

# Northern Planning Committee

## Updates

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**Date:** Wednesday, 20th October, 2010  
**Time:** 2.00 pm  
**Venue:** The Capesthorne Room - Town Hall, Macclesfield SK10 1DX

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

**Updates** (Pages 1 - 8)

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Please contact Sarah Baxter on 01270 686462  
E-Mail: [sarah.baxter@cheshireeast.gov.uk](mailto: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 – 20 OCTOBER 2010**

**UPDATE TO AGENDA**

**APPLICATION NO:** 10/3085M

**LOCATION** Former Henbury High School, Whirley Road,  
Macclesfield

**UPDATE PREPARED** 18 October 2010

**APPLICANTS SUBMISSION**

The applicants' agent has submitted draft revisions to the Pavilion in order to address the issues raised in the committee report.

External Deficiencies

1. External Paving

The drawings now confirm that the hard-standing has been extended around the whole perimeter of the pavilion.

2. Paving outside the community hall entrance

The paving to the community door has been set at 3.6m from the face of the building which is more than adequate for access to the building.

3. Landscaping around the pump-house

There is a detail note on the layout confirming that the pump-house will be underground and its location will only be noticeable from the surface through two inspection covers, which are to be surrounded in grasscrete (the LPA can request the submission of further details and their approval via the imposition of a condition).

4. Cycle Racks

Sheffield cycle stands have been added to the side of the access to the changing areas and also adjacent to the main lobby entrance. Further details can be conditioned if necessary.

5. Security and Lighting Details

Each window and door will have an eaves roller shutter so that the boxing doesn't affect the external appearance of the elevations. Indicative lighting positions have also been added the site layout plan. Further submission of lighting details can be secured via the imposition of a condition.

Design Details

### 1. Size of the Pavilion

The revisions detail that the overall size of the building has been increased to address concerns regarding the functionality of the building. All room sizes are now either equal or bigger in size to the approved Pavilion plans and create a more practical useable, functional space. For instance, the changing rooms have been significantly increased from 32 sqm to 39 sqm to allow for improved disabled accessibility, potential for storage space and general space. The community hall has been increased despite the committee report confirming its size is acceptable.

### 2. External Design

For the elevation fronting the car park, the applicant has added further articulation including timber boarding to the upper part of the elevation and introduced an additional band course half way up the building at 1050mm. The plans also propose the possible position of a name plaque/stone (name of building to be provide by the council) which could be located on this elevation. The elevation facing the housing has the band course continued and the addition of the main lobby door. This banding is replaced through all the elevations.

### 3. Entrance Lobby

The revised plans now propose an entrance lobby which is located on elevation B fronting the housing. This lobby provides sufficient space to provide a counter/desk with an area for notice boards etc for league tables and other community notices. The siting of the lobby at this location provides some physical and notional separation of community use and sports use.

### 4. Corridor

The hallways & entrance lobby has now been set as a clear width of 1800mm. This allows for wheelchair users to easily pass each other as required by Sport England guidance.

### 5. Changing Rooms

The changing rooms have been significantly increased in size to ensure functionality and to ensure they comply with Sports England's Accessible Sports Facilities guidance notes. Each changing room has been amended to ensure that access can be gained to the changing area, there is adequate manoeuvring areas between benches and space for lockers etc have been indicated.

### 6. Store Room access

The store room door has been changed so that it is now accessed off the community hall.

### 7. Toilet and Official Changing Room Access

The applicants are are not convinced that the toilets or the officials changing rooms require a separate and dedicated access to the outside. The approved plan did not have access to the pitches from the individual official changing areas or the toilets. Moreover, it seems that Leisure Services wish to have an access to the outside from every room! Dedicated access from the unisex

changing rooms is clearly required (to ensure mud, etc is not translated through the building and for each room to be secured) but we also need to ensure that access cannot be provided from every which way; this would make the building less secure in the applicants view.

### 8. Kitchen window

The revised scheme now shows a reduced floor to ceiling height in the kitchen of 2.4m which is a standard floor to ceiling height.

### 9. Disabled Provision

A fully accessible disabled toilet has been added to changing room 1. This is as per the approved layout. Disabled shower facilities have also been added to each changing room as sports England guidance. The corridor has been widened as per Sport England guidance.

## **OFFICER APPRAISAL**

The submitted revisions show a willingness of the applicant to achieve a building which will be fit for its purpose and serve the communities needs. The revised plans are being considered by the Leisure Services Officer and further comments shall be made by way of a verbal update at the committee meeting.

## **CONCLUSION**

The revised plans are undoubtedly an improvement from the original scheme; however, there are still some items of concern which need to be addressed in the way that some of the areas are utilised. It is anticipated that most, if not all of the issues will be capable of being addressed prior to the committee meeting, or, as a result of appropriately worded conditions being attached. Following further comments from the Leisure Services Officer, if the design issues can be successfully resolved, the recommendation may be changed to one of approval.

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**NORTHERN PLANNING COMMITTEE – 20 October 2010**

**UPDATE TO AGENDA**

**APPLICATION NO.**

10/2927M (full planning) and 10/2959M (LBC)

**LOCATION**

St John the Baptist Church, Church Street, Bollington

**UPDATE PREPARED**

18 October 2010

**KEY ISSUES**

**Housing**

A breakdown of the costs involved with the church conversion together with the sale value / projected income has been submitted as well as two valuations from local estate agents. The submitted breakdown of costs involved with the church conversion, which includes a 15% contingency budget, indicates that the developer will realise a profit of approximately 8.2% on their investment. Both valuations from the estate agents suggest delaying the construction or sale of the apartments until the market improves. However, the applicant's view is that the building requires investment now and the costs associated with leaving the building empty over a 2 – 3 year period, and any further deterioration, would outweigh the cost of delivering the scheme over the next 12 months, which is their aim.

A consultation response has been received from Leisure Services who note that the development is well above the threshold for the provision of public open space (POS) and recreation / outdoor sport as identified in the supplementary planning guidance on S106 planning agreements. The commuted sum for the offsite provision in lieu of on site for both POS and Sport would be £34,000 if the formula was applied in full. However, they acknowledge that the conversion costs are substantial and the developer has provided some [although not detailed] evidence of costs which show a low profit margin. The building has been empty for some time and sits within an important green space and a new occupier of this listed building is desirable. This does have to be balanced with what is the loss of Public Open Space (as the graveyard is identified in the Local Plan as Existing Open Space) arising from the car park required for the residential development. The lost POS may only represent a small portion of the allocation but is situated in a location that is very visible from the road, so the impact is increased. A commuted sum should be provided, to both offset the loss of POS and make offsite improvements.

Discussions with Leisure Services regarding the level of commuted sum have concluded that, given the very special circumstances of this proposal with its significant conversion costs and the enabling nature of the development, a figure of £500 per two bed plus apartment is an appropriate contribution, generating a total commuted sum of £4,500. This would need to be provided on commencement of development, would have a 15-year spend period and be used for public open space or recreation / outdoor sports as appropriate.

### **Heritage**

The applicant's agent has confirmed that the bells, the organ, the font and 2 (internal) memorial plaques to the West end of the church are all being retained by the Diocese and will be relocated. It is understood that these items are not part of the applicant's agreed purchase with the church. They do not, and will not at any point, belong to the applicant.

With regard to the internal alterations, there is one point of clarification from the original report that needs to be made. It was stated within the Heritage section of that report that the Conservation Officer "has not raised any objection to the degree of internal alteration". His consultation response actually noted that "I do find it disappointing that so much of the interior will have to go and question if this scheme is in fact appropriate and should perhaps be scaled back". Members will be aware that the degree of internal alteration does have to be balanced against finding a viable alternative use for the building.

The agent has confirmed that at upper ground level the cut backs (designed to allow natural light in from existing windows) are in-filled with an angled glazing to fall below the existing window, which is then protected with a balustrade. At second floor level the cut backs are fitted with fixed glazing. Also, other than necessary repair the area of the tower above the main ridge line is to remain as existing. The floor plate is not large enough to create usable space with staircase access.

Turning to the issue of the number of rooflights, revised plans have been submitted that remove two of the high level rooflights on the south elevation, which is the elevation that is viewed at a distance from White Nancy. The architect has maintained that this is now the minimum number of rooflights required to provide satisfactory accommodation. The Conservation Officer acknowledges that this reduction helps, but he remains hesitant over the extent of additions to the roof. He does however acknowledge that the negative aspects of the scheme need to be balanced against the compelling fact that the proposal will bring this building back into active use. Over the past 4 years since the building has been vacant, this is only scheme to come forward with a planning application, and which appears to have a realistic prospect of being delivered. Having regard to the comments from the Conservation Officer, this is a finely balanced application. However, in this case, much of the scheme is considered to be of merit and largely maintains the architectural and historic integrity of the Listed Building, as well as it providing a use that ensures the long term retention and upkeep of the building.



### **Trees**

A revised site plan has now been submitted that shows the retention of two Weeping Ash trees to the rear of the site. In terms of the use of Cellweb within the parking area, the Arboricultural Officer confirms that this is acceptable in principle, but a method statement will be required for the construction of the car park and new access, as recommended in the original report.

### **Highways**

A revised site plan has been submitted to show the gates at the new access set back 5.5 metres from the carriageway edge. However, in order to accommodate this set back a parking space has been lost. 31 spaces will be provided, 5 of which will be for visitors to the graveyard. The parking for visitors has therefore been reduced from 6 to 5, however, as this still provides off street parking that is not currently available, no significant highway safety concerns are raised by the reduced visitor parking number. The applicant's agent has also confirmed that the gates will operate automatically without code or key in order to allow public access for those people visiting the graves.

### **Other issues**

Whilst not necessarily a planning issue, Members may be interested in the following information submitted by the applicant's agent relating to the relocation of headstones:

- *The scheme proposals have been submitted to the Diocese, who have contacted all traceable parties associated with the headstones that are to be relocated. The Diocese were also responsible for publishing a public notice which gave time for any objections to be made.*
- *The applicant then attended a committee in London, presenting the scheme at Church House to the commissioners and receiving approval. (As an aside you may be interested to note that the church has since sent through details of other churches as they are impressed with the proposals)*
- *The applicant held 2 public consultations which were attended by relatives, some travelling from Yorkshire. Support was received once the scheme proposals were explained.*
- *Archived inscriptions are in the process of being sent through from Church House to enable new records to be produced in line with the locations plotted on our survey drawing.*
- *The Diocese are applying for a Dispensing Order from the Ministry of Justice which allows the headstones to be relocated and the burials to remain in situ.*
- *A further public notice for the relocation of the headstones will be published for at least 6 weeks to allow for any response from interested parties.*
- *Representatives from the Diocese will oversee the relocation proceedings, with works carried out to their specific instructions.*

### **CONCLUSION**

It is considered that on balance the architectural and historic integrity of the Listed Building is adequately maintained, and the proposal brings this vacant church back into active use. As in the original report a recommendation of approval is made subject to the following additional conditions and the prior completion of a section 106 legal agreement.

### **Heads of Terms**

Should the Committee be minded to approve the planning application (10/2927M), then a s106 legal agreement would be required to include the following:

- commuted sum of £4,500 to be paid to the Council to offset the loss of POS and make offsite improvements to POS or recreation/outdoor sports in Bollington.

### **Additional conditions**

10/2917M (full planning)

- 1) Details of bin store to be submitted
- 2) Sample of air vent to be submitted
- 3) Rooflights set flush

10/2959M (LBC)

- 1) Sample of air vent to be submitted
- 2) Rooflights set flush
- 3) Method statement for conversion works
- 4) No new fixtures other than those shown on approved plans
- 5) Method statement for removal of items to be retained by Diocese.