



Northern Planning Committee

Updates

Date: Wednesday, 30th June, 2021
Time: 10.00 am
Venue: The Assembly Room - Town Hall, Macclesfield SK10 1EA

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

Planning Updates (Pages 3 - 10)

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 – 30 JUNE 2021

UPDATE TO AGENDA

APPLICATION REFERENCE

19/0334M

LOCATION

Booth Bank Farm, Reddy Lane, WA14 3RG

UPDATE PREPARED

28 June 2021

New and amended plans and documents received:

- 17-018 110 Rev. A - Site Location Plan, including Parking Details
- 17018 1030 Rev. B – Proposed Site Plan
- 17-018 1040 Rev. B – Proposed Ground Floor Plan
- 17-018 1041 Rev. B – Proposed First Floor Plan
- 17-018 1042 Rev. B – Existing and Proposed Roof Plans
- 17-018 1050 Rev. B – Proposed Elevations and Sections
- 17-018 1051 Rev. B – Proposed Elevations and Sections
- 17-018 1052 Rev. B – Proposed Elevations and Sections
- CAFT-FC-HGN-00-DR-CH-002 P01.1 – Vehicle Tracking on Proposed Highway Layout
- Supporting letter by P4 Planning, dated 24 June 2021

Revised Plans

Amended plans were requested because some of the plans were inconsistent as they did not all show the extension to the farmhouse at the same, reduced scale. The revised plans correct this error. The committee report assessed the scheme based on the reduced extension size.

They also now show the areas available on the site for vehicle parking for clarity.

Supporting Letter

A letter has been received from the Agents for the application, P4 Planning. This relates to the design of the proposed building and also clarifies the materials proposed to be used for the hard surfacing.

This letter highlights the support offered by the Council's Design Officer made in March 2019. The Design Officer's comments were as follows:

“ANALYSIS OF PROPOSAL

Existing building:

The alterations to the existing converted barn building are predominantly internal reconfigurations with minimal external alterations. One alteration is the addition of a bay window at the Sothern gable, replacing the existing round opening overlooking the listed building. The structure is a glazed bay which matches the architecture of the extension and new build and takes its form from an existing opening to the rear of the courtyard buildings.

New Build:

Scale & Massing: *The massing of the new build respects the existing listed building and is subservient to it in both scale and material use. The footprint of the new build sits behind the building line, again subservient to the farmhouse. The scale of the new build, being lower, respects the existing building and reflects the proportions of the existing components in a contemporary form.*

Materials: *The materials (Corten) contrast with the traditional farmhouse/barn buildings which highlight the existing built form of the farmhouse even more. The glazing to the North will help to reflect the landscape to the rear and also flood the accommodation with light.*

Topography: *The new development works with the topography of the site and incorporates green roofs to soften the impact into the rural environment.*

The rationalisation of accommodation seems sensible and leaves the existing courtyard enclosure untouched.

Listed building extension:

The glazed extension is light in structure so will minimise the visual impact on the listed farmhouse which it wraps around. The use of glass will contrast and provide a backdrop to the existing building whilst providing views through to the existing fabric.

The green roof provides added interest and ties the extension to the new build visually with similar detailing. The viewing box, a frameless glass box that will enable the green roof to be viewed up close internally is an imaginative detail.

Environmental: *The green roof to both the extension and new build provides valuable green habitat opportunities as well as providing an opportunity for greening the development, reducing the visual impact within the greenbelt.*

CONCLUSION

Overall I think it is a well designed scheme that respects the historic building and could be an outstanding piece of architecture if the detail is executed with care.”

For the benefit of clarity, no positive weight was afforded to the design in the report. As a standalone piece of architecture, there is no objection to the

proposal. However, as noted in the Committee report, the development results in less than substantial harm to the listed building. As such, it does not comply with all the requirements of NPPF paragraph 127 and CELPS policy SD 2.

Additional objection letter:

Following the closure of comments, a further objection was received to the planning application. The main points raised are summarised as follows:

1. Site has been developed to the point where continued growth is inappropriate in the Green Belt and unsustainable
2. Concerns regarding traffic and highway safety
3. Concerns regarding the use of space, lack of bedrooms provided, and under-utilisation of the sports hall.
4. Harm to the listed building.

These points are covered in the report to the Committee.

CONCLUSION

The additional information is noted. However, this does not alter officers' recommendations to the Committee.

RECOMMENDATION

NO CHANGE

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