

REPORT TO PICKMERE PARISH COUNCIL

3rd September 2019

AGENDA ITEM 7.2 CONSULTATION ON DRAFT LOCAL PLAN – SITE ALLOCATIONS AND DEVELOPMENT POLICIES DOCUMENT (SADPD)

1. Background

- 1.1 Some months ago, Cheshire East Council formally adopted their Local Plan Strategy, after a long period of examinations in public, Inspector's report(s) etc. That document forms the first part of the Local Plan. The second part is the detailed policy and site allocation/definition document and it is this second document that is now published for consultation purposes, until 30 September 2019.

2. Report

- 2.1 The current draft document defines Pickmere as an 'infill village' (**policy PG10**) where limited infilling will be permitted subject to various considerations. The settlement boundary is slightly wider than in the old Macclesfield plan – including e.g. the houses 102-118 Pickmere Lane. This policy also defines 'Open Countryside' which covers all of Pickmere.

- 2.2 The draft defines the Green Belt boundary (**policy PG11**), which would supersede that defined (and still used in determining planning applications) in the old Macclesfield plan – in fact there is no difference between the two so far as Pickmere is concerned. As a result of draft policy **PG10**, some small areas of housing lie within the village boundary but are also within the Green Belt. In these situations, both the policies proposed in this draft detailed document, and the overlying strategic policy PG3 (Green Belt) of the adopted Local Plan Strategy would apply.

- 2.3 Other draft policies are subject to consultation, and are or may be relevant to the kinds of planning application that may be received in Pickmere e.g.

- **Policy ENV 9 – Wind energy** - defines areas of high sensitivity to wind energy development, which affect Pickmere (see Village Inset plan)
- **Policy RUR 1 – New buildings for agriculture and forestry;**
- **Policy RUR 2 – Farm diversification;**
- **Policy RUR 3 – Agricultural and forestry workers' dwellings;**
- **RUR 4 – Essential rural worker occupancy conditions; RUR 7 – Equestrian development outside of settlement boundaries;**
- Other RUR policies e.g. **RUR 10, RUR 11, RUR 12, RUR 13, RUR 14;**
- **Policy HOU 1 – Housing mix;**
- **HOU 2 – Specialist Housing provision;**
- **HOU 5 Gypsy, Traveller and Travelling Showpersons' provision** - this draft policy now establishes proposals for permanent traveller sites in the district (none in Pickmere);
- **HOU 8 Backland development;**

- HOU 9 – Extensions and alterations;
- HOU 10 – Amenity;
- HOU 11 – Residential Standards; HOU 12 – Housing density; HOU 14 – Small and medium sized sites;
- INF 8 – Telecommunications Infrastructure;
- REC 1 – Green/open space protection;
- REC 5 – Community facilities.

3. Recommendation

- 3.1 That Council notes the report and establishes any comments to be submitted to CEC in respect of the draft Plan document.

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