



# Northern Planning Committee

## Updates

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**Date:** Wednesday, 19th January, 2011  
**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.

**Planning Updates** (Pages 1 - 4)

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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 – 19 JANUARY 2011**

**UPDATE TO AGENDA**

**APPLICATION NO: 10/3545M**

**LOCATION Land and Buildings at Park Green, Macclesfield**

**UPDATE PREPARED 17 January 2011**

The applicants' agent has forwarded a letter which considers the planning policies for the above site. This states that at the time the application was originally approved the development plan for the area comprised the Regional Spatial Strategy (RPG13); Cheshire 2016 and the Macclesfield Borough Local Plan (2004). Also of relevance were the emerging policies comprised in draft RSS; and national policy set out in Planning Policy Guidance Notes and Planning Policy Statements. The Supplementary Planning Guidance relating to Restricting the Supply of New Housing (January 2004) was also in force.

**Local Plan**

In accordance with the Local Plan, the application site lies within the defined town centre boundary. The majority (being all that west of the River Bollin) lies within the Park Green Conservation Area. All of the various parcels of land making up the application site are designated on the Local Plan Proposals Map as a Mixed Use Regeneration Area under Policy MTC18. Other Local Plan policies of direct relevance were Policy MTC14 (Park Green Area) and Policy MTC27 (River Bollin). Whilst some of the Local Plan policies have not been saved since 2006, policies MTC14, MTC18 and MTC27 have been saved. The original application was assessed by the Council against these three policies and as the planning circumstances have not changed, the proposals are still acceptable.

**Cheshire 2016**

Cheshire 2011 was replaced by Cheshire 2016 in December 2005 and as a result formed part of the statutory Development Plan at county level for the purposes of the assessing the original planning application. Cheshire 2016 set the Councils housing targets under Policy HOU1 which indicated that Local Authorities should not exceed the total requirements for each phase, unless this can be justified to achieve major regeneration or affordable housing requirements (HOU1). At the time the original application was made, the Council had exceeded the housing targets and therefore Supplementary Planning Guidance was brought in force to Restrict the Supply of New Housing.

**RPG13**

The original planning application was assessed against adopted guidance set out in RPG13 as well as draft guidance contained in draft RSS (Regional Spatial Strategy) which was emerging at the time. Since the original application was assessed, RPG13 and the majority of Cheshire 2016 have

been superseded by RSS (published in 2008). The remaining policies in Cheshire 2016 are not relevant to the extension of time application. Therefore the proposals have not been assessed against guidance contained in RPG13 or Cheshire 2016. RSS now sets the Councils annual housing targets at Table 7.1. The housing targets for the Macclesfield area were increased to 400 units per year and as a result the Restricting the Supply of Housing SPG was revoked following the publication of RSS. As a result, the extension of time application does not need to be assessed against the criteria set out in the SPG.

### Development Plan Summary

The development plan for the area now comprises the Macclesfield Borough Local Plan (2004) and RSS (2008). The relevant policies contained within the Local Plan have not changed since the determination of the original application and therefore the application is acceptable in this regard. RSS has introduced new housing targets for the Macclesfield Area and it is understood that the Council is not meeting these requirements in accordance with guidance set out in PPS3 discussed further below.

### **National Planning Policy**

#### **PPS3**

In November 2006, PPG3 was replaced by PPS3 which was updated further in 2010. The document indicates that at a local level, Local Planning Authorities should set out in Local Development Documents their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption, taking account of the level of housing provision set out in the RSS.

Drawing on information from the Strategic Housing Land Availability Assessment and other relevant evidence, Local Planning Authorities should identify sufficient specific deliverable sites to deliver housing in the first five years. Where there is less than five years supply of deliverable sites, the Council should consider planning applications for housing favourably. The Council has acknowledged it cannot demonstrate a deliverable five year housing supply based on the housing targets set out in RSS. In addition, more up to date evidence has been prepared as part of the SHMA which creates further difficulties for the Council as a higher level of demand for housing has been demonstrated. Therefore, the proposed development will make a positive contribution towards the Councils undersupply of housing as well as deliver other regeneration benefits. The application site is considered to be deliverable as it is available, suitable and achievable.

#### **PPS4**

At the time the original application was assessed, PPG4 was in place which was superseded by PPS4 on December 2009. PPS4 introduces a series of changes including the elevation of the tests of sequential and impact and also removes the needs test. As the proposals comprise an element of

employment, PPS4 is relevant. For the purposes of the policies in PPS4, economic development includes development within the B use class, public and community uses and main town centre uses. The site is located within the Macclesfield Town Centre boundary and as the employment provision extends to circa 1000 sq m, the proposals are acceptable in accordance with guidance set out in PPS4.

### **PPS5**

The original application was assessed against PPG15 (1994) however this guidance note was superseded by PPS5 in 2010. At the time of the original application, significant work was carried out with Officers and consultees to ensure that the design of the proposed development was of high quality and a detailed Design Statement was submitted in support of the application. The design of the proposed development will significantly enhance the character and appearance of the Conservation Area as well as the setting of Georgian Mill, a Listed Building. Georgian Mill has fallen into a state of disrepair and the proposed development will secure its future and bring it back into beneficial use as part of this important regeneration scheme. As part of the original application, the development was supported by the Councils Conservation and Design Officer and English Heritage. This position has not changed and in addition no objections have been raised by the Macclesfield Civic Society to the extension of time application.

### **OFFICER APPRAISAL**

Officers agree with the comments made in relation to material planning policy changes since the determination of the original application (06/0236P) highlighted within the agents' letter. The recommendation of approval remains, subject to a Section 106 Agreement.

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