

Application No: 15/0772M

Location: LAND ADJACENT TO COPPICE WAY, HANDFORTH, CHESHIRE

Proposal: Reserved Matters Application for Landscaping on approved 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

Applicant: P E Jones (Contractors) Ltd

Expiry Date: 01-Jun-2015

REASON FOR REPORT

The proposal is a major development requiring a Committee decision.

SUMMARY

The principle and substantial detail of the proposed new care village development has previously been accepted with the approval of the outline application 12/1578M. The proposed landscaping is considered to be acceptable and in keeping with the area, subject to the receipt of additional information in an acceptable form.

However, in order to allow for the expiry of the publicity period and the receipt of any outstanding representations and consultation responses, it is recommended that the application is delegated to Head of Planning to approve subject to conditions.

RECOMMENDATION

Delegate to Head of Planning to approve subject to conditions

PROPOSAL

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

The application follows the outline planning permission (12/1578MM), which was allowed on appeal to provide a 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. The outline permission granted the approval of access, appearance, layout and scale. Landscaping was reserved for subsequent approval.

SITE DESCRIPTION

The site is a Greenfield site lying on the eastern fringe of the Handforth urban area. The site is surrounded on its north and east boundaries by comprehensive landscaping adjacent to the Handforth Dean retail development and the A34 by-pass respectively. A mature hedgerow and public footpath form the southern boundary to the site, with open fields extending to the south. The Western boundary abuts the boundary of the grounds of Handforth Hall, a Grade II* listed building. Hall Road and residential properties to the south exist along the southwest boundary of the site.

The site covers approximately 2.4 hectares and forms a strip of land between Coppice Way and Hall Road on the eastern edge of Handforth. The site is Greenfield. The majority of the site is identified as safeguarded land under policy GC7 of the Local Plan. The western section of the site is identified as Open Space under policy RT6 of the Local plan.

RELEVANT HISTORY

14/3361M - Reserved Matters - Landscaping. New vehicular access with means of access, Layout and associated engineering outline planning 12/1627M – Approved 07.10.2014

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 (Resolution to approve – awaiting completion of s106)

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).

NATIONAL & LOCAL POLICY

National Policy

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs:

14. Presumption in favour of sustainable development.

50. Wide choice of quality homes

56-68. Requiring good design

69-78. Promoting healthy communities

Development Plan

The Development Plan for this area is the 2004 Macclesfield Borough Local Plan, which allocates the majority of the site, under policy GC7, as safeguarded land, and the remainder as open space under policy RT6.

The relevant Saved Policies are:

NE11 and NE17 relating to nature conservation; BE1 Design Guidance; BE2 Historic Fabric; BE16 protecting the setting of listed buildings; BE24 Archaeology; GC7 Safeguarded Land; RT1, RT2 and RT6 Open Space; H2 Environmental Quality in Housing Developments; H9 Affordable Housing; H13 Protecting Residential Areas; DC1 and DC5 Design; DC3 Residential Amenity; DC6 Circulation and Access; DC8 Landscaping; DC9 Tree Protection; DC17 and DC18 Water Resources; DC35, DC36, DC37, DC38 relating to the layout of residential development; DC57 Residential Institutions; T3 Pedestrians; T4 Access for people with restricted mobility; and T5 Provision for Cyclists.

Cheshire East Local Plan Strategy – Submission Version (CELP)

As the examination of this plan has now been suspended, its policies carry limited weight. The following are considered relevant material considerations as indications of the emerging strategy:

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

IN2 Developer contributions

SC4 Residential Mix

SC5 Affordable Homes
SE1 Design
SE2 Efficient use of land
SE3 Biodiversity and geodiversity
SE4 The Landscape
SE5 Trees, Hedgerows and Woodland
SE6 Green Infrastructure
SE9 Energy Efficient Development
SE12 Pollution, Land contamination and land instability
SE13 Flood risk and water management
CO1 Sustainable Travel and Transport
CO4 Travel plans and transport assessments
Site CS 30: North Cheshire Growth Village

Supplementary Planning Documents:

Interim Planning Statement: Affordable Housing (Feb 2011)
North West Sustainability Checklist

CONSULTATIONS

Highways – Comments not received at time of report preparation

Environmental Health - No comments or objections

English Heritage – No objections

Environment Agency – Comments not received at time of report preparation

United Utilities - Comments not received at time of report preparation

Public Rights of Way - Comments not received at time of report preparation

Handforth Parish Council – Comments not received at time of report preparation

REPRESENTATIONS

Neighbour notification letters were sent to all adjoining occupants, a site notice erected and a press advert was placed in the Wilmslow Express. The last date for comments is 23 April 2015.

At the time of writing no representations had been received.

APPRAISAL

The principle and substantial detail of the care village development has previously been accepted with the approval of the outline application 12/1578M. The current application relates only the proposed landscaping, as the final reserved matter to be approved, for this scheme.

Landscaping

The application site benefits from an offsite landscaped mound and mature landscaping to the north and east boundaries, which will serve as a screen from the A34 and Handforth Dean Retail Park. The landscaping scheme proposes a Hawthorn hedge and railings to the southern boundary and assorted vegetation and railings to the west. Within the site a good amount of planting is proposed and will serve to soften the built form of the approved development.

The landscape officer raises no objections to the proposed landscaping details, but has requested clarification on a number of points including:

- The location and species for each tree to be shown and specified (girth, height, container size/root ball/bare root) in a schedule.
- Further detail (and edge details in relation to adjacent hardstandings etc.) for all feature, newt & SUDS ponds.
- A specification for the remedial works and enhancement works in the area to the west of the public right of way.
- The location of the boundary railings along the Hall Road frontage to be clarified/agreed.
- Details for the proposed double vehicular access gates to be submitted for approval
- Location of decking, pergola, benches and other street furniture.

These details are expected and will be reported to members in an update.

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.

A comprehensive newt mitigation scheme is required as part of 12/1578M and an application to Natural England for a newt licence is dependent upon the success and timing of this application. The publicity period for the application expires on 23 April, and therefore if members are minded to approve the application, it will be necessary to delegate it back to the Head of Planning for approval once the last date for comments has passed.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The principle and substantial detail of the proposed new care village development has previously been accepted with the approval of the outline application 12/1578M. The proposed landscaping is considered to be acceptable and in keeping with the area, subject to the receipt of the additional information in an acceptable form. Consequently, in order to allow for the expiry of the publicity period and the receipt of any outstanding representations and consultation responses, it is recommended that the application is delegated to Head of Planning to approve subject to conditions.

Application for Reserved Matters

RECOMMENDATION: Approve subject to following conditions

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

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