

Application No: 11/3602M

Location: HOPE PARK, MACCLESFIELD HOSPITAL, PRESTBURY ROAD,
MACCLESFIELD, CHESHIRE, SK10 3BL

Proposal: Reserved matters Application for A Building Comprising of Ground Floor
Retail Space with First Floor and Second Floors Comprising of 16
Residential Apartments and Associated Car Parking, Bin Stores, Service
Areas, Landscaping, Boundary Treatments and Sewers/Drains.

Applicant: Stuart Binks, Keyworker Homes (NW)Ltd

Expiry Date: 21-Dec-2011

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES

- Whether the details submitted for the reserved matters to application 09/1300M for the retail/apartment block part of the scheme are acceptable. The outstanding reserved matters are 'appearance' and 'landscaping'.

REASON FOR REPORT

The outline planning application for the site known as the Blue Zone at Macclesfield District General Hospital was considered by the Strategic Planning Board during the summer of 2009. This resulted in permission being granted (following the signing of a Section 106 Agreement) in December 2009.

This application is before the Strategic Planning Board as it was requested by Strategic Planning Board Members in 2009 that each reserved matters application for each individual building is brought back before the Strategic Board for consideration.

DESCRIPTION OF SITE AND CONTEXT

The site lies 1km to the west of Macclesfield Town Centre and is a site which up until early 2010 was owned by East Cheshire NHS Trust and used for medical purposes. The land is now owned by Keyworker Homes.

Copies of the committee reports which were considered by the Strategic Planning Board for the outline application 09/1300M (from 29th July 2009 and 21st October 2009) are attached as background papers. These reports highlight the existing characteristics of the site, including its historic past, the East Cheshire NHS Trusts previous necessity to dispose of the site and planning issues (which include: the impact on the Listed Buildings, trees, landscape,

highways and access, local environment, scale, impact on protected species, impact on residential amenity).

In total, 5 applications were submitted.

The outline approval was for a care home, an apartment/retail block, an office block, 15 dwellings and a car park deck.

Planning and Listed Building Consent applications were approved for the conversion of the Clocktower building – to affordable housing;

Planning and Listed Building Consent applications were approved for Building 6 – which was to be converted to a D1 use.

A Reserved Matters application for the Care Home element of the scheme was approved by the Strategic Board on 11th May 2010, and a Reserved Matters application for the three-storey office block was approved on 31st August 2010. Both these buildings are now complete. The site of the proposed building is currently vacant and the previous buildings which were on this part of the site have been removed.

DETAILS OF PROPOSAL

This proposal is a reserved matters application for the retail and apartment block elements of the site, which was approved under outline application 09/1300M. The building would be three storeys high, which is the scale that was approved under the outline application.

The floor area for the block is similar to that considered at outline stage. The ground floor would be divided into two units. Unit A would measure 413m² and Unit B would measure 130m². Customer access to Unit A would be from the northern most point of the building, and access to Unit B would be from the car park area (again, on the north elevation). Each unit would incorporate a storage area, shower facility, and staff area. The larger unit would include a canteen and general office. The first and second floors would consist of 4 no. two bedroom apartments and 4 no. one bedroom apartments on each floor. Access to the apartment block would be from either the south-western corner of the building (from the car park), or from the north eastern corner (onto Cumberland Street). The apartments would be linked via an interconnecting corridor.

It is proposed to construct the building out of reclaimed stone (to match that used on the office block) and roof tiles (to match those used on the adjacent care home building). The second floor would incorporate timber cladding and a couple of elevations would have elements of render. The windows would be metal framed.

The car park would provide parking for 13 spaces for the retail element (including 1 disabled bay) and 16 spaces for the residential accommodation (1 space per apartment).

RELEVANT HISTORY

The sections titled Historic Background and Relevant History within the attached background papers review the history up to application 09/1300M.

More recently the following applications were approved:

10/2153M

Reserved matters application for the erection of a 3-Storey office building comprising 3 599 sqm (to be divided up into 2400 sqm of B1 on the first floor and second floors and 1199 sqm of D1 use on the ground floor) with associated car parking including a decked parking structure.

– Approved 31.08.10

10/0552M

Proposed erection of a 3 storey, 75 one-bed care home (Reserved Matters)

– Approved 11.05.10

09/1300M

Erection of a three-storey, 75 one-bed care home; a 3 storey building incorporating a total of 542 sqm of retail in 3 ground floor units with 16 apartments (8 one bed & 8 two bed) on the upper 2 floors; a 3 storey office building of 3599 sqm (to be divided up into 2400 sqm of B1 on the first and second floors and 1199 sqm of D1 use on the ground floor); 15no. 2.5 storey townhouses in 7 blocks; associated car parking areas, access roads & open space; additional hospital related car parking at proposed first floor deck (Outline Application)

– Approved 18.12.09

09/1296M

Change of use and alterations to Grade II Listed clocktower building to provide 36 affordable for rent apartments, 161 sqm coffee shop, 183 sqm gym and ancillary accommodation; associated car parking and external site works; demolition of 2 curtilage buildings (Buildings 2 and 9) to enable the associated mixed use development within the overall application site and which is the subject of a separate outline planning application. (Full Planning)

– Approved 18.12.09

09/1295M

Change of use and alterations to Grade II Listed clocktower building to provide 36 affordable for rent apartments, 161 sq m coffee shop, 183 sq m gym and ancillary accommodation; associated car parking and external site works; demolition of 2 curtilage buildings (buildings 2 and 9) to enable the associated mixed use development within the overall application site and which is the subject of a separate outline planning application. (Listed Building Consent)

– Approved 18.12.09

09/1613M

Proposed conversion of and 420sqm extension to curtilage building 6 to accommodate a change of use from C2 to D1 together with associated car parking. (Listed Building Consent)

– Approved 18.12.09

09/1577M

Proposed conversion of and 420sqm extension to curtilage building 6 to accommodate a change of use from C2 to D1 together with associated car parking (full planning)

– Approved 18.12.09

POLICIES

Local Plan Policy

NE2, BE1, BE2, BE3, BE15 - BE19, H1, H2, H8, RT7, T1, IMP1, IMP4, C2, DC1-DC6, DC8, DC17-DC18, DC20, DC35-DC39, DC40, DC63.

Other Material Considerations

National Planning Guidance in the form of: -

PPS1: Delivering Sustainable Development

PPS3: Housing

PPG15: Planning and the Historic Environment

PPS9: Biodiversity and Geological Conservation

PPG13: Transport

PPG25: Development and Flood Risk

PPS4: Planning for Sustainable Economic Growth is of some relevance to this proposal. The development is effectively providing a retail environment on the ground floor in a sustainable location. Since, an Outline application has already been approved, this guidance is not considered to be a significant material consideration in relation to this proposal. However, as a scheme that provides employment opportunities the principles of achieving sustainable economic development are still relevant.

Circulars of most relevance include: ODPM 06/2005 Biodiversity and Geological Conservation; ODPM 05/2005 Planning Obligations; and 11/95 The use of Conditions in Planning Permissions.

In addition, the Supplementary Planning Guidance documents relating to Section 106 Agreements and the 'Blue Zone Planning Brief' is of particular relevance to the whole development of the Blue Zone.

CONSULTATIONS

The Development Control Archaeologist from the **Cheshire Archaeology Planning Advisory Service** comments that no mitigation is required in this instance.

English Heritage do not wish to offer any comments and recommend the application be determined in accordance with National and Local Policy Guidance and on the basis of Cheshire East's specialist conservation advice.

Manchester Airport raises no objections as the development does not conflict with any safeguarding criteria.

The **Ministry of Defence** (Woodford Aerodrome) raise no safeguarding objection.

OTHER REPRESENTATIONS

None.

APPLICANT'S SUPPORTING INFORMATION

The following documents have been submitted to accompany the reserved matters application:

A Design and Access Statement – This includes details in relation to the design principles for the development, including the use, layout, appearance, landscaping and materials.

OFFICER APPRAISAL

Principle of Development

The principle of using this area of the site (which lies to the east of the Blue Zone site, now known as Hope Park, and is adjacent to Cumberland Street), for a retail / apartment block with surface car parking was established under the outline scheme. This considered the access, layout and scale as being acceptable, having regard to the impact on the character and appearance of the area, the Listed Buildings on the site, and highway safety.

This reserved matters application is for external appearance of the building and landscaping. It is noted that the outline permission referred to this element of the scheme as being:

“A 3 storey building incorporating a total of 542 sq m of retail in 3 ground floor units with 16 apartments (8 one bed and 8 two bed) on the upper 2 floors”.

This reserved matters application seeks consent for 2 retail units on the ground floor only.

Although this is not in complete compliance with the outline scheme, it is considered that a pragmatic view should be taken to the reduction of units from 3 for 2 as the retail floorspace remains the same. This would follow the spirit of the Draft National Planning Policy Framework, in seeking to deliver developments.

Policy

The policy considerations for the whole Blue Zone development are highlighted in detail in the background papers. The Local Plan policies which relate to design and appearance (including those which relate to the listed buildings) and landscape are considered to be particularly relevant to this reserved matters application.

Design

The building which previously stood in the location of the proposed retail / apartment block has now been demolished. The retail / apartment building will occupy a prominent location on the Hope Park site, adjacent to the A537, the principle east-west route through Macclesfield. The scale, mass and footprint of the building were considered under the outline scheme and these are not thought to be excessive, despite the close proximity of the boundary to the main road. It is noted that the height has increased approximately 600mm from for one leg of the building over the approved under the outline scheme. However, in the context of the build, this is considered to be ‘*de minimus*’ as it would not be noticeable to the naked eye from street level.

It should be noted that the height of the building has been determined by the need to keep the ridge height below that of the existing Clock Tower building, therefore ensuring that the new

development is subservient and respectful to the historic hierarchy of buildings on the site. Although the height of the building is slightly taller than that approved under the outline scheme, it is still below the height of the existing Clock Tower building.

The Council's Conservation and Design Officer raises no objections to the scheme. However, it is thought that the elevation treatment could be simplified by reducing the number of materials. This would allow the building to marry better with the 'Kids Allowed' building next door. A simple palette of materials will allow the building to appear modern whilst respect the traditional character of the site. In addition, it is considered that the horizontal band between the ground and first floors serves to increase the bulk of the building and limits its traditional look, which is an important prerequisite for the building given its historic context.

The roof is pitched and would be covered with tiles which would match those used on the adjacent care home building.

The comments on the choice of materials and horizontal band have been forwarded to the applicants' agent and their response to this will follow in an update report.

Amenity

This issue was considered under the outline scheme, and it was considered that the impact on the amenity of the residents in the vicinity (at Millers Court and the care home) was acceptable. The proposed relationships with adjacent buildings are similar to that shown on the indicative plans submitted to accompany the outline application.

It will be necessary to consider the potential impact of the plant equipment which is illustrated on the proposed plans to the south of the building to ensure that there will be minimal noise intrusion on the future residents of the apartments above. A condition was attached to the outline scheme (09/1300M) which required an assessment of the acoustic impact of fixed plant and equipment to be submitted to and agreed in writing by the LPA.

Landscape

The landscape submission differs from the approved masterplan for the Hope Park development. The parking scheme now incorporates a delivery bay for the retail unit. This has resulted in a potentially more awkward car park layout and has reduced the available soft landscape area around the main entrance to the retail unit. The amended access and site lines to the car park has also resulted in the boundary wall not extending as far into the site as illustrated at the time of the outline application. However, the design of the wall (which includes railings and piers) would reflect that approved on the boundary of the Kids Allowed and Care Home, ensuring a continuity of boundary treatment. The submitted design of the wall and railings is generally acceptable. However, further details are required.

Similarly, a planting scheme will be required (via condition) as one was not submitted with the application. It is suggested that the specification for the trees and shrubs should be increased to give a more immediate impact to mitigate for the reduction in the planting area.

The submitted plan identifies the location of the bin stores and air conditioning area which would be to the southern elevation of the building. The cycle rack would be located in the parking area. These locations are considered to be acceptable.

Although there are protected trees on the site known as “The Blue Zone,” there are no trees in the direct vicinity of the proposed buildings.

Highways

The Strategic Highways Engineer makes no highways objections to the development. The application follows on from the outline application where all highway matters were addressed and accepted. The impact of this development in highway terms (including parking provision) was considered as part of the overall Transport Assessment for the Blue Zone development. This was submitted with the outline application and was found to be acceptable. Although the parking layout has been revised to incorporate a lorry delivery area and this has knock on effects for the parking area (making it potentially more awkward) and access (moving it closer to the access from the roundabout), technically the layout works and no objections are made.

Ecology

There are no ecological issues in relation to this application.

BACKGROUND PAPERS

Appendix One – Report for application 09/1300M which went to Strategic Planning Board on 29th July 2009

Appendix Two – Report for application 09/1300M which went to Strategic Planning Board on 21st October 2009.

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that the landscape and appearance are acceptable, subject to conditions and reconsideration of the materials to ensure a more appropriate relationship with buildings in the locality. A recommendation of approval is therefore made.

Application for Reserved Matters

RECOMMENDATION: Approve subject to following conditions

1. To comply with outline permission
2. Time limit following approval of reserved matters
3. Development in accord with approved plans
4. Sample panel of brickwork to be made available
5. Landscaping to include details of boundary treatment
6. Landscaping - submission of details
7. Landscaping (implementation)
8. Submission of type and colour of block pavements
9. Construction of access
10. No gates - new access

- 11. Provision of car parking
- 12. Materials
- 13. Contaminated land
- 14. Pile driving
- 15. Prevention of mud, debris onto highway
- 16. Surface water drainage



