

Southern Planning Committee – 3rd February 2016

UPDATE TO AGENDA

APPLICATION No.

15/4234C – Proposed demolition of existing buildings and outline planning permission for up to 65 residential dwellings to include access

LOCATION

Land Off, Manor Lane, Holmes Chapel

UPDATE PREPARED

1st February 2016

CONSULTATIONS

Following the drafting of the committee report, Councillor Gilbert has provided the following comments and asked that these be read out at committee.

'The application flies in the face of the principle that jobs and houses should be co-located where possible. The population of Holmes Chapel is growing from about 6,000 to about 7,500. Can it be appropriate to write off the one remaining available employment site in favour of yet more housing and thereby promote out-commuting?

Should we not be promoting local jobs for local people instead? Why do the neighbouring commercial sites on Manor Lane appear to be flourishing and yet it is claimed that there is no interest in this site for commercial purposes?

Unless Members are persuaded that a refusal would be unsustainable on appeal and that an approval with the proposed conditions and 106 requirements is therefore preferable, I would urge refusal.

The Planning Officer's assertion that the benefits of approval outweigh the dis-benefits appears to be an unsupported subjective opinion which is open to challenge. In my view, he understates the following dis-benefits:-

- 1. The loss of an employment site as stated above.*
- 2. The impact on Jodrell Bank which is stated to be moderate. The importance thereof including the SKA and the major international significance of JB as well as its contribution to the Visitor Economy should not be taken lightly.*
- 3. The negative impact on the Village centre through increased demand for parking which is already inadequate. This leads to inconsiderate on-street parking, conflict between residents and motorists and difficulty in accessing shops and services. In particular, residents from surrounding villages such as Goostrey,*

Cranage and Twemlow are dependent on the Health Centre and those of limited mobility are often unable to park near to it.'

APPRAISAL

Other Material Considerations

Holmes Chapel Neighbourhood Plan (HCNP)

The Parish Council has raised the question as to how the proposal aligns with the emerging HCNP.

Following consultation with the Council's Neighbourhood Planning Manager, it has been advised that this plan is not yet currently in a position to be considered as part of planning application assessments as no draft plan is currently available.

CONCLUSION

The points raised by the Councillor concern matters that have already been considered by the planning officer. The Councillor simply comes to an alternative conclusion and recommendation for the reasons detailed.

The position of the Neighbourhood Plan is that it is not in a position to be afforded any weight at this time.

RECOMMENDATION

No change to recommendation