

## **Northern Planning Committee 14<sup>th</sup> September 2022**

### **UPDATE TO AGENDA**

#### **APPLICATION No.**

**21/4669M** – Approval of Reserved Matters (layout, landscaping, appearance and scale) following Outline Approval 17/5837M - Outline permission for residential development, with all matters reserved except for means of access off Alderley Road, together with associated infrastructure and open space

#### **LOCATION**

Land West Of, Alderley Road, Wilmslow

#### **UPDATE PREPARED**

8th September 2022

#### **CONSULTATIONS (External to Planning)**

**ANSA Greenspace (CEC)** – Upon review of updated information, advise that there are still some details missing and minor issues with the detail that will need to be addressed. As such, in the event of approval, recommend the following conditions: submission/approval of boundary treatment detail, including proposed gates onto Alderley Road & Fulshaw Park South including maintenance gates; submission/approval of design solutions to discourage anti-social behaviour and the submission/approval of updated detailed design and specifications for the proposed play area.

#### **OFFICER APPRAISAL**

##### **Landscaping**

Policy SE4 of the CELPS refers to Landscape. The crux of the policy is to conserve the landscape character and quality and where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes. Emerging Policy ENV5 of the SADPD is also a consideration.

As part of the outline approval (17/5837M), a number of landscape related conditions were imposed. These comprised of - that any future reserved matters be accompanied by finished floor levels (Condition 9); the submission/approval of boundary treatment prior to occupation (Condition 15) and that any landscaping plan approved as part of any future reserved matters application shall be implemented in accordance with various 'standard' requirements (Condition 23).

The Council's Landscape Officer has reviewed a revised set of information submitted during the application process.

In response to satisfying the condition requirements on the outline, the application is supported by a finished floor levels plan (Condition 9). This is deemed to be acceptable, and Condition 9 ensures that this detail is secured.

Condition 15 of the outline required the submission/approval of boundary treatment 'prior to the occupation' of any of the hereby approved development. As such, it is not necessary to assess this information at this stage.

Nonetheless, the applicant has submitted this detail with the application. However, the Council's Landscape Officer advises that this detail is still not acceptable as it does not align with more recent landscape proposals submitted and the proposed black and white Cheshire railing detail (a rural highway feature) should be amended to an all-black estate railing with a straight top, rather than curved. As such, this condition remains outstanding at this time and will be subject to a discharge of condition application.

The Council's Landscape Officer advises that further details are also required in relation to retaining walls that will be visible within the streetscene including heights, materials, copings and colours and details of the retaining wall between plots 45 & 46 in relation to the Square are also sought. It is proposed to add this as a new condition in the event of approval.

Condition 23 sets out that a landscaping plan, approved as part of any future reserved matters application, will be implemented in accordance with a set of standard requirements.

In response to the various, updated landscaping detail submitted, the Council's Landscape Officer still seeks further amendments relating to: proposed tree species changes on the eastern boundary and in 3 locations within the site; change in the planting specification for the replacement hedgerow forward of plots 17-20 to a semi-mature native hedge to provide an immediate effect; submission/approval of cross-sections from the shared driveway to the back of the highway footpath to show level changes, planting trench dimensions, planting specification and temporary protective fencing details; that a note should be added to the landscaping plans confirming that any other small gaps in the boundary hedge will be planted with the native mix as detailed in the plant schedule; change in species of proposed hedgerow to frontages of certain plots; replacement of hedgerow in one location within the site to low/medium shrub planting and the addition of climbers to the garden wall of one of the plots. In the event of approval, it is proposed to add a further condition requiring updated landscaping details to secure this detail to an acceptable standard. The subsequent implementation of the agreed detail is controlled by Condition 23 on the outline permission.

The Council's Landscape Officer advises that the hard surfaces plan details are acceptable.

With regards to levels, indicative level details have been submitted. However, the Council's Landscape Officer advises that some of these as shown on the external works drawings are difficult to read and should be simplified to make them more legible and has provided suggestions on how to simplify. As such, in the event of approval, it is proposed that updated levels details be secured by condition so the Council can be satisfied that the level changes sought will be acceptable.

The Council's Landscape Officer advises that a Landscape Management Plan is required for a minimum period of 25 years for the Public Open Space, the play area, and all landscaped areas within the development that are not within private gardens. In the event of approval, it is proposed that this be conditioned.

Due to the suggested changes in levels proposed, the Council's Landscape Officer, in the event of approval, recommends the inclusion of a condition requiring the submission/approval of details of the reservation, storage and re-use of site soils following the DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

Finally, the Council's Landscape Officer recommends the addition of a hedgerow/tree retention condition that requires the replacement of any such features should they be removed without consent, die or become seriously damaged or diseased within 10 years of commencement of development.

Subject to these conditions and the subsequent acceptability of the detail submitted, the proposals are deemed to adhere with the relevant landscape policies of the development plan.

### **Open Space**

The ANSA Open Space Officer has now reviewed the additional open space details that have been submitted and advises that whilst the information provided represents an improvement, there are still details missing. As such, it is proposed to add the following conditions in the event of approval to ensure that acceptable details are secured: submission/approval of gate details onto Alderley Road and Fulshaw Park South, including a maintenance gate access; the submission/approval of details of design solutions to discourage anti-social behaviour and the submission/approval of further updated detailed design and specifications for the proposed play area including; cross-sections, elevations, equipment details, safety fencing, safety surfacing, signage, paths & access & furniture.

Subject to the addition of these conditions the proposals are deemed acceptable in relation to Open Space.

### **Conclusions**

As in the original report, a recommendation of approval is made, subject to amended conditions to reflect updated comments from ANSA and the Council's landscape officer.

### **RECOMMENDATION**

**APPROVE** subject to the following conditions:

- 1. In accordance with Outline**
- 2. Plans**
- 3. Submission/approval of facing and roofing materials**
- 4. Submission/approval of a Construction Management Plan**

- 5. Implementation of Biodiversity Enhancement Strategy**
- 6. Nesting birds**
- 7. Implementation of Tree Protection Plan and Arboricultural Impact Assessment**
- 8. Submission/approval of an updated Arboricultural Method Statement**
- 9. Obscure glazing - various**
- 10. Implementation of Noise Mitigation**
- 11. Submission/approval of updated Landscape details**
- 12. Submission/approval of a Landscape Management Plan**
- 13. Submission/approval of updated levels details**
- 14. Submission/approval of details re: storage and re-use of soil**
- 15. Submission/approval of retaining wall details**
- 16. Tree/Hedgerow retention**
- 17. Submission/approval of boundary gate/pedestrian and maintenance access details**
- 18. Submission/approval of design solutions to discourage anti-social behaviour around the play area**
- 19. Submission/approval of updated detailed design and specifications for the proposed play area**

*In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice*