



Northern Planning Committee

Updates

Date: Wednesday, 26th November, 2014
Time: 2.00 pm
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 - 8)

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 – 26 November 2014

UPDATE TO AGENDA

APPLICATION NO.

14/2049C

LOCATION

Siemens House, Varey Road, Congleton

UPDATE PREPARED

24 November 2014

CONSULTATIONS

Greenspaces – On site provision of Children’s and Young Persons play provision would be the preferred option.

KEY ISSUES

A query was raised in the original report in terms of whether the required Neighbourhood Equipped Area for Play (NEAP) could be accommodated on site. Further to this, the Council’s Interim Policy Note on Public Open Space Provision for Residential Development (2008) sets out the open space requirements for residential development, which includes a presumption in favour of on-site provision. Given that a deficiency of children and young person’s play provision has been identified by the open space officer, as opposed to a requirement to improve existing facilities, and the proposal seeks consent for up to 75 dwellings, it is considered that the children’s play provision should be provided on site.

It should also be noted that if the dwelling numbers are less than 75, the site specific requirements for open space may also reduce. For example, a Locally Equipped Area for Play (LEAP) may be required instead of a NEAP. A LEAP is a smaller facility comprising a minimum of 5 items of play equipment, compared to a NEAP’s minimum of 8 items. This will need to be reflected in the proposed heads of terms for the s106.

For the open space, the s106 will need to secure an equipped area for play, the size of which and specification will be dictated by the final number of dwellings on the site.

CONCLUSION

As in the original report, a recommendation of approval is made subject to the prior completion of a s106 agreement securing the heads of terms listed in the original report, as amended above, and conditions.

NORTHERN PLANNING COMMITTEE – 26 November 2014

UPDATE TO AGENDA

APPLICATION NO.

14/3242M

LOCATION

Quarry Bank Mill, Quarry Bank Road, Styal

UPDATE PREPARED

24 November 2014

APPLICANTS SUBMISSION

The applicant has submitted a revised landscaping scheme which addresses the original concerns raised by the landscape officer to a satisfactory degree.

CONSULTATIONS

Flood Risk Manager – No objections subject to condition requiring drainage details to be submitted

CONCLUSION

As in the original report, a recommendation of approval is made subject to the conditions listed below and referral to the Secretary of State.

Conditions

1. Commencement of development (3 years).
2. Development in accord with approved plans.
3. Details of materials to be submitted.
4. Tree retention.
5. Tree protection details to be submitted.
6. Arboricultural construction specification/method statement to be submitted.
7. Development to be carried out in accordance with the recommendations made in the submitted Great Crested Newt Survey.
8. Method statement for reptile mitigation measures to be submitted.
9. Breeding birds survey to be submitted.
10. Written scheme of archaeological investigation to be submitted.
11. Cafe building - temporary for 5 years
12. Detailed drainage design to be submitted
13. Implementation of landscaping scheme submitted with application

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NORTHERN PLANNING COMMITTEE – 26 NOVEMBER 2014

UPDATE TO AGENDA

APPLICATION NO: 14/3619M

LOCATION Car Park, King Edward House, Macclesfield

UPDATE PREPARED 24 November 2014

REPRESENTATIONS

No additional representations have been received to date regarding the revised plans.

OFFICER APPRAISAL

Further to the preparation of the original committee report, it became apparent that there had been some confusion regarding the proposed roof terrace at second floor level on the front elevation. When preparing the report and making the recommendation it was understood that the revised plans that were submitted had removed the roof terrace. It subsequently appeared that this was not the case and that amendments had been made to the terrace but that it had not been removed.

As such, additional amendments have been sought to the design of the front/side elevation in order to ensure that the retention of the roof terrace does not detract from the design and appearance of the building and its impact on adjacent listed buildings and the wider Conservation Area. The additional amendments sought to the terrace involve the provision of glazing on the front openings in the front elevation in order to match the proposed openings at ground and first floor and the removal of the second floor opening in the side (north) elevation. Whilst the roof area above the terrace will remain open, it is considered that subject to the addition amendments described above, that the retention of the terrace will not detract from the overall appearance of the building.

RECOMMENDATION

The original recommendation of approval remains subject to the imposition of the original conditions, as varied below, and the following additional condition:

Condition 3: varied to refer to submission of materials to be agreed.

Condition 10: Should read Dust Control

Condition 11: Should read floor floating

Additional condition: Recess depth of window and door frames to be agreed.

NORTHERN PLANNING COMMITTEE – 26 NOVEMBER 2014

UPDATE TO AGENDA

APPLICATION NO: 14/4806M
LOCATION 7 Albert Street, Macclesfield
UPDATE PREPARED 24 November 2014

OFFICER APPRAISAL

No objections were received from the owners/occupiers of adjoining/neighbouring properties. Consequently, bearing all relevant factors in mind, the prior approval of the LPA is not required and therefore the proposal's impact on neighbouring amenity does not need to be assessed.

An assessment of the proposed single storey rear extension has been made against the relevant criteria contained within Class A, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and it is confirmed that it would comply with permitted development allowances.

RECOMMENDATION

Prior approval not required

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