

Northern Planning Committee

Updates

Date: Wednesday, 10th August, 2016
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.

Planning Updates (Pages 1 - 6)

Please contact Sarah Baxter on 01270 686462
E-Mail: sarah.baxter@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 – 10 August 2016

UPDATE TO AGENDA

APPLICATION NO.

15/5026M

LOCATION

12 and 14 Overhill Road, Wilmslow

UPDATE PREPARED

5 August 2016

KEY ISSUES

Revised Plans

Revised plans have now been received that have reduced the height of the garage to 2.4 metres. Given that this is just 400mm above the height of a boundary fence, the impact upon the neighbour at 2 Overhill Drive is considered to be acceptable.

Accordingly, as in the original report, the application is recommended for approval.

NORTHERN PLANNING COMMITTEE – 10 August 2016

UPDATE TO AGENDA

APPLICATION NO.

16/0605M

LOCATION

BRIDGEPOOL, MACCLESFIELD ROAD, ALDERLEY EDGE, CHESHIRE,
SK9 7BW

UPDATE PREPARED

08 August 2016

KEY ISSUES

Revised Plan

Following a committee site visit a revised plan was requested to evidence the height of the existing boundary hedge in relation to the proposed north elevation. This revised north elevation has now been received.

Ridge Height

The original Design and Access Statement and the Officers report stated the overall height increase of the proposed replacement dwelling is 1.8m. This is incorrect following the revised proposal. Therefore the agent has now submitted revised section 3.2 of the Design and Access Statement which now confirms the proposed ridge is just 1.3m higher than the existing roof height and 1.2m difference in eaves height.

Agent's Statement

The agent is unable to attend committee due to annual leave. A statement has therefore been written and submitted by the agent. The statement is as follows:-

'BAND Architects were commissioned by Mr and Mrs Maguire to design them a new family home to replace their existing unpractical property at Bridgepool, Alderley Edge. The existing dwelling is unremarkable in its architectural quality and makes little contribution or enhancement to the Conservation Area. It negotiates the level changes on the site poorly and as a result inhibits the connection between house and garden. Existing accommodation is distributed over three floors in a fragmented and illogical layout that makes it unsuitable for a modern family home. We've produced a high quality design which responds both to our client's brief and the physical setting.

The proposed replacement dwelling is located on the site of the existing building and maintains the generous mature landscaping so important to its Conservation Area setting. A key feature of the site is a large drop in level from the access road that forms a 'hollow' in which the property is sited. The proposals seek to lower the building further into the site so that the house can better connect to the rear west facing garden. As a result the lower storey is unseen from street level maintaining a two storey frontage. Furthermore, upper level accommodation is located within the roof and utilises dormer windows in order to respect the massing and visual impact on the street scene. The three storey rear elevation will appear indistinguishable from the street and from neighbouring properties due to the tall, mature landscaping on all garden sides and the minimal overall increase in height. The design principles of the new house and its architectural vocabulary are taken from the traditional forms in the surrounding area using local materials, pitched roofs and roof dormers. The approach of blending traditional forms and materials with a modern interpretation enables the design to sympathetically integrate with its setting, improving and enhancing the existing area. For these reasons we consider the proposals to be fitting and support the case officer's recommendation for approval'.

Accordingly, as in the original report, the application is recommended for approval.

NORTHERN PLANNING COMMITTEE – 10 August 2016

UPDATE TO AGENDA

APPLICATION NO.

16/1636M

LOCATION

Clumber House Nursing Home, 81 Dickens Lane, Poynton, Stockport, Cheshire, SK12 1NT.

UPDATE PREPARED

08 August 2016.

KEY ISSUES

Ecology

The applicant has submitted a report detailing the findings of an Ecological Scoping Survey of the site undertaken in August 2016, indicating at there was evidence of a protected species being found onsite. The Council's Nature Conservation Officer is satisfied with the surveyors procedures and assessments of the risks to protected species, and following the findings within the Survey Report has recommended conditions be include within the decision notice requiring:

- an appropriate mitigation statement, with regard the protected species;
- the protection of nesting birds during clearance work or works to trees.

NORTHERN PLANNING COMMITTEE – 10TH AUGUST 2016

UPDATE TO AGENDA

APPLICATION NO.

15/5536M

LOCATION

LAND ADJACENT TO BELONG CARE HOME, 103 KENNEDY AVENUE,
MACCLESFIELD, SK10 3DE

UPDATE PREPARED

8th August 2016

Committee Members undertook a site visit on Friday 5th August and the question of the percentage of the open space to be developed was raised.

The proposed development would occupy approximately 14% of the existing open space.

Recommendation

No change to the recommendation.

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