

# Northern Planning Committee

## Updates

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**Date:** Wednesday 4th April 2012  
**Time:** 2.00 pm  
**Venue:** Meeting Room, Macclesfield Library, Jordangate,  
Macclesfield, SK10 1EE

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

**Planning Updates** (Pages 1 - 10)

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Please contact Gaynor Hawthornthwaite on 01270 686467  
E-Mail: [gaynor.hawthornthwaite@cheshireeast.gov.uk](mailto: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 – 4<sup>th</sup> April 2012**

**UPDATE TO AGENDA**

**APPLICATION NO.**

12/0170C

**LOCATION**

Land at Upper Medhurst Green Farm, Sandbach Road, Congleton, Cheshire

**UPDATE PREPARED**

2<sup>nd</sup> April 2012

**REPRESENTATIONS / POLICY CONSIDERATIONS**

No additional representations received

The National Planning Policy Framework (NPPF) was published on 27<sup>th</sup> March 2012. This document supersedes other national planning guidance referred to in the committee report. The guidance for applying a flexible and proportionate approach to applications for extensions of time limits to planning permissions remains.

**KEY ISSUES**

The new NPPF is a material consideration in the decision making process. At the heart of the NPPF is a presumption in favour of sustainable development. The document supports the creation of a prosperous rural economy which in paragraph 28 states that support should be given to economic growth in rural areas. Sustainable growth can be secured through conversion or the creation of well designed new buildings.

It is considered that the proposed development would support the principle of the creation of a prosperous rural economy. The design of the proposed development is considered to be appropriate for the proposed use.

The application site is located within the Open Countryside as defined by the Local Plan. Section 11 of the NPPF refers to the conservation and enhancement of the natural environment. The NPPF places emphasis on the conservation of landscape and scenic beauty of nationally designated areas. The document also encourages the effective use of land through the re-use of previously developed land. Whilst the application proposals do not involve the reuse of previously

developed land, the development is not within an area of high landscape value and the use of the proposed development is appropriate to this rural area.

In the light of this it is considered that there is no conflict between the Policies contained within the NPPF and those within the Congleton Local Plan, of relevance to this proposal, against which the application was originally considered and therefore the proposals should still be given favourable consideration, subject to those conditions originally submitted.

**RECOMMENDATION**

**No change to recommendation. Approve subject to conditions**

**NORTHERN PLANNING COMMITTEE – 4 April 2012**

**UPDATE TO AGENDA**

**APPLICATION NO**

12/0224C

**LOCATION**

Rushey Hey, Oak Lane, Newbold, Astbury

**UPDATE PREPARED**

02 April 2012

**KEY ISSUES**

The National Planning Policy Framework (NPPF) has superseded PPS7. PPS7 made reference to a number of number tests which needed to be met; specifically these included the functional and financial tests. According to the NPPF there must still be an '*essential need for a rural worker to live permanently at or near their place of work in the countryside*'. (paragraph 55). It is considered that there is an essential need for a permanent residence at the agricultural holding and a strong functional case has been put forward. However, no reference is made within the NPPF or within the Local Plan relating to the financial test. The fact that a financial case has been demonstrated by the applicant weighs in favour of this proposal in terms of demonstrating an "essential need".

**OFFICER RECOMMENDATION:** The recommendation for approval subject to conditions still stands.

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**NORTHERN PLANNING COMMITTEE – 4 April 2012**

**UPDATE TO AGENDA**

**APPLICATION NO.**

11/4295N

**LOCATION**

Weston Hall, MAIN ROAD, WESTON, CW2 5ND

**UPDATE PREPARED**

02 April 2012

**POLICY CONSIDERATIONS**

The National Planning Policy Framework (NPPF) was published on 27<sup>th</sup> March 2012. This document supersedes other national planning guidance referred to in the committee report. The guidance for applying a flexible and proportionate approach to applications for extensions of time limits to planning permissions remains.

The new NPPF is a material consideration in the decision making process. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF includes policies on conserving the historic and natural environment, and places an emphasis on good inclusive design. These policies are consistent with earlier national guidance on these subjects and there is no policy that should lead to a different conclusion than has previously been reached on this proposal. The proposal is in accordance with the aims of the NPPF and as such there is a presumption in favour of this development.

**REPRESENTATIONS**

Weston and Basford Parish Council:

The Parish Council raises no objection to the extension of the time limit on this application. The LPA is requested to incorporate all of the conditions attached to PP P08/1274.

The proposal represents something of landmark in the Parish and the PC is of the opinion that any replacement dwelling must reflect the history of the site and the fact that it originally housed a Grade 2\* listed building dating back to the 17th Century, all of which should be reflected in any conditions.

**RECOMMENDATION**

The comments of the Parish Council are in accordance with the recommendation set out in the committee report. The NPPF raises no new issues which warrant a refusal of this “extension of time” application. As set out in the committee report a recommendation of approval is made.

**NORTHERN PLANNING COMMITTEE – 4 April 2012**

**UPDATE TO AGENDA**

**APPLICATION NO.**

12/0515M

**LOCATION**

Ingersley Vale Works, Ingersley Vale, Bollington

**UPDATE PREPARED**

30 March 2012

**CONSULTEES**

Rainow Parish Council – No objections

Bollington Town Council – Comments not received at time of report preparation

**POLICY CONSIDERATIONS**

The National Planning Policy Framework (NPPF) was published on 27<sup>th</sup> March 2012. This document supersedes other national planning guidance referred to in the committee report.

**APPLICANTS SUBMISSION**

A revised site layout plan has been received to show that the only amendments proposed are entirely within Site D as the original plans indicated a diversion of part of the river channel to the rear of the site. However it is confirmed that this does not form part of the application, which is reflected in the revised plans. An amended landscaping scheme has also been submitted to reflect the changes.

The applicants have confirmed that no changes are proposed to the approved access route. They also state that there is no registered legal owner of the road but all residents and occupiers of property have a right to repair and maintain the road. They are satisfied that they have sufficient control over the road to carry out the improvement works required by the existing planning permission.

**REPRESENTATIONS**

No further letters of representation have been received.

## **KEY ISSUES**

The National Planning Policy Framework (NPPF) has now been published, and given that one of the characteristics of this scheme has always been its sustainability credentials including the inclusion of hydroelectric power, the NPPF would appear to offer further support for the scheme with its presumption in favour of sustainable development. It is in this context that housing schemes should now be considered.

The principle of the loss of employment land has already been accepted and the NPPF also notes that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Overall the NPPF is not considered to raise any significant policy issues that would lead to a different conclusion. The new guidance is a material consideration that weighs overall in favour of this development proposal.

The amended plans also raise no new issue.

## **RECOMMENDATION**

As set out in the committee report a recommendation of approval is made.

**NORTHERN PLANNING COMMITTEE – 04 April 2012**

**UPDATE TO AGENDA**

**APPLICATION NO.**

12/0290M

**LOCATION**

Vincent Mill, Vincent Street, Macclesfield

**UPDATE PREPARED**

02 April 2012

**POLICY GUIDANCE**

The National Planning Policy Framework came into effect on 27/3/2012. It was noted in the original report that a core tenet of the Draft NPPF was the presumption in favour of sustainable development. Para 14 of the NPPF now states that this presumption is “*at the heart*” of the policy framework and should be seen “*as a golden thread through both plan-making and decision-taking*”. The application site is in a highly sustainable location. The Local Plan policies against which the application has been assessed are broadly consistent with the NPPF; there is no area of conflict that should indicate a refusal of planning permission. The current application taken in the round accords with the change in National Planning Policy Guidance and there is nothing in the guidance which should lead to a different conclusion on this proposal.

**CONSULTATIONS**

Comments have now been received from Highways, Environmental Health and Housing.

**Highways** : No objections, subject to conditions (as previous application)

**Environmental Health**: No objections, subject to conditions (as previous application).

**Housing**: No objections, subject to provision of affordable housing, to be secured via a s106 Agreement. It is noted that the previous application was approved by Committee in September 2010 and the percentage of affordable housing required at that time was 25%. In February 2011 the Council adopted its Interim Housing Statement and the percentage of affordable housing required changed to 30%. The implications for the current application is that the s106 will require 5 No. units to be affordable (based on the indicative

layout/number of units proposed) as opposed to 4 No. units on the previous application.

**Recommendation**

The recommendation remains unchanged subject to an amendment to the Heads of Terms to require an additional affordable unit (5 in total).