

Report to: Planning and Licensing Committee

Report Ref: PL1902
Meeting Date: 23rd September 2019
Agenda Item: 8
Prepared By: Town Clerk



Subject: Site Allocations and Development Policies
Document Consultation

1.0 INTRODUCTION

Cheshire East Council has launched a consultation on the second stage of the Local Plan, the Site Allocations and Development Policies Document (SADPD). This will allocate additional sites across the Borough and set out further detailed planning policies. This is a consultation on the second draft of the plan and runs until 30th September. The plan will be subject to Inspection as per the Local Plan Strategy. Once adopted it forms part of the development plan alongside the Local Plan Strategy and Neighbourhood Plans.

The SADPD and supporting evidence can be viewed here: [Cheshire East Consultation Portal](#)

2.0 TRAVELLING SHOWPERSON SITE

The SADPD does not allocate any further housing or employment land in Knutsford however there is an allocation for a Travelling Showperson site on Mobberley Road (see appendix for location plan)

Policy TS1 states:

The lorry park, off Mobberley Road, Knutsford is allocated for three Travelling Showperson plots. Development proposals for the site must retain the existing hedgerows and incorporate a comprehensive landscaping scheme that provides for appropriate boundary treatments

It states that "Occupation of any development will be restricted to persons complying with the definition of Travelling Showpeople, and conditions will be imposed to permanently govern the occupation of the site."

Traveling Showpeople are defined as:

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.



The Town Council objected to this allocation in the first consultation and the Head of Planning Strategy at Cheshire East Council responded to the council's concern, stating:

In your letter you ask where existing lorries using the land will reallocate to if it were to be developed as a site for travelling showpeople. At present lorries are parked on this land on the basis of a temporary licence which is renewed on an annual basis. Accordingly, whilst a lorry park is the lawful use of the land in planning terms, there is no formal document securing the of tenure for vehicles and businesses using this site.

Should the proposed allocation of this area be carried forward into the adopted Plan, that will then trigger a longer process of securing implementation and change of the land to its favoured use. Consequently, there should be sufficient time to ensure that businesses using the vehicle parking are able to make suitable alternative arrangements.

As a follow up, you have also questioned whether alternative sites might be found instead of this particular area of land. As we set out in our evidence base, suitable sites that do not impinge on other important policies (for example Green Belt) are in very short supply and consequently this area is one of the few sites that is within the existing urban area whilst not impinging unduly on adjoining residential properties.

3.0 DECISIONS REQUIRED

The committee should consider specific points to raise on the policies within the Site Allocations and Development Policies Document and authorise the Town Clerk to develop the formal response within the required timeframe.



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APPENDIX A: LOCATION OF LORRY PARK ON MOBBERLEY ROAD



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