

Northern Planning Committee

Updates

Date: Wednesday, 4th November, 2015
Time: 10.00 am
Venue: The Capesthorpe Room - Town Hall, Macclesfield SK10 1EA

The information on the following pages was received following publication of the committee agenda.

7. **15/1553M - 29 Chelford Road, Macclesfield SK10 3LG: Proposed demolition of house & outbuildings and the erection of a terrace of 7 three storey houses for B Jepson (Pages 1 - 2)**
8. **15/2861M - 17 Fletsand Road, Wilmslow, Cheshire SK9 2AD: Demolish existing property. Construct replacement dwelling with integral garaging and associated works for Mr and Mrs Sihan (Pages 3 - 4)**
9. **15/2056M - 2 Union Street, Macclesfield SK11 6QG: Conversion of first floor office space to residential. Construction of additional two floors of residential accommodation for Mr Christian Lynn (Pages 5 - 6)**

Please contact Gaynor Hawthornthwaite on 01270 686467
E-Mail: gaynor.hawthornthwaite@cheshireeast.gov.uk with any apologies, requests for further information or to arrange to speak at the meeting

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NORTHERN PLANNING COMMITTEE – 4th November 2015

UPDATE TO AGENDA

APPLICATION NO.

15/1553M

29, CHELFORD ROAD, MACCLESFIELD, SK10 3LG

UPDATE PREPARED

02 November 2015

Greenspace:

No objections, subject to commuted sums being secured via a s106 legal agreement for Public Open Space and Recreation Outdoor Sports provision. This is calculated as follows:

Public Open Space

7 x 2 bed apartments @ £3,000 each = £21,000

Total = £21,000

Recreation Outdoor Sports

7 x 2 bed apartments @ £1,000 each = £7,000

It has been confirmed by our Greenspace Officer that the Public Open Space and Recreation Outdoor Sports provision would be required for the Bodmin Avenue recreational area. The proximity of this park to the development and the need for the upgrade of the equipment means that the contributions would be CIL compliant.

HEADS OF TERMS & CIL REGULATIONS

The figures confirmed are as follows:

- £21,000 for off-site provision of Public Open Space
- £7,000 for Recreation Outdoor Sport

CONCLUSION

The additional consultation comments outlined above do not raise any objections, or concerns. The proposed development accords with all relevant Development Plan policies and is in accordance with the NPPF, such sustainable forms of development should be approved without delay. The recommendation previously proposed remains.

RECOMMENDATION Approve

NORTHERN PLANNING COMMITTEE – 4th November 2015

UPDATE TO AGENDA

APPLICATION NO.

15/2861M

17, FLETSAND ROAD, WILMSLOW, CHESHIRE, SK9 2AD

UPDATE PREPARED

02 November 2015

CONSULTATIONS

A consultation response has been received from the Forestry Officer.

Concerns were initially raised as to the impact from the existing protected Cedar on the front elevation of the proposed dwelling in terms of social proximity, particularly the front ground floor living room window.

Following these concerns, the applicant agreed to amend the internal configuration of the property, swapping the cinema room from the rear to the front and also blocking up the front window internally to prevent views from this window. Along with increasing the size of the side windows to this room, this would relieve any future pressure on the protected tree and overcomes the concerns raised by the Forestry Officer.

In summary there are no longer any objections to the impact of the proposal on the protected trees, subject to conditions.

REPORT

The comments from the Forestry Officer are noted, and it is considered appropriate to add a condition ensuring that the front window shall remain blocked and for aesthetic purposes only.

CONCLUSION

The recommendation remains as per the main agenda report as approval subject to conditions.

During the site visit members queried the figures regarding the building to plot ratio. The proposed footprint has been calculated to be approximately 487m², with the plot approximately 1708m² coming to a proportion of 28.5%. As mentioned in the report this is commensurate with the other properties in the area.

RECOMMENDATION

Approve

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NORTHERN PLANNING COMMITTEE UPDATE – 4 NOVEMBER 2015

APPLICATION NO: 15/2056M

PROPOSAL: Conversion of first floor office space to residential

ADDRESS: 2 Union Street, Macclesfield, SK11 6QG

APPLICANT:

OFFICER COMMENT

An Air Quality Assessment has now been submitted by the applicants on 29th October and has been forwarded to the Environmental Health Officer for comments.

Members will be provided with an update on the Air Quality Assessment at the Northern Planning Committee meeting.

RECOMMENDATION

Approve

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