

REPORT TO PLANNING AND LICENSING COMMITTEE

SADPD CONSULTATION



Report Reference PL-20-01
Meeting Date 14th December 2020
Agenda Item 7
Prepared by Planning and Facilities Officer

1.0 BACKGROUND

Cheshire East Council has launched a consultation on the revised second stage of the Local Plan, the Site Allocations and Development Policies Document (SADPD). The document was revised following the previous consultation in autumn 2019.

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

The next stage after this consultation period is submission for examination by a planning inspector. The inspector will consider comments made for the initial Publication Draft SADPD made in 2019 and all comments for this revised draft. The deadline for submitting representations is 5:00pm on Wednesday 23 December.

During the last consultation the Town Council only commented on one specific policy; the committee may determine to comment on other policies in this consultation.

2.0 TRAVELLING SHOWPERSON SITE

In the previous consultation the Town Council strongly objected to the Travelling Show Persons site (TS1) proposed for the lorry park on Mobberley Road. The council felt there was insufficient reason to allow the site for the proposed use and outlined suggestions for more suitable uses such as an expansion to the Household Waste Recycling Centre and developing sports provisions for the adjacent open space. The council commented on the possibility of expanding the Land at Firs Farm, Brereton site (TS2), noting only negligible additional impact on the neighbouring Green Belt and providing for more strategic allocation of the space.

The revised policy TS1 is as follows (the crossed through section indicating the only change from the previous draft document):

*The lorry park, off Mobberley Road, is allocated for three Travelling Showperson plots.
Development proposals for the site must:*

- 1. retain the existing hedgerows and incorporate a comprehensive landscaping scheme that provides for appropriate boundary treatments*
- 2. demonstrate through a noise impact assessment that external and internal noise impacts can be acceptably minimised through appropriate mitigation*

- ~~3. demonstrate that the proposals will have no adverse impact on the Midland Meres and Mosses Phase 1 Ramsar (Tatton Mere SSSI and the Mere SSSI) and Rostherne Mere Ramsar sites~~
4. undertake a phase 1 and 2 contaminated land assessment
5. provide a buffer from the existing recycling centre to achieve an acceptable level of residential amenity for prospective residents, including in terms of noise and disturbance;
and
6. use permeable materials as replacement hardstanding, where required, and provide a drainage strategy to manage surface run -off from the site.

3.0 DECISION REQUIRED

The committee should consider making further representations on the draft Site Allocations and Development Policies Document and authorise the Planning and Facilities Officer to develop the formal response within the required timeframe.