

Date of Meeting: Tuesday, 04 May 2021
Type of Meeting: Stakeholder Consultation
Title: Winstanley & Warren Proposals
Type of Decision: For Noting
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1. ATTENDEES

1.1

Stakeholders:

Alex Cutteridge, local resident, Heathfield Square
Gavin Shirtcliffe, local resident, Racefield Road
Luisa d'Aprano, local resident, Northwich Road
Brian Chaplin, Lead on Neighbourhood Plan Housing Policies and Design Policies
Sylvia Chaplin, Lead on Neighbourhood Plan Heritage Policies
Kevin Griffiths, Lead on Neighbourhood Plan Environment Policies
Keith Thompson, Lead on Neighbourhood Plan Health and Wellbeing Policies
Terry Griffiths, Knutsford's Nether Ward Community Group (NWCG), coordinating the group of Stakeholders
Cllr. Mike Houghton, Knutsford Town Council

Peaks & Plains:

Justine Gore (JG), Assistant Director of Development
Daniel Brocklehurst (DB), Project Development Manager
David Squires (DS), Head of Customer Experience
Aileen O'Riordan (AO), Communications Manager

Bowker Sadler Architects:

Paul Jeffrey (PJ)
Mike Daniels (MD)

2. WINSTANLEY HOUSE

2.1 QUESTIONS TABLED & RAISED AT THE MEETING ON BEHALF OF RESIDENTS & STAKEHOLDERS

2.1.1 Demolition of Winstanley House

Timescale

Please outline your timescale and indicate whether leases on the garage will be terminated in accordance with current rental agreements.

2.1.2

The demolition will take place in 2 stages.

Stage 1 - The demolition of the main building is earmarked to take place over the summer months. The appointed demolition contractor will meet with residents and other stakeholders prior to the commencement of work and throughout the demolition period.

Stage 2 - The demolition of the garages will be undertaken by the main contractor.

The contractor will be signed up to the Considerate Contractor scheme.

A new method statement will be issued as part of the section 80 application to Cheshire East Council (CEC) prior to demolition.

Leases will be terminated in accordance with the current rental agreements. Leaseholders will be given sufficient notice to vacate these buildings.

3. **Extent of site**

Stakeholders are looking for clarification on the extent both of land owned by P&P and of the site proposed for demolition and redevelopment. The (temporary) site perimeter fence should not prevent access to residents' garages

3.1

The redevelopment will take place within the site redline boundary.

The majority of the site has shared boundaries which are subject to party wall notices. A party wall surveyor will be appointed to act on behalf of the Trust. Condition surveys will be undertaken and recorded. The residents affected will be consulted about the proposed boundary treatment in order to reach an agreement.

Access to the residents' garages will be maintained.

4.

Boundaries and Security

As all boundaries with adjacent gardens, particularly the brick walls, lie within the Heathfield Square Conservation Area they are subject to Conservation and Heritage considerations and may be subject to protection. The garages themselves form a boundary with several gardens, so Stakeholders have concerns about residents' security during and after their removal. Can P&P confirm the ownership of these boundaries?

4.1

A structural and condition survey of the existing perimeter brick walls will be undertaken.

Consultation for all boundary treatments that impact on adjoining properties will take place with residents in the near future.

Note - boundary treatments will be subject to planning approval if applicable.

The demolition of the garages and erection of new boundaries will be undertaken by the main contractor. This will help to mitigate security concerns following the demolition of Winstanley House.

4.2

CEC planners have requested that timber hoarding be erected around the perimeter. Access will be maintained to the garages to the rear of Racefield Road.

5.

Access and Traffic Management

Stakeholders wish to explore how to ensure unimpeded access to Racefield Road and to residents' garages. There is also concern about access by heavy plant along Racefield Road. Concerns raised about sole access via Racefield Road.

5.1

The Trusts proposal to improve the road and provide a turning head into the scheme will help access. We will try to alleviate any concerns residents have.

A recent meeting with the planner indicated that the level of car parking for the scheme could be reduced. This is something we will explore as this will help increase landscaping areas.

Northwich Road access - concerns raised about the speed of traffic from Stanley Road and proposal for vehicles to exit onto Northwich Road.

Resident requested consideration for traffic calming measures down Stanley Road and or Northwich Road.

The Trust will discuss the highways and safety concerns with CEC.

CEC carried out works to the Racefield Road highway some time ago. It is the council's responsibility to maintain the highway.

The Trust will discuss road improvements with the CEC and feedback.

6. **Disruption**

Stakeholders are seeking ways to ensure that disruption due to noise and dust are minimised and that the working hours specified in the Decision Notice are adhered to.

6.1 There will be a degree on noise and disturbance as a result of the demolition and building work. The appointed contractor's will provide method statements to CEC for approval. Local residents will also be consulted regarding the proposals.

Working hours – the contractor will need to comply with hours of work in line with CEC requirements.

7. **Post-demolition (both sites)**

As the sites are either surrounded by or adjacent to Conservation Areas, Stakeholders are seeking reassurances that neither site becomes an eyesore should there be a delay between demolition and redevelopment.

7.1 Hoarding will be erected to both boundaries as required by CEC.

8. **Planning for the replacement development of both sites**

As you prepare your proposal for redevelopment, Stakeholders draw P&P's attention to the requirements of Knutsford's Neighbourhood Plan (NP):

8.1 The NP has been taken into consideration when drawing up the proposals for the redevelopment.

9. **Design and Setting**

NP policies D1 and D2, also the Knutsford Design Guide. For Winstanley House, Stakeholders would like to explore how a 3-story replacement could be appropriate on a site immediately surrounded by Conservation Areas.

9.1 This was addressed in the design proposal.
We understand the requirement to provide amenity space on the site however, due to the site constraints this is difficult satisfy.

10. **Boundaries**

NP Policy HE3, also the Knutsford Design Guide; particularly materials and construction appropriate to a Conservation Area. Also, Stakeholders would like to discuss ownership of the boundaries on the Winstanley House site.

10.1 The draft design and access statement references the NP and Design Guide within the proposals. This will form part of the Pre-application discussions with CEC.

11. **Housing Mix**

NP Policy H1. Stakeholders wish to explore P&P's thinking about the change from Sheltered to Affordable housing.

11.1 CEC housing demand and the NP have been taken into consideration when deciding the proposed housing mix. The Trust has discussed the point with CEC Housing Strategy and utilised the data that supports housing mix and demand.

This redevelopment is funded by the Trust and does not attract grant funding. It is crucial that scheme meets the financial regulations of the organisation and is a viable option. The reduction of units would render the scheme unviable and unable to proceed.

12. **Environment**

NP Policies E2, E3, E5. The close proximity of both sites to Knutsford Heath, which is a designated Local Wildlife Site, requires special attention be paid to the NP Environment Policies.

- 12.1 The proposals take into account the proximity of the Heath. There are opportunities for bio-diversity in the scheme. It is recognised that we need to develop our ideas further. The Trust will instruct an environmental impact assessment which will help shape proposals.

The Heath is designed nature reserve –

Point Highlighted - any redevelopment adjacent to The Heath affects its viability as a nature reserve. Improve the viability by incorporating ecological measures in the development proposals. This is an environmental aspect included within the KNP.

The Trust will be incorporating ecologic measures within the scheme proposals. The information provided is welcomed.

13. **Zero Carbon – PPHT have appointed and Mechanical & Heating engineers to explore the options for heating the new building.**

14. **Health & Wellbeing**

Encouraging healthier life style and activities for older people with dementia and mental health

- 14.1 The Trust is looking at proposals on how we can incorporate and raise awareness of healthy life styles for our customers.
The redevelopment of Winstanley house is not a dementia scheme however, older persons care packages can be brought in if required. More work is required in this area as we consider the NP requirements for health and wellbeing further.

15. **Public Passageway serving area between Racefield Road and Heathfield Square. Will this access remain open?**

- 15.1 Yes. The access will remain open to the public.

- 15.2 Tree survey - Tree to rear of garage site near 2 Racefield Road.
The Trust will share information from arboriculture survey regarding the above.
The current proposal is not to remove any trees.

16. Heritage site (former grammar school). The history could be reflected within the proposals for the site.
Historic information to be forwarded to the Trust to help shape proposal.

17. **WARREN CLOSE DRAFT PROPOSAL**

17.1 Proposal to demolish existing bedsit bungalows and replace with new build bungalows and family houses for affordable housing

18. **No further questions.**

19. Consultation with residents and other stakeholders will continue as we develop proposals prior to the planning submission and demolition.

Thank You to all those in attendance and for the valuable contribution made to help shape the proposals for both Winstanley House and Warren Close.