

Southern Planning Committee – 21st December 2016

UPDATE TO AGENDA

APPLICATION No.

15/5369C – Full planning application proposing the conversion of the Grade II* listed hall from offices to residential and demolition of the existing buildings and the erection of a residential development set in attractive landscaping and open space with associated access and car parking arrangements.

LOCATION

SOMERFORD BOOTHS HALL, CHELFORD ROAD, SOMERFORD, CW12 2LY

UPDATE PREPARED

19th December 2016

OFFICER REPORT

Representations:

Natural England - No objection:

Since publication of the agenda, comments have been received from Natural England offering no objection to the application. Natural England has assessed the application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the River Dane Site of Special Scientific Interest (SSSI) has been designated. As such the SSSI does not represent a constraint in determining this application.

With respect to protected species, Natural England has referred the Council to its Standing Advice. The application has been assessed by the Council's own specialist nature conservation advice, which accords with the standing advice set out by the Natural England. This assessment is detailed on page 45 of the agenda reports pack.

Officer Appraisal:

Flood Risk

Whilst no comment has been received from the Environment Agency, the part of the site that falls within Flood Zones 2 and 3 is towards the southern end of the site where it borders with the River Dane. This part of the site would remain undeveloped in terms of hard-standing with the built form being located some 250 metres north of within Flood Zone 1. Subject to accordance

with the submitted Flood Risk Assessment, and drainage conditions, the scheme is found to be acceptable in this regard.

Public Open Space

If Members are minded to approve this application, the approval will need to be subject to a s106 agreement to secure the proposed public open space and its future management and maintenance.

RECOMMENDATION

Approve subject to referral to the University of Manchester to notify them of the Council's intended decision, the conditions specified on page 52 of the Agenda Reports Pack and the completion of a s106 legal agreement to secure:

Public Open Space and its future maintenance and management by a management company comprising of:

- **1100 square metres of onsite new Amenity Greenspace (AGS) (or otherwise agreed)**
- **Onsite Local Area for Play (LAP) with a minimum of 100 square metres**