

APPLICATION NO: 15/4137M

PROPOSAL: Demolition of detached dwelling house and associated buildings, and erection of eight family dwelling houses and associated works. Amendments to previous application reference 13/1165M

ADDRESS: THE GRANGE, SOUTH PARK DRIVE, POYNTON, CHESHIRE, SK12 1BS

APPLICANT: Hillcrest Homes Ltd

CONSULTATIONS

An additional two neighbours responses have been received since the publication of the main report. The issues raised are,

- Note increase in height of the boundary screening is an admission of increased noise from the development. Concerns raised over how this will be maintained in future years
- Development has made admission that previous submissions are incorrect and this information should be removed from the submission
- Drainage and security issues raised
- Impact on protected species
- Impact on woodland area
- Development does not address the previous concerns raised by the Inspector in 2014
- 5 houses on the site would be more suitable
- Concerns raised about Japanese Knotweed on the existing site
- Although Environment Agency have not objected to the proposal flooding on site is still an issue
- Badgers have not been recorded within the Ecology report accurately
- Historic garden wall from Poynton Towers at risk
- History of the site and Town Council concerns not considered
- Concerns raised over new planning officer being allocated to the proposal and lack of site visit and consideration of the proposal.

Procedural Matter

Both the Planning Officer and the Members of the Northern Planning committee have visited the application site in accordance with the normal planning application procedure.

UPDATED OFFICER APPRAISAL

Economic Sustainability

Please note a typo within this section which states Holmes Chapel rather than Poynton.

Other matters

No new material planning matters have been raised within the additional responses which have not already been addressed within the main report to committee.

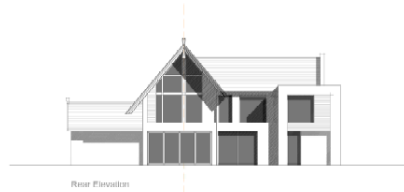
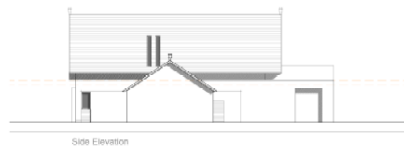
RECOMMENDATION – remains unchanged

Approve subject to a Section 106 agreement and conditions

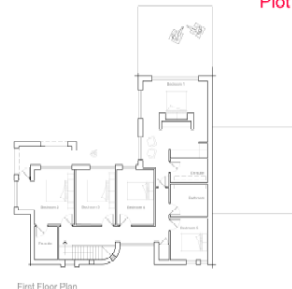
**House Elevation plans as request my Members on the site visit
(all plans available to view on the planning portal for 15/4137M)**

House Type C - 1,100 sq ft
The Garage, Raydon

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C Type
Plot 1

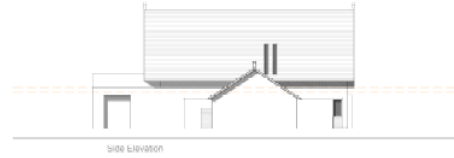


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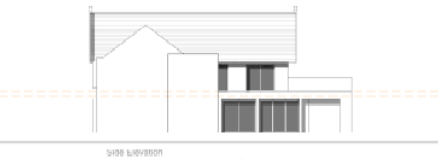
Cv Type
Plot 2



Front Elevation



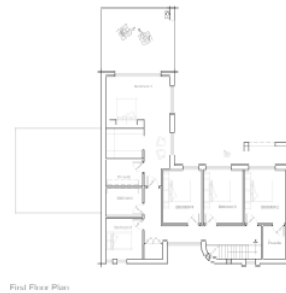
Side Elevation



Side Elevation



Rear Elevation



First Floor Plan



Ground Floor Plan

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Av Type
Plot 3



Front Elevation



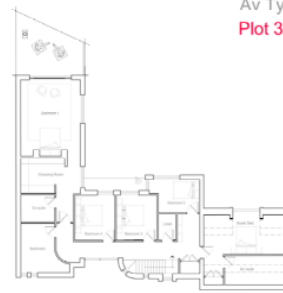
Side Elevation



Side Elevation



Rear Elevation



First Floor Plan



Ground Floor Plan

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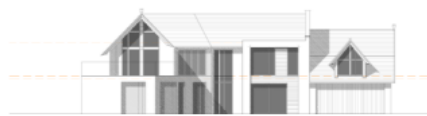
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

B (H)Type
Plot 4



First Floor Plan



Ground Floor Plan

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Front Elevation



Side Elevation



Side Elevation



Rear Elevation

A(H) Type
Plot 5
Plot 6



First Floor Plan



Ground Floor Plan

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Front Elevation



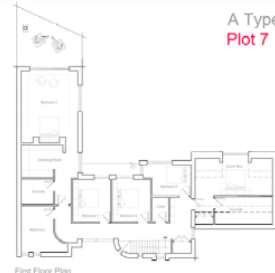
Side Elevation



Side Elevation



Rear Elevation



First Floor Plan



Ground Floor Plan

A Type
Plot 7

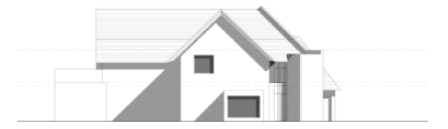
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Front Elevation



Side Elevation



Side Elevation



Rear Elevation



First Floor Plan



Ground Floor Plan

B Type
Plot 8

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