

Application No: 11/3350M

Location: PARK GREEN MILL, PARK GREEN, MACCLESFIELD, CHESHIRE, SK11 7NA

Proposal: Conservation Area Consent For Demolition Of Existing Mill and Erection Of Development Comprising 36 Apartments

Applicant: PH Property Holdings Limited

Expiry Date: 19-Oct-2011

Date Report Prepared 14<sup>th</sup> November 2011

<b>SUMMARY RECOMMENDATION</b>	Approve subject to conditions
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**MAIN ISSUES**

- Impact on the character of the area
- Impact on the Park Green Conservation Area

**REASON FOR REPORT**

This application seeks Conservation Area Consent for the demolition of all buildings on the site described in the report for application 11/3347M which is on the agenda. This application is before the Committee at the discretion of the Head of Planning and Housing.

**DESCRIPTION OF SITE AND CONTEXT**

The application site lies in the Park Green Conservation Area and covers roughly 0.19ha. The site is located at the southern end of the town centre and currently consists of industrial buildings. The site lies to the south of Brook Street and to the north of Park Green. Maydews Passage lies to the west and The River Bollin is located to the east of the site. The neighbouring buildings are made up of a variety of architectural styles and uses, which include retail, warehouses and residential.

**DETAILS OF PROPOSAL**

The proposal is the demolition of all the Park Green Works between the River Bollin and Maydews Passage (with the exception of 42 Park Green which is to be retained). The site consists of an assorted collection of 20<sup>th</sup> Century industrial buildings, which detract from the character and appearance of the Conservation Area.

The application is linked to planning application ref.11/3347M which proposes the construction of a new 3 storey building, which would contain 36 apartments fronting Park Green, continuing alongside the River Bollin through to Brook Street.

**RELEVANT HISTORY**

See report for application 11/3347M.

## **POLICIES**

### **Regional Spatial Strategy**

Relevant Policies consist of the Regional Spatial Strategy Policies EM1 and DP7

### **Local Plan Policy**

Macclesfield Borough Local Plan Policies BE2, BE3 and BE4.

### **Other Material Considerations**

National Planning Guidance in the form of: -

PPS5: Planning for the Historic Environment was published in March 2010. The scheme, which was submitted under 06/0236P was accompanied by a comprehensive Design Statement, which is considered to embrace the principles embodied within PPS5 in terms of consideration of the heritage asset.

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

Macclesfield Civic Society have commented on the application. The comments mainly relate to the application for the redevelopment of the site, however, the following points are considered worth highlighting as being relevant to the application for demolition: -

This part of Macclesfield is of considerable architectural and historic interest as evidenced by the number of Listed Buildings and the Conservation Area designation. The recent destruction of Frost's Mill has brought renewed emphasis to the importance of the area and the urgent need for reconstruction and enhancement.

The former Park Green Mill premises occupy an important site adjacent to the River Bollin, a number of important Listed Buildings and the Peace Garden. No.42 Park Green apart the existing buildings on the site are of varied quality and in the main are utilitarian in character, albeit perhaps capable of re-use but without the necessary enhancement of the conservation area. The clearance of these buildings does present an important opportunity for such enhancement as well as regeneration.

## **VIEWS OF THE PARISH / TOWN COUNCIL**

N/A

## **OTHER REPRESENTATIONS**

No representations had been received at the time of report preparation.

## **APPLICANT'S SUPPORTING INFORMATION**

See report for application 11/3347M.

## **OFFICER APPRAISAL**

It is considered that the key issue to be addressed in relation to this application is whether any of the buildings that are to be demolished make a positive contribution to the character or appearance of the area such that they should be retained.

This site benefits from previous approvals for demolition of the buildings on site and permission has been granted for previous redevelopment of the site for housing. (06/0234P – Conservation Area for demolition of unlisted structure of Park Green Mill/works).

The buildings on site (mainly sheds and neglected yards) are of no architectural merit and make a negative contribution to the conservation area and there is no objection to their removal from the site.

The Conservation Officer raises no objections to the proposed demolition of the buildings given the wider benefits offered by the proposed redevelopment of the site.

The National Guidance in PPS5 states that Conservation Area Consent should only normally be granted if an acceptable scheme of replacement exists. This is to prevent the creation of derelict sites. In the event that planning application 11/3347M were to be refused, it would be appropriate to change the recommendation on this application to one of refusal.

### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

There are no objections to the demolition of all the buildings on the site subject to the scheme for the replacement building being considered to be acceptable. This proposal complies with both National and Local Plan policies relating to Conservation Area Consent. The proposal represents a comparatively minor alteration to earlier applications for Conservation Area Consent and there is no change in circumstances or policy that would warrant a refusal of planning permission.

Application for Conservation Area Consent

RECOMMENDATION: Approve subject to following conditions

1. Commencement of development
2. Demolition as precursor of redevelopment





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