

STRATEGIC PLANNING BOARD – 24 February 2016

APPLICATION NO: 15/0400M

LOCATION: Land off Earl Road / Epsom Avenue, Handforth Dean

PROPOSAL: Demolition of existing buildings and erection of five retail units

REPRESENTATIONS

One further letter of representation has been received on behalf of Peel Holdings noting that:

- Third parties disadvantaged due to report from WYG not being available on website.
- Disagree with trade draw assumptions in report.
- Trade draw from the Peel Centre should be greater than that from Macclesfield and as least the same as Stockport town centre.

KEY ISSUES

Retail Impact

The late objection from Peel Holdings identified the gas holder site to rear of the Peel Centre as a sequentially preferable site. WYG have looked at this site on behalf of the Council and noted that the site is a little small to accommodate the proposed development, it would serve a different catchment to the application site and there is no evidence to confirm what remediation is required / what has been done, and as such whether it can be available in a reasonable timeframe.

As noted in the original report WYG suggest a condition could be used to provide thresholds for certain types of goods to ensure that the proposed units do not compete directly with town centre retailers. Such a condition would identify a maximum amount of the approved floorspace that could be used for open A1 comparison goods. A bulky goods condition is not considered to be justified across the whole site.

Highways

Confirmation is awaited from the applicant regarding whether they are agreeable to making contributions towards improvements to pedestrian facilities and public transport of £137,744 and £200,548 (plus inflation) for junction improvements at Earl Road / Stanley Road in Stockport.

Ecology

Further information from the nature conservation officer is awaited.

Open space

Having regard to the Council's SPG on Planning Obligations the development does trigger the requirement for open space contributions in lieu of on site

provision, as the development will create some demand for open space / recreation facilities. These contributions amount to £90,525 for open space and £90,525 for outdoor sport and recreation. Given the location of the site and its distance to existing facilities that would be improved with any financial contributions, this impact is unlikely to be significant. Therefore the figure of £12,500 for open space and £12,500 for outdoor sport and recreation offered by the applicant is considered to fairly and reasonably be related in scale and kind to the development, and can be seen as a benefit of the proposal. This would be consistent with the approach taken with the Next site on the opposite side of Earl Road.

CONCLUSIONS

As in the original report a recommendation of refusal is made.