| 1.A05RM | - Time limit following approval of reserved matters |
| A02RM | - To comply with outline permission |
| A01AP | - Development in accord with approved plans |
| A04LS | - Landscaping (implementation) |

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