

# Northern Planning Committee

## Agenda

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<b>Date:</b>	<b>Wednesday, 10th June, 2009</b>
<b>Time:</b>	<b>2.00 pm</b>
<b>Venue:</b>	<b>The Capesthorne Room - Town Hall, Macclesfield SK10 1DX</b>

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The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

**1. Apologies for Absence**

**2. Code of Conduct - Declarations of Interest/Pre-Determination**

To provide an opportunity for Members and Officers to declare any personal and/or prejudicial interests and for Members to declare if they have made a pre-determination in respect of any item on the agenda.

**3. Minutes of Previous meeting**

To approve as a correct record the minutes of the meeting held on Wednesday 20 May 2009.

**4. Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for Ward Councillors who are not Members of the Planning Committee.

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not Members of the Planning Committee and are not the Ward Member
- The Relevant Town/Parish Council
- Local Representative Groups/Civic Society
- Objectors
- Applicants/Supporters

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For any apologies or requests for further information, or to arrange to speak at the meeting

**Contact:** Sarah Baxter  
**Tel:** 01270 529786  
**E-Mail:** [sarah.baxter@cheshireeast.gov.uk](mailto:sarah.baxter@cheshireeast.gov.uk)

5. **09/0888M - Demolition of Office Building and Erection of 5 Townhouses (Re-Submission), 48 Hobson Street, Macclesfield, Cheshire for Mr Andrew Wootton** (Pages 1 - 12)

To consider the above application.

6. **09/0514M - Extension to Caravan Park to Include the Adjoining Camp Site to Provide an Additional 25 Caravans, Clayton Field, Schoolfold Lane, Adlington, Macclesfield, Cheshire for Miss L Firbank** (Pages 13 - 20)

To consider the above application.

7. **09/0568M - Garden Room Extension, 20 Gaskell Avenue, Knutsford, Cheshire for Dr S Dean** (Pages 21 - 28)

To consider the above application.

8. **09/654M - Garden Room Extension (Listed Building Consent), 20 Gaskell Avenue, Knutsford, Cheshire for Dr S Dean** (Pages 29 - 34)

To consider the above application.

9. **09/0842M - Replacement Dwelling, Broad Heath House, Slade Lane, Over Alderley, Macclesfield, Cheshire for Mr and Mrs C Wren** (Pages 35 - 42)

To consider the above application.

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 20th May, 2009 at The Capesthorne Room - Town Hall,  
Macclesfield SK10 1DX

### **PRESENT**

Councillor R West (Chairman)  
Councillor M Hardy (Vice-Chairman)

Councillors C Andrew, G Barton, J Crockatt, E Gilliland, T Jackson,  
W Livesley, J Narraway, D Neilson, L Smetham, D Stockton, D Thompson and  
C Tomlinson

### **OFFICERS PRESENT**

Miss S Dillon (Senior Solicitor), Mr D Garratt (Development Control Manager)  
and Mr N Turpin (Principal Planning Officer)

### **Apologies**

Councillors H Davenport

### **15 CODE OFF CONDUCT-DECLARATIONS OF INTEREST/PRE-DETERMINATION**

Councillor R West declared a personal interest in application 08/2642P – 40-42 Charlotte Street, Macclesfield by virtue of the fact that he knew the applicant and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillors Miss C Andrew, M Hardy, Mrs T Jackson, Mrs L Smetham, D Thompson and R West declared a personal; interest in application 08/2670P – Dale Street Mill, Dale Street, Macclesfield by virtue of the fact that they knew the applicant and in accordance with the Code of Conduct they remained in the meeting during consideration of the application.

Councillor Mrs E Gilliland declared a personal and prejudicial interest in application 08/2670P – Dale Street Mill, Dale Street, Macclesfield by virtue of the fact that she was a close friend of the applicant and in accordance with the Code of Conduct she left the meeting prior to consideration of the application.

Councillor D Neilson declared a personal interest in the same application by virtue of the fact that he knew the neighbour adjacent to the property and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillor J Crockatt declared a personal interest in application 09/0256P – White Peak Alpaca Farm, Paddock Hill, Mobberley, Knutsford by virtue of the fact that he knew one of the objectors and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillor J Crockatt declared a personal interest in application 09/088M – 48 Hobson Street, Macclesfield by virtue of the fact that he knew one of the objectors and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

**16 MINUTES**

(During consideration of this item Councillor R J Narraway arrived at the meeting).

RESOLVED

That the minutes of the meeting held on 29 April 2009 be approved as a correct record and signed by the Chairman.

**17 PUBLIC SPEAKING**

A total period of 5 minutes is allocated for each of the planning applications for Ward Councillors who are not Members of the Northern Planning Committee.

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not Members of the Northern Planning Committee and are not the Ward Member
- The Relevant Town/Parish Council
- Local Representative Groups/Civic Society
- Objectors
- Applicants/Supporters

RESOLVED

That the public speaking procedure be noted.

**18 08/2642P NEW DETACHED TWO AND A HALF STOREY OFFICE AND THREE NO MAISONNETTES, 40- 42, CHARLOTTE STREET, MACCLESFIELD, CHESHIRE FOR MR AUTY**

(During consideration of the following application Councillor B Livesley arrived at the meeting).

Consideration was given to the above application.

(Mr Auty, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the following conditions:-

1. A04NC - Details of drainage

2. A13GR - Business hours (including Sundays)
3. A20GR - Hours of deliveries
4. A30HA - Protection of highway from mud and debris
5. A32HA - Submission of construction method statement
6. A03FP - Commencement of development (3 years)
7. A02AP - Detail on plan overridden by condition
8. A02EX - Submission of samples of building materials
9. A22GR - Protection from noise during construction (hours of construction)
10. A02HA - Construction of access
11. A04HP - Provision of cycle parking
12. Contaminated Land
13. Cycle Storage

**19 09/0256P RENEW CONSENT TO RETAIN DWELLING (MOBILE HOME) RESUBMISSION OF 08/2046P, WHITE PEAK ALPACA FARM, PADDOCK HILL LANE, MOBBERLEY, KNUTSFORD, CHESHIRE FOR MR HODGSON**

Consideration was given to the above application.

(The Ward Councillor G M Walton, Parish Councillor Shepherd, Mrs Gilks, an objector and Mr Hodgson, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. R01LP - Contrary to Local Plan policies
2. R04LP - Contrary to Green Belt / Open Countryside policies

**20 08/2670P OUTLINE APPLICATION FOR 2 NO BLOCKS OF 3 NO TERRACE COTTAGES (6 NO RESIDENTIAL UNITS IN TOTAL), DALE STREET MILL, DALE STREET, MACCLESFIELD, CHESHIRE FOR MRS SLATER**

Consideration was given to the above application.

(Mr Slater, a representative of the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That, in accordance with the Committee's Terms of Reference, the application be REFERRED TO THE STRATEGIC PLANNING BOARD for determination, on the grounds that the Committee was minded to approve the application but that, in

the opinion of the Development Control Manager, approval would be a significant departure from policy.

The particular policy engaged is Policy BE20 of the Macclesfield Local Plan which protects buildings which are good examples of a local building style, or display evidence of local historic interest or make an important contribution to the street scene. Development which would adversely affect their architectural or historic character will only be allowed if the Council is satisfied that the building is beyond reasonable repair.

Members were minded to approve the application for the following reasons:

1. A proposed alternative, which would retain part of the Mill, would not preserve sufficient of the building.
2. The development would satisfy Housing need.
3. The development was appropriate to the local scenery/architecture.

The Committee also asked that should the Strategic Planning Board approve the application then the following conditions be included:-

1. That an Archaeological study be undertaken.
2. Construction Method Statement (including control of pile driving).
3. Materials.
4. That an Ecological study be undertaken.
5. Highways (including a revised parking layout).
6. Submission of reserved matters.
7. Hours of work.
8. Decontamination.

**21 09/0888M DEMOLITION OF OFFICE BUILDING AND ERECTION OF 5 TOWNHOUSES (RE-SUBMISSION), 48, HOBSON STREET, MACCLESFIELD, CHESHIRE FOR MR WOOTTON**

Consideration was given to the above application.

(The Ward Councillor, M Asquith and Ms Wright, an objector attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be deferred for a site visit in order to assess the impact of the development on the locality.

The meeting commenced at 2.00 pm and concluded at 4.37 pm

Councillor R West (Chairman)

**Application No: 09/0888M**

**Location: 48, HOBSON STREET, MACCLESFIELD, CHESHIRE, SK11 8BD**  
**Proposal: DEMOLITION OF OFFICE BUILDING AND ERECTION OF 5 TOWNHOUSES (RE-SUBMISSION)**

**For MR ANDREW WOOTTON**

**Registered 24-Apr-2009**  
**Policy Item No**  
**Grid Reference 391684 372880**

**Date Report Prepared: 29.05.09**

**SUMMARY RECOMMENDATION: Approve subject to conditions and receipt of any further representations.**

**MAIN ISSUES**

- Impact on the character and appearance of the area;
- Design
- Impact upon highway safety;
- Impact upon residential amenity

**REASON FOR REPORT**

The application was 'called-in' to committee by the Councillor Gaddum due to neighbours' concerns in relation to the impact on neighbouring properties, the impact on the neighbouring conservation area and the likely increase in parking in that area. The application was considered at the Northern Planning Committee on 20.05.09. Members deferred the application for a site visit which was undertaken on 05.06.09.

**DESCRIPTION OF SITE AND CONTEXT**

The site is a rectangular parcel of land located on the corner of Hobson Street and Cholmondeley Street. The eastern side of Cholmondeley Street (adjacent to, but outside the application site) is within the High Street Conservation Area. The site is presently occupied by a 2-storey building which was previously used as an office. To the south of the site are three prefabricated garages which front Hobson Street.

The immediate neighbourhood is characterized by residential development, which includes terraced properties and semi detached dwellings.

**DETAILS OF PROPOSAL**

This application seeks permission to erect 5no. three bedroom townhouses in a 2 and a half storey terraced block. The scheme represents a scaled down submission following an application for 5 dwellings which was withdrawn on 16.09.08 (08/1813P). Each unit would comprise an entrance hall, kitchen/lounge and wc on the ground floor with 2no. bedrooms and a bathroom on the first floor and a bedroom within the roofspace. The fifth unit would effectively have the appearance of a squat 3 storey dwelling.

The front of the dwellings face Cholmondeley Street. It has been designed as a terrace of four dwellings with the tallest building on the corner, fronting Hobson Street. This has been designed with reference to the house on the corner of Cholmondeley Street and Peel Street. The elevations would be faced in red brick with a slate roof.

There would be no off street parking provided with the development. Access would be provided to the rear of the properties for bin access to plots 2-5. Plot 1 would have access to the side of the dwelling onto Cholmondeley Street.

### **RELEVANT HISTORY**

08/1813P - Demolition of existing two storey office building and erection of five town houses – Withdrawn 16.09.08

### **POLICIES**

#### **Regional Spatial Strategy**

DP1, DP5, DP6, DP7, L2, L4

#### **Local Plan Policy**

NE11, BE1, BE3, BE7, H1-H3, H13, DC1-DC3, DC6, DC8, DC38.

### **CONSIDERATIONS (External to Planning)**

#### **Highways:**

The Highways Engineer raises no objections to the proposed development.

#### **Environmental Health:**

The Environmental Health Officer raises no objections to this application. The Contaminated Land Officer notes that the application is for new residential properties which are a sensitive end use and could be affected by any contamination present. A Phase 1 contaminated land report to assess the actual/potential contamination risks at the site should be submitted. If the Phase 1 report recommends that a phase 2 investigation is required then the results of this will also be submitted. If contaminants are found then a remediation statement will be required followed by a site Completion Report which details the conclusions and actions taken at each stage.

### **OTHER REPRESENTATIONS**

15 letters of objection have been received. The letters are available for inspection on the application file and are summarised as follows: -

A resident of 51 Peel Street objects on the grounds of loss of light and sunshine, and the possibility that the boundary hedge may be removed. Concern is also raised in relation to traffic and parking in relation to Chapel Street, Peel Street, Cholmondeley Street and Hobson Street, especially at peak times. The area is a Conservation Area.

A letter has been received from the occupier of 79 Hobson Street who is seriously concerned that no allowance for parking is included in the above plans. Many of the residents have campaigned for years for tenant parking restrictions, which residents are very willing to pay for. The proposals include many environmental impacts that the proposed build may have, without including the people who have lived and made Hobson Street a quiet and friendly place to live.



A letter has been received from the occupier of 54 Hobson Street who raises the following issues: -

Out of keeping

Overdevelopment

Lack of parking space in the local area - the site is close to the entrance of South Park, which attracts many young people and families

The proposed development does not comply with the privacy guidelines for new development

There will be a loss of light to the side aspect and rear of 54 Hobson Street and garden area

There will be an impact on security as a passageway is proposed adjacent to the front door of no. 54 Hobson Street

The environmental impact of the development on the cusp of a conservation area

The impact on market value of the writers' property from such a dense development

Access to the writers' side gable wall for maintenance

Loss of trees

There is a lack of need for housing in the local area

The occupier of 60 Hobson Street objects to the scheme on the ground of insufficient parking accommodation within the vicinity of the site and as the garden at no. 60 is elevated, the writers feel that they will be completely overlooked.

The occupier of no. 3 Cholmondeley Street objects on the grounds of loss of parking and that the site is within a conservation area.

The occupier of no. 69 Hobson Street objects on the grounds that the dwelling will appear out of place and that the rooflights will give the tenants a birds eye view into neighbouring gardens. The gable end of Plot five will be an eyesore. The noise and disturbance during the development will be unacceptable.

The occupier of no. 53 Peel Street objects on the grounds of loss of privacy in the writers back garden and loss of light during the summer months. If the trees to the rear are cut down then this will affect the bats which currently reside there. The buildings will be out of keeping. There is already insufficient parking in the area. It is a complete over development of the land.

The occupier of no. 56 Hobson Street objects on the grounds of loss of light, privacy and parking. The development fails to comply with a list of local plan policies (a list is provided). The design is out of character with the area, which adjoins a conservation area. The proposal will double the number of residents on Cholmondeley Street, which cannot be comfortably accommodated. Access to the rear will be from Hobson Street and this will allow passers by to access the site and compromise the security of surrounding dwellings.

The occupier of no. 48a Peel Street objects on the grounds that the Hobson Street façade is a disadvantage, it would be better if Plot 5 was turned to face Hobson Street.

The occupier of no. 74 Hobson Street objects on the grounds of lack of parking.

The occupier of no. 2A Cholmondeley Street objects on the grounds that Cholmondeley Street is very small to start with and is used as a race course cut through by other road users. The development will also cause a loss of light into the writers' house.

The occupier of 58 Hobson Street objects on the grounds that the townhouses would cause overcrowding. Cars which belong to people who work in the offices at the top of the street, have vanished to the top of Hobson Street and John Street. A planning company has these offices and this company was involved in submitting the previous application. Concern is raised for bats which may live in the roofspace of the existing building. Parking in the vicinity will increase due to the redevelopment of the skate park.

The occupier of no. 62 Hobson Street objects on the grounds of loss of parking, security, removal of trees, possible drainage problems and potential impact on bats who may be in the existing property.

The occupier of no. 34 Hobson Street objects on the grounds of loss of parking, the height of the development and loss of light.

The occupier of no. 71 Hobson Street objects on the grounds that the height has not been reduced significantly and no facility has been made for off-road parking.

### **APPLICANT'S SUPPORTING INFORMATION**

A Design and Access Statement has been submitted to accompany the application which considers issues such as use, layout, scale, landscape, appearance and access. The report is available on the application file and concludes that the scheme has been altered following discussions with the Council's Officers in relation to the planning policies contained within the Macclesfield Borough Local Plan. The scheme's footprint has been reduced in depth so altering the ridge height of the proposal. The proposal is now in keeping with the existing street scene and will compliment the High Street Conservation Area. Using the design of windows and boundary treatments, the proposal would have little or no impact on residential amenity and would respect and enhance the visual amenity and character of the area. The site is a highly sustainable location within a predominantly residential area. The proposal will make good use of a previously developed piece of land and help meet the council's requirements of additional housing in sustainable locations.

A Highways Statement has also been submitted which considers the impact on parking within the local area. A parking survey has been carried out.

### **OFFICER APPRAISAL**

#### **Principal of Development**

The determining issues are whether the 5no. dwellings would have an adverse impact on the character and appearance of the area, the potential impact on local residents, the impact on trees, the impact on the housing policy, the desirability of maximising the use of previously developed land and impact on parking and highway safety.

#### **Policy**

The site lies within a Predominantly Residential Area on the adopted Macclesfield Borough Local Plan where residential uses are acceptable in principle. The application needs to be assessed against Local Plan Policy BE1 (Design Guidance), BE3 (Conservation Areas), BE7 (High Street Conservation Area), H1, (Housing Phasing), H2, (Environmental Quality in Housing Developments), H3 (Making Best Use of Land), H13 (Protecting Residential Areas), and Development Control Policies DC1, DC3, and DC38, which relate to the standard of design, amenity and space standards. Policy DC6 relates to circulation and access. Policy DC8 relates to landscape and tree issues.

The scheme would provide accommodation to meet the needs of the Borough's population in accordance with the Borough's Housing Strategy.

A report on the supply of housing has been approved by the Environment Policy Development Committee and the Cabinet of MBC, which effectively replaced the previous SPG on Restricting the Supply of Housing with the new guidance "PPS3 Housing and Saved Policies Advice Note".

The Advice Note is based on a list of 5 criteria outlined in PPS3 which planning authorities should have regard to when deciding planning applications for new housing and on the Council's saved policies and other guidance in PPS3. In summary, the Advice Note states that planning applications for new housing should meet the following criteria.

1. Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in the area and does not undermine wider policy objectives *(does the application accord with the housing objectives of the Borough and wider policy objectives e.g. affordable housing and urban regeneration)*
2. Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people *(does the application meet the housing needs of the area and/or provide affordable housing)*
3. The suitability of a site for housing, including its environmental sustainability *(is the site in a suitable and sustainable location, is it previously developed land, what constraints exist)*
4. Using land effectively and efficiently *(is the density at least 30 dwellings per hectare)*
5. Achieving high quality housing *(is the site accessible to public transport and services, is the development well laid out, safe, accessible and user friendly, is there adequate open space and/or access to recreational open space, does the design complement/improve the character of the area, is the car parking well designed and integrated, does the development enhance biodiversity)*

In this case it is considered that the proposal broadly complies with the five listed criteria. The site is considered to be in a suitable and sustainable location. It is a previously developed site, within an area surrounded by housing, which is within walking distance of public transport links and to services. The scheme achieves high quality housing in a town centre location.

### Highways

The Highways Engineer comments that the proposal causes no concern for the highway department. It was noted under the previous application that there was spare capacity for on-street parking available within the vicinity of the site. A condition should be attached which requires pedestrian visibility splays either side of the access drive to the garage which is to be retained fronting Hobson Street.

## **Design**

The site lies within a residential area of a mixture of traditional terraced properties, semi detached dwellings and a four storey apartment block. The predominant walling material is brick, however there are some rendered frontages to properties.

This property does not lie within a Conservation Area nor is it Listed; however it does lie adjacent to the High Street Conservation Area. The applicant entered into pre-application discussions with the Conservation Officer and advice has been taken on board. The building would be sympathetic in design terms to the terraced properties contained within the Conservation Area. The unit on the corner of Cholmondeley Street and Hobson Street would be effectively 3 storeys in height and it is considered that this would provide visual interest to the corner.

This proposal has addressed some of the concerns were expressed in relation to the original application regarding the appearance and scale of the proposed development have now been addressed. The dwellings would be set back approximately 2.3 metres back from the pavement. It is considered that the general massing and proportions of the development would be similar to the other terraced properties in the close vicinity of the site.

The western elevation which fronts Hobson Street would have blanked off windows to provide visual interest and avoid a large blank wall. The southern elevation (facing the rear of no. 54 Hobson Street) would have roof lights in the roof and angled first floor bay windows.

The overall design makes use of traditional elements of brick, and slate pitched roofs. Chimneys, stone lintels and brick arches above windows would also be included for visual appeal.

## **Amenity**

The dwellings to all sides of the application site have been closely considered in respect of the impact of the proposal on the amenity of neighbouring properties.

The proposed development includes the demolition of existing buildings on site. The existing building is constructed adjacent to the pavement on Cholmondeley Street, where as the proposed dwellings would be set back approximately 2.3 metres from the pavement. The building on the corner would however be taller at this point. Overall, it is considered that the amenity of the occupants of no. 44 Hobson Street (in respect of space, light and privacy) would either be improved or at least maintained at existing levels. In regards to the impact on properties to the north (on Cholmondeley Street), the proposed dwellings would result in being approx. 11m from the front of the existing dwellings (no.2 and 4). The distance between the side elevation of Plot 5 on no. 63 Hobson Street would be approximately 16 metres. Although the distances above do not meet the desired distance standards for new build, it is noted that the general relationship between properties front-to-front on Cholmondeley Street and Hobson Street (and within the area) ranges between approx. 9 metres and 16 metres. Hence, the proposed development ensures that a commensurate degree of space, light and privacy between these properties is achieved, which accords with policy DC38. There would be a degree of overlooking from Plots 1 to 3, over the rear gardens on no. 54 and 56 Hobson Street.

Bearing the above points in mind it is considered on balance that the impact on neighbour amenity would be acceptable given the space distance, orientation of the properties, and overall relationships.

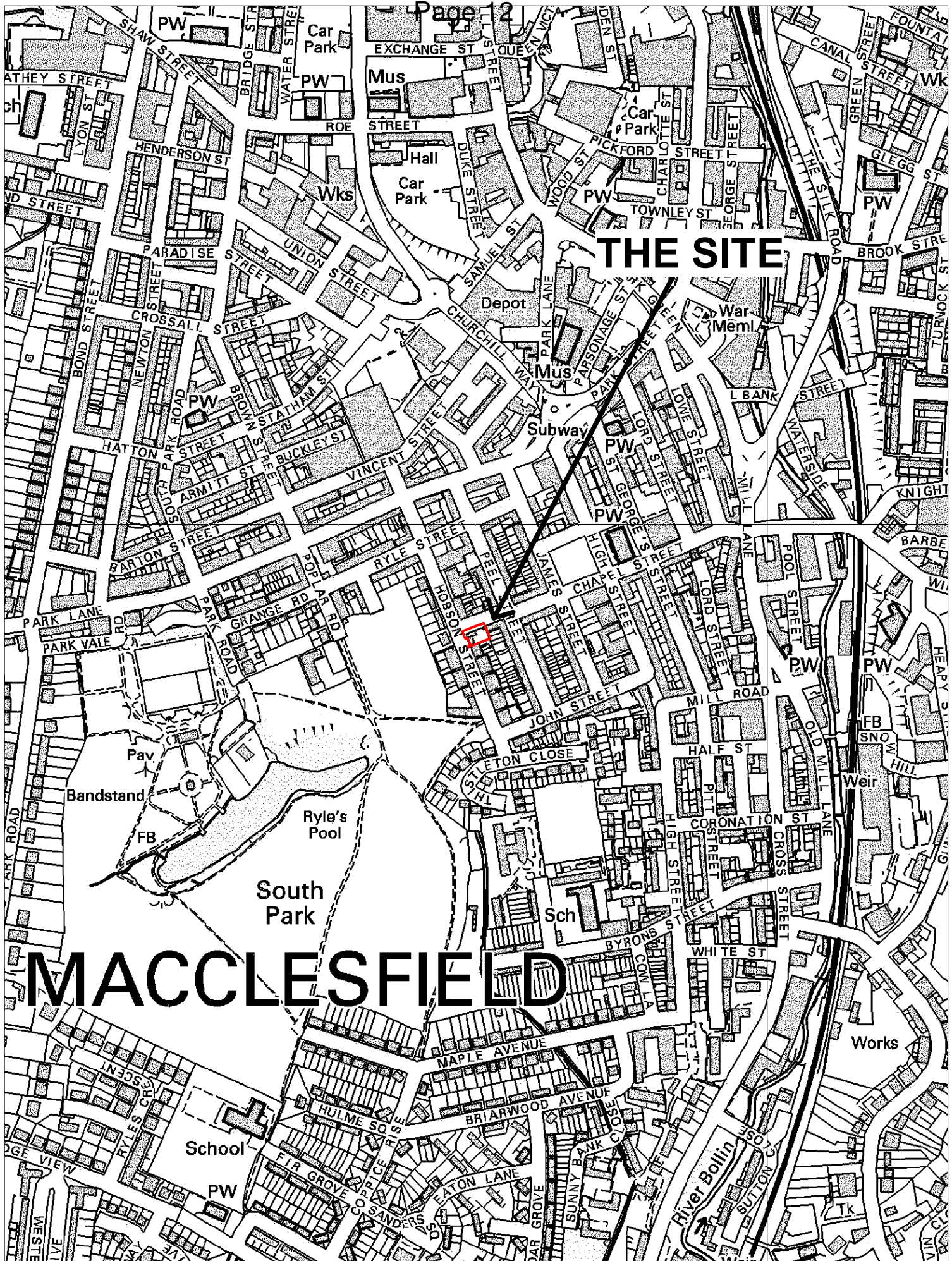
### **Ecology**

There are two trees to the rear of the application site. The Arboricultural Officer considers that they are of low amenity value and make no significant contribution to the street scene. It is also noted that the trees have a poor social proximity to neighbouring properties.

The Nature Conservation officer raises no objections to the proposals as it is not anticipated that there would be any significant ecological impacts associated with the proposed development. Whilst the loss of the trees would have a minor impact on the local bat population through a reduction in foraging habitat, the change of use from an office to town houses with what would be gardens which can be planted with a range of species, is likely to mitigate for this. A condition should be attached for the incorporation of features into the scheme suitable for use by roosting bats.

### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

The demolition of the existing office and the erection of five terraced town houses is an efficient use of this brownfield site. The comments of the residents are noted. It is acknowledged that the proposed development does not comply with the desired distance standards for new development; however, the development would be commensurate with the space, light and privacy distances within the area. The removal of two out of three of the prefabricated garages adjacent to no. 54 Hobson Street would make a positive contribution to the general amenity of the area. The dwellings are located in a sustainable location and contribute to the housing needs of the Borough. It is considered that the design is in keeping with the area and that the proposed scheme would make a positive contribution to the views into and out of the Conservation Area and the street-scene in general. No objections have been raised by the Conservation Officer. The development has been considered from a secure by design perspective and it is not considered to raise any significant issues for any residents of the scheme or any neighbours. The impact on a residents' property value is not a material planning consideration, nor is the issue of how a neighbour's side wall would be maintained. Overall, the benefits of the proposed development are considered to outweigh any negative aspects and a recommendation of approval is offered, subject to any further representations from neighbours.



09/0888M 48, HOBSON STREET, MACCLESFIELD, CHESHIRE

N.G.R. - 391,690 - 372,880

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Application for **Full Planning**

**RECOMMENDATION: Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. A17EX - Specification of window design / style
5. A01LS - Landscaping - submission of details
6. A04LS - Landscaping (implementation)
7. A22GR - Protection from noise during construction (hours of construction)
8. A23GR - Pile Driving
9. Contaminated land report
10. Features suitable for roosting bats
11. Visibility splays either side of garage

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**Application No: 09/0514M**

**Location: CLAYTON FIELD, SCHOOLFOLD LANE, ADLINGTON, MACCLESFIELD, CHESHIRE**

**Proposal: EXTENSION TO CARAVAN PARK TO INCLUDE THE ADJOINING CAMP SITE TO PROVIDE AN ADDITIONAL 25 CARAVANS.**

**For MISS LISA FIRBANK**

**Registered 28-Apr-2009**

**Policy Item No**

**Grid Reference 393671 381167**

**Date Report Prepared: 29 May 2009**

### **SUMMARY RECOMMENDATION**

Refuse approval

### **MAIN ISSUES**

- Impact of proposal on visual amenity & openness of the Green Belt
- Sustainability of the location
- Ecological impact of development

### **DETAILS OF PROPOSAL**

The application seeks full planning permission for the extension to Eastwood End Caravan Park into Clayton Field. The extension into the caravan park would provide a further 25 twin caravans to the north of the existing site. The description of the application states that consent is sought for an extension into the adjoining campsite. From looking into the planning history of the site, no evidence can be found as to whether the site has planning consent for this use. From visiting the application twice no touring caravans or tents were viewed on Clayton Field. It is considered that if the applicant and agent wish to confirm this use on the site on a permanent basis that a certificate of lawful use should be submitted to the Council for formal assessment. As such it is considered that the current proposal seeks a change of use for the site which is currently held in agriculture.

The application states that the proposed caravans would be static caravans positioned on concrete bases. The information supplied with the application suggests that the caravans would fall within the statutory definition of a caravan, however, further information is awaited from the agent to confirm this. For the purpose of this assessment the assumption is made that the units are caravans.

The application site falls within an Area of Special County Value and Green Belt as defined within the Local Plan. The site is also bordered by the canal

Conservation Area, therefore the visual impact of the proposal is important to assess.

Due to the relative isolation of the application site it is considered there would be no significant impact on residential amenity as a result of the development.

## **RELEVANT HISTORY**

75747P	Single storey timber building for recreational use 3/11/1993
49109P	Access Road Approved 28/5/1987

## **POLICIES**

### **Regional Spatial Strategy**

RDF4	Green Belt
DP1	Spatial Principles
DP7	Promote Environmental Equality
W6	Tourism and the Visitor Economy
W7	Principles of Tourism Development

### **Local Plan Policy**

NE1	Areas of Special County Value
NE2	Protection of Local Landscapes
NE7	Woodland Management
NE11	Nature Conservation
RT13	Promotion of Tourism
BE1	Design Guidance
BE3	Conservation Areas
BE6	Macclesfield Canal Conservation Area
DC3	Amenity
DC6	Circulation & Access
DC8	Landscaping
DC9	Tree Protection

### **Other Material Considerations**

Planning Policy Guidance Note 2: Green Belts  
Good Practice Guide on Planning for Tourism  
Planning Policy Statement 7: Sustainable Development in Rural Areas

## **CONSULTATIONS**

**Highways:** No comments to date

**Public Rights of Way Unit:** No comments to date

<b>Environmental Health:</b>	No objections to the proposal
<b>Leisure:</b>	No comments to date
<b>Manchester Airport:</b>	No comments to date
<b>MOD Safeguarding:</b>	No safeguarding objections to the proposal
<b>Environment Agency:</b>	No comments to date
<b>British Waterways:</b>	No comments to date

## **VIEWS OF THE PARISH / TOWN COUNCIL**

Adlington Parish Council: No comments to date

## **OTHER REPRESENTATIONS**

None received to date. The expiry date for public consultation is the 10 June, therefore any objections received will be provided for the committee via an update report.

## **APPLICANT'S SUPPORTING INFORMATION**

A design and access statement was submitted with the application. A summary of the information within has been provided below. The full document can be viewed on file and online.

- Caravan park has a license and planning permission for 75 caravans within the Eastwood End Caravan Park
- The existing site is licensed for use between 1 March – 15 January annually
- The application site is comprised of timber buildings providing accommodation and toilet facilities. The site has its own water supply and sewerage system
- There is significant demand for additional caravans on site due to the increased number of "stay at home" holidays. The caravan park operates with a waiting list of customers
- No through road is proposed at the site in order to protect the amenity of the potential guests, the access road will instead surround the site.
- Parking facilities would be provided for 25 cars, 2 disability spaces and 8 buses

## **OFFICER APPRAISAL**

### **Principle of Development**

Eastwood End Caravan Park has a long established use for holiday lets. The proposal seeks to extend this into Clayton field with a further 25 twin caravan

units. The existing buildings on site are currently used for recreational purposes; however, these buildings are to be demolished. A more accurate description of development is change of use of the field from agriculture to the siting of 25 static caravans for recreational use.

The application site falls within the Green Belt, and as such the proposal must be assessed in terms of the potential impact to the character and appearance of the countryside, and the impact on the openness of the Green Belt.

### **Policy**

In land use terms the application site currently provides some tourist accommodation within the existing dormitory building formerly utilised by Toc H a charitable organisation. The surrounding sites in ownership by Eastwood End Caravan Park are used to house 75 tourist caravans, with associated parking facilities.

In order to assess the application the most relevant guidance to consider are PPG2, PPS7 and the Good Practice Guide.

PPG2 seeks to protect the countryside from inappropriate development. Paragraph 3.12 seeks to protect the openness of the Green Belt, whilst paragraph 3.15 states that development within the Green Belt should not be visually detrimental to the character and appearance of the countryside by means of the siting, materials or design.

PPS7 paragraph 39 offers advice on tourist accommodation within rural areas, stating extensions to existing facilities should act to improve facilities and improve the appearance within the landscape.

The Good Practice Guide for Tourism offers further advice. Paragraph 20 seeks to ensure that tourist facilities do not adversely affect the local landscape.

### **Sustainability**

The site is situated within a rural location with few amenities available in close proximity of the site. Bollington would be the closest town to the application site, located 5.7km away. The main form of transport to the site would be via private car, no alternative means of transport have been put forward by the applicant, however parking facilities are proposed within the site for buses. Similarly, no public transport links have been identified within the supporting documentation.

Comments from the highway department are currently awaited in terms of assessing whether the site falls within a sustainable location, however as discussed above there are some concerns in relation to this.

## **Green Belt & Tourism**

A key consideration when assessing the application is the potential impact on the openness of the Green Belt. The application proposes to clear the existing buildings on Clayton Field and replace them with improved tourist accommodation in the form of 25 further static caravans.

Paragraph 3.12 of PPG2 states that *“any material change of use of land are inappropriate development unless they maintain openness”*. Whilst it is possible to move static caravans, they are designed to be retained in the same position, until they are no longer required, and therefore it is considered that they will have a significant impact on the openness of the Green Belt and as such, the proposal represents inappropriate development. In order to outweigh harm to the Green Belt, very special circumstances need to exist to allow for a departure from the Development Plan.

Within the planning statement, reference has been made to the generated demand of the site's facilities, justifying the need for the extension to the existing caravan site. Whilst this information has been put forward, no evidence has been offered to substantiate this claim and therefore this can only be given limited weight when assessing the proposal. No information has been offered regarding the need for the site within this location, or any information regarding the other tourist facilities made available within close proximity of the site, thus necessitating the location.

The development would have a substantial impact on the openness of the Green Belt. In terms of the potential benefit generated by the additional tourist accommodation, it is considered that on balance the harm to the openness of the Green Belt would far outweigh this benefit.

In terms of the potential impact on visual amenity the application site is currently well screened, however views are afforded from the public right of way. Clearly the caravans would also be visible from within the site, and would change the character and appearance of site. The views from the Council's landscape architect are currently awaited, and are of particular importance in the determination of this application.

## **Ecology**

An existing pond is located within the site. The pond is known to support Great Crested Newts which are a protected species. No information has currently been submitted providing details of the species, and the potential impact the development would have on the habitat. This information is required prior to the determination of the application.

A plantation woodland surrounds the western side of the application site. The information submitted with the application does not identify whether any loss of the woodland would occur as a result of the proposal. Any loss of this area would fall contrary to NE7 of the Local Plan.

## **CONCLUSIONS AND REASON(S) FOR THE DECISION**

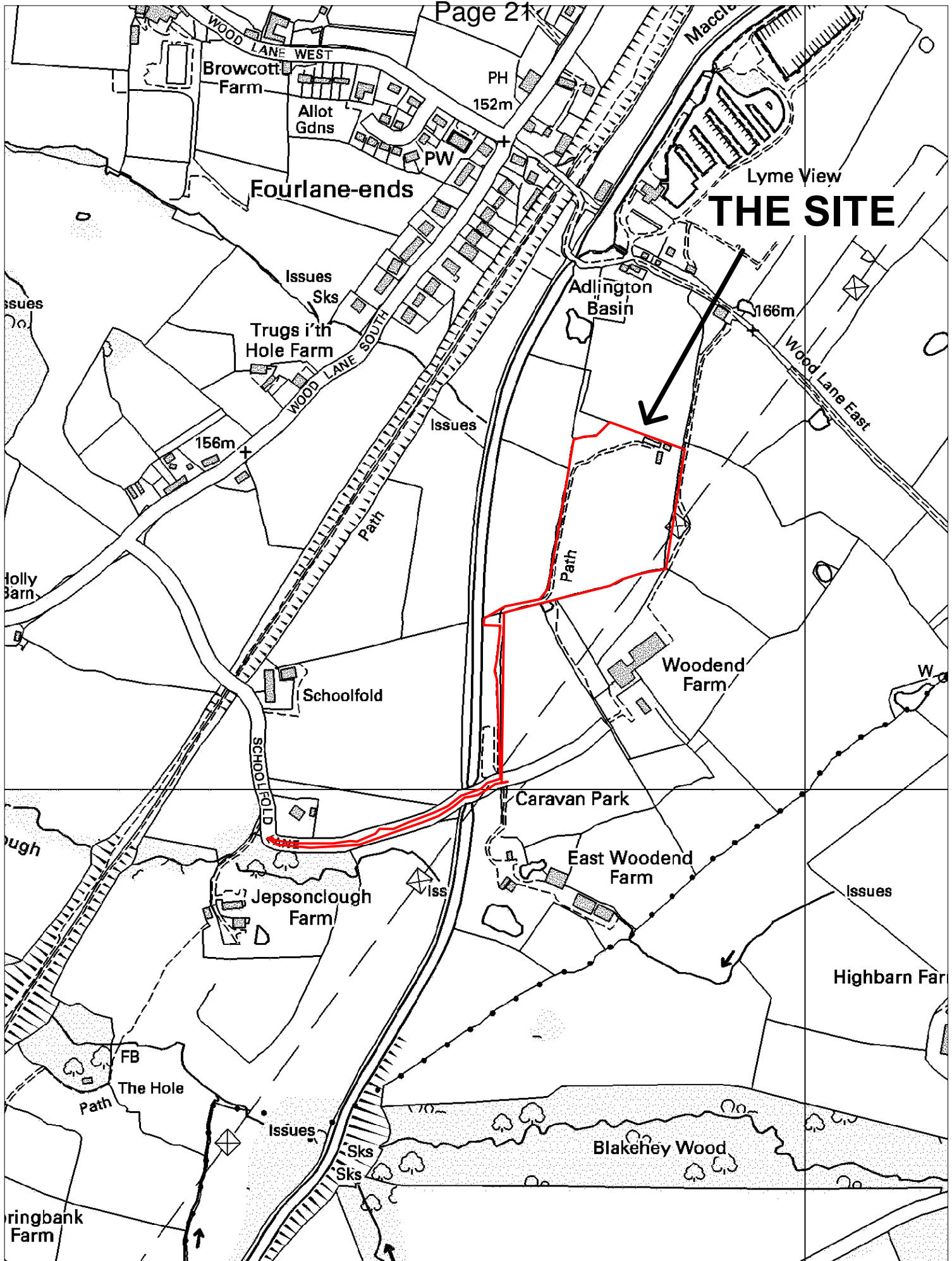
The proposal would have a significant impact upon the openness of the Green Belt due to the number of caravans proposed at the site. The development of the site would provide further provisions for tourism; however no evidence has been submitted in support for this need.

Further information is required in the form of mitigation measures for the protection of Great Crested Newts, a protected species and the intention of any reduction on the woodlands evident in close proximity of the site.

The views from the highways department are also awaited regarding the sustainability of the location.

The significant factor in the decision making process of the application is the impact upon the openness of the Green Belt and the impact on the character and appearance of the countryside.

Whilst the addition of tourism facilities may be considered beneficial, it is considered that on balance the provision of additional facilities does not outweigh the harm to the openness of the Green Belt. As such the application is recommended for refusal on the grounds of insufficient information and potential harm to the openness of the Green Belt.



09/0514M - CLAYTON FIELD, SCHOOLFOLD LANE, ADLINGTON, MACCLESFIELD

N.G.R. - 393,720 - 381,210

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Application for **Full Planning**

**RECOMMENDATION: Refuse approval**

1. R03NC - Insufficient ecological information
2. R04MS - Insufficient information to assess whether the caravans fall within the statutory definition of a caravan
3. Adverse impact on the openness of the Green Belt



**Application No:** 09/0568M

**Location:** 20, GASKELL AVENUE, KNUTSFORD, CHESHIRE, WA16 0DA  
**Proposal:** GARDEN ROOM EXTENSION

**For** DR S DEAN

**Registered** 20-Mar-2009

**Policy Item** No

**Grid Reference** 374828 378561

**Date Report Prepared:** 1 June 2009

#### **SUMMARY RECOMMENDATION**

Approve

#### **MAIN ISSUES**

- Impact upon the Listed Building
- Impact upon the Conservation Area
- Impact upon residential amenity of neighbouring property.

#### **REASON FOR REPORT**

The application was due to be determined under delegated powers, however, concerns were raised over the proposed design and revised plans were submitted. The revised plans now propose an extension similar to that refused by the Planning Sub Committee of Macclesfield Borough Council in November 2008, contrary to officer recommendation. Consequently the application has been referred to the Northern Planning Committee by the Head of Planning & Policy.

#### **DESCRIPTION OF SITE AND CONTEXT**

The application site comprises a mid-terraced Grade 2 Listed property with rear garden area. The site is located within a Predominantly Residential Area in the Knutsford Town Centre Conservation Area as identified in the Macclesfield Borough Local Plan.

#### **DETAILS OF PROPOSAL**

This application seeks full planning permission to erect a single-storey rear garden room. An accompanying application for Listed Building Consent (09/0654M) appears elsewhere on the agenda.

#### **RELEVANT HISTORY**

09/0027P – Single-storey rear extension (renewal of 06/0962P) – Approved 27.04.2009

09/0028P – Single-storey rear extension (renewal of 06/0963P) – Approved 23.04.2009

08/2081P – Single-storey rear extension – Refused 05.11.2008

08/2082P - Single-storey rear extension (LBC) – Refused 05.11.2008

08/1103P – Garden room (LBC) – Withdrawn 11.07.2008

08/1128P - Garden room – Withdrawn 11.07.2008

08/0220P – Single-storey rear extension (LBC) - Withdrawn 25.02.2008

07/3152P - Single-storey rear extension - Withdrawn 25.02.2008

06/0963P - Single-storey rear extension (LBC) – Approved 14.06.2006

06/0962P - Single-storey rear extension – Approved 14.06.2006

## **POLICIES**

Regional Spatial Strategy – DP1

Local Plan Policy - BE1, BE2, BE3, BE16, DC1, DC2 and DC3

Other Material Considerations – Knutsford Town Centre Conservation Area Appraisal

## **CONSULTATIONS (External to Planning)**

Knutsford Town Council – Comment on the original plans and recommend refusal as the extension is not in keeping with the Listed Building.

## **OTHER REPRESENTATIONS**

Since the receipt of revised plans, neighbours have been re-notified and given further opportunity to comment by 5 June 2009. Three letters of representation have been received objecting to the original plans on the following grounds:

- Application plans confusing as relationship to existing walls is not clear, and eastern boundary wall is owned by Heath House.
- Scale, form and character not appropriate to its setting.
- Mass, bulk and siting detracts from rear elevation in terms of architectural and historic interest/integrity.
- Masks original features (notably ground floor reception window).
- Harms relationship of Heath Cottage with its neighbours.
- Impact upon amenity of neighbours (loss of privacy and sunlight, and overbearing).
- Contrary to development plan policies.

## **APPLICANT'S SUPPORTING INFORMATION**

A design and access statement has been submitted that outlines the design philosophy behind the proposal.

## **OFFICER APPRAISAL**

As stated above, the revised plans now under consideration are similar to those plans refused last year. However, the applicants have attempted to address the concerns of the previous Committee by reducing the amount of glazing bars and by using a more traditional roofing material.

### **Listed Building**

The proposed garden room extension, which will be erected adjacent to existing side boundary walls, has two parts. A small toilet extension adjacent to the western boundary, and a larger, predominantly glazed garden room. Both elements have a simple lean-to design comprising an aluminium frame, with large glazed openings to the south and east elevations, and lead sheet roofing. The proposed materials will serve to give the extension a lightweight appearance on the historic rear elevation. Furthermore, the extent of glazing will provide opportunities for the existing ground floor window still to be appreciated. The use of lightweight, perhaps contemporary, materials is in contrast to the traditional brick, timber and slate of the host building however, innovative approaches to altering Listed buildings are encouraged in PPG15.

The original fabric of the building is retained, and the main additions to the fabric simply comprise two cavity walls forming the east and west elevations of the extension; the rest of the extension is distinctly lightweight. A more lightweight "touch" to the original building, than that proposed here, would be difficult to achieve. The extension will have minimal impact upon the rear elevation of the building and will not have a significant impact upon its historic fabric. The Conservation Officer concurs with this view noting that it would be capable of removal without much trace of its former existence. Such a minimalist and contemporary design approach is a widely accepted modern conservation practice, and consequently he raises no objections subject to conditions. Overall, the proposal is considered to adequately maintain the architectural and historic integrity of the building and its setting.

### **Conservation Area**

Policy BE3 of the Local Plan permits development within a Conservation Area, which preserves or enhances its character or appearance. Located at the rear of the property, the proposed extension will not be prominent from any public vantage points and will only be visible from neighbouring gardens. Having regard to the acceptable impact upon the Listed Building noted above, and its lack of prominence the proposed structure is considered to adequately preserve the character and appearance of the Conservation Area.

## **Residential Amenity**

Policy DC3 of the Macclesfield Borough Local Plan requires development to not significantly injure the residential amenities of nearby residential property due to loss of privacy, overbearing effect and loss of sunlight and daylight, amongst other matters.

The eastern boundary to the application site shared with Heath House comprises a 2-metre high wall and beyond this, in the neighbour's garden, a recently trimmed hedgerow of a similar height. The boundary wall will screen the extension almost up to eaves level. The neighbour's land immediately adjacent to the extension is also approximately 1 metre higher than the application site, and the extension would not be intrusive. Similarly, the extension does not result in any significant loss of sunlight or privacy to this neighbour.

To the opposite (western) boundary, the wall extends up to 1.8 metres high for 3 metres from the rear elevation, then increases to 2 metres, to where it continues on to meet the neighbour's detached garage. The toilet extension will be constructed immediately adjacent to this wall, projecting out for 1.6 metres from the rear elevation. The garden room, which projects a total of 4.4 metres to the rear, is then pulled in away from the boundary by approximately 2 metres, in an attempt to minimise the impact upon the neighbour. This neighbour at Highwayman's Lodge has a habitable room window close to the boundary, which is the only light source serving a relatively long living room. The extension adjacent to the boundary complies with the 45° guideline from the centre point of the neighbour's window, although the rearmost 700mm of the garden room do breach this notional line. However, it should be noted that this 45° guideline is not formal policy, and is always dependent upon the particular circumstances of the proposal. In this case, it is considered that the 2.3 metre height of the eaves, the distance from the 2-metre high boundary wall, and the materials to be used all reduce the impact upon the neighbour to an acceptable level.

Members should also be aware of what could be constructed without planning permission. A single-storey brick extension could project 3 metres from the rear of this building and have an eaves height of 3 metres immediately adjacent to the boundary. Such an extension would be considerably more harmful to the amenities of the neighbour than the extension proposed here. Listed Building Consent would of course be required; however the impact upon the living conditions of neighbours would not be a consideration.

**OTHER MATERIAL PLANNING CONSIDERATIONS**

With regard to the comments received in representation, not addressed above, Highwayman's Lodge is shown on the plans to an acceptable level. The ownership of the boundary wall is not a material planning consideration and cannot be afforded any weight in the determination of this application.

**RECOMMENDATION**

For the reasons outlined above, a recommendation of approval is made.



**THE SITE**

09/0568M - 20, GASKELL AVENUE, KNUTSFORD, CHESHIRE  
N.G.R. - 374,830 - 378,560

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Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A15EX - Specification of mortar mix
5. A07EX - Sample panel of brickwork to be made available
6. A11EX - Details to be approved
7. A10EX - Rainwater goods
8. Retention of window
9. Rear elevation

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**APPLICATION NO:** 09/0654M

**LOCATION:** 20, GASKELL AVENUE, KNUTSFORD, CHESHIRE, WA16 0DA  
**PROPOSAL:** GARDEN ROOM EXTENSION (LISTED BUILDING CONSENT)

**For** DR S DEAN

**Registered** 20-Mar-2009  
**Policy Item** No  
**Grid Reference** 374828 378561

**Date Report Prepared:** 1 June 2009

#### **SUMMARY RECOMMENDATION**

Approve

#### **MAIN ISSUES**

- Impact upon the Listed Building

### **REASON FOR REPORT**

The application was due to be determined under delegated powers, however, concerns were raised over the proposed design and revised plans were submitted. The revised plans now propose an extension similar to that refused by the Planning Sub Committee of Macclesfield Borough Council in November 2008, contrary to officer recommendation. Consequently the application has been referred to the Northern Planning Committee by the Head of Planning & Policy.

### **DESCRIPTION OF SITE AND CONTEXT**

The application site comprises a mid-terraced Grade 2 Listed property with rear garden area. The site is located within a Predominantly Residential Area in the Knutsford Town Centre Conservation Area as identified in the Macclesfield Borough Local Plan.

### **DETAILS OF PROPOSAL**

This application seeks Listed Building Consent to erect a single-storey rear garden room. An accompanying application for full planning permission (09/0568M) appears elsewhere on the agenda.

## **RELEVANT HISTORY**

09/0027P – Single-storey rear extension (renewal of 06/0962P) – Approved 27.04.2009

09/0028P – Single-storey rear extension (renewal of 06/0963P) – Approved 23.04.2009

08/2081P – Single-storey rear extension – Refused 05.11.2008

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08/1103P – Garden room (LBC) – Withdrawn 11.07.2008

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07/3152P - Single-storey rear extension - Withdrawn 25.02.2008

06/0963P - Single-storey rear extension (LBC) – Approved 14.06.2006

06/0962P - Single-storey rear extension – Approved 14.06.2006

## **POLICIES**

Local Plan Policy - BE18

## **CONSULTATIONS (External to Planning)**

Knutsford Town Council – Comment on the original plans and recommend refusal as the extension is not in keeping with the Listed Building.

## **OTHER REPRESENTATIONS**

Since the receipt of revised plans, neighbours have been re-notified and given further opportunity to comment by 5 June 2009. Three letters of representation have been received objecting to the original plans on the following grounds:

- Application plans confusing as relationship to existing walls is not clear, and eastern boundary wall is owned by Heath House.
- Scale, form and character not appropriate to its setting.
- Mass, bulk and siting detracts from rear elevation in terms of architectural and historic interest/integrity.
- Masks original features (notably ground floor reception window).
- Harms relationship of Heath Cottage with its neighbours.
- Impact upon amenity of neighbours (loss of privacy and sunlight, and overbearing).
- Contrary to development plan policies.

## **APPLICANT'S SUPPORTING INFORMATION**

A design and access statement has been submitted that outlines the design philosophy behind the proposal.

## **OFFICER APPRAISAL**

As stated above, the revised plans now under consideration are similar to those plans refused last year. However, the applicants have attempted to address the concerns of the previous Committee by reducing the amount of glazing bars and by using a more traditional roofing material.

### **Listed Building**

The proposed garden room extension, which will be erected adjacent to existing side boundary walls, has two parts. A small toilet extension adjacent to the western boundary, and a larger, predominantly glazed garden room. Both elements have a simple lean-to design comprising an aluminium frame, with large glazed openings to the south and east elevations, and lead sheet roofing. The proposed materials will serve to give the extension a lightweight appearance on the historic rear elevation. Furthermore, the extent of glazing will provide opportunities for the existing ground floor window still to be appreciated. The use of lightweight, perhaps contemporary, materials is in contrast to the traditional brick, timber and slate of the host building however, innovative approaches to altering listed buildings are encouraged in PPG15.

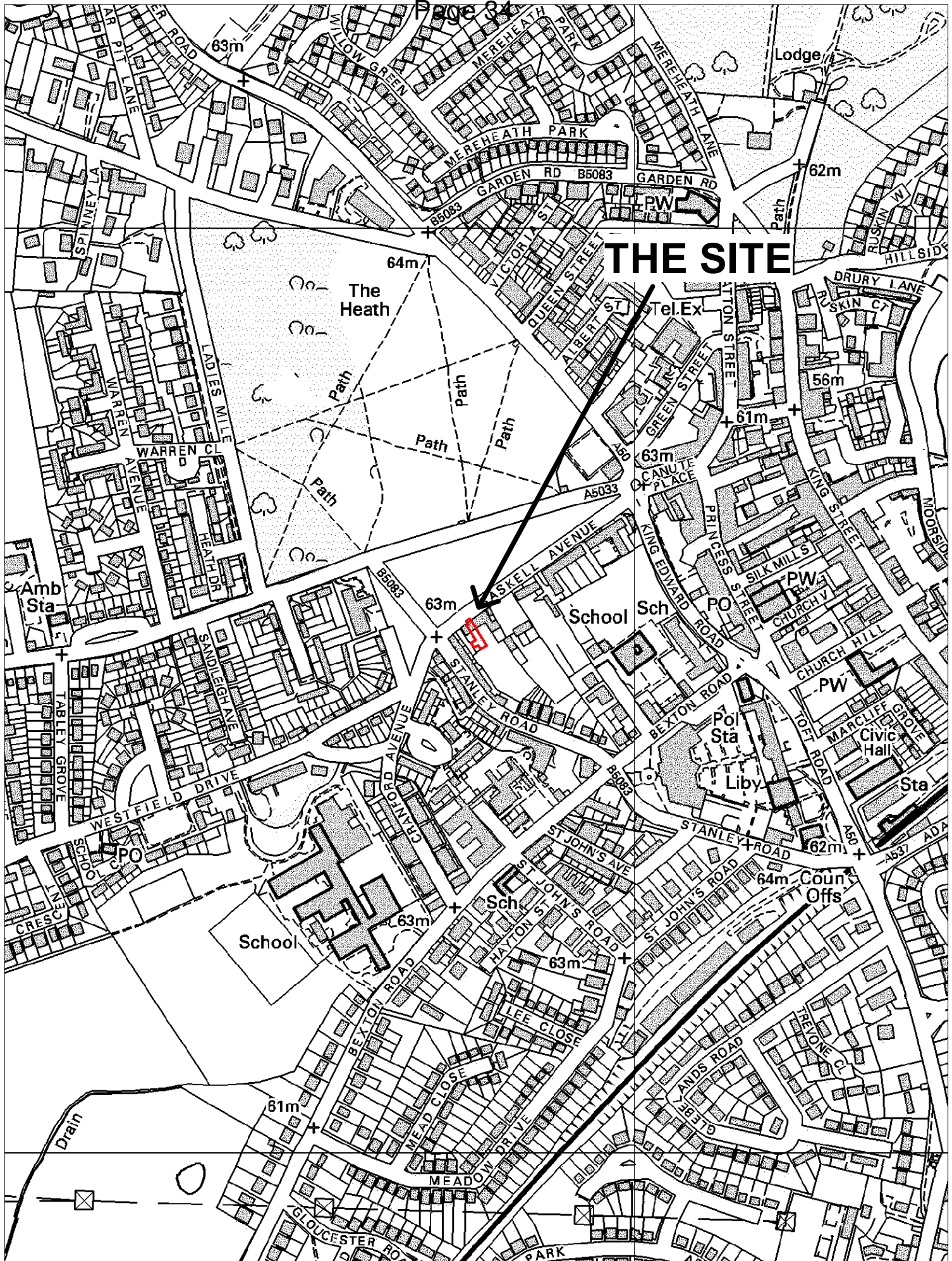
The original fabric of the building is retained, and the main additions to the fabric simply comprise two cavity walls forming the east and west elevations of the extension; the rest of the extension is distinctly lightweight. A more lightweight "touch" to the original building, than that proposed here, would be difficult to achieve. The extension will have minimal impact upon the rear elevation of the building and will not have a significant impact upon its historic fabric. The Conservation Officer concurs with this view noting that it would be capable of removal without much trace of its former existence. Such a minimalist and contemporary design approach is a widely accepted modern conservation practice, and consequently he raises no objections subject to conditions. Overall, the proposal is considered to adequately maintain the architectural and historic integrity of the building and its setting.

## **OTHER MATERIAL PLANNING CONSIDERATIONS**

The impact upon the living conditions of neighbours is assessed within the full planning application report (09/0568M).

## **RECOMMENDATION**

For the reasons outlined above, a recommendation of approval is made.



**THE SITE**

09/0654M - 20, GASKELL AVENUE, KNUTSFORD, CHESHIRE  
N.G.R. - 374,830 - 378,560

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Application for **Listed Building Consent**

**RECOMMENDATION: Approve subject to following conditions**

1. A07LB - Standard Time Limit
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A15EX - Specification of mortar mix
5. A07EX - Sample panel of brickwork to be made available
6. A11EX - Details to be approved
7. A10EX - Rainwater goods
8. Retention of window
9. Rear elevation

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**Application No: 09/0842M**

**Location: BROAD HEATH HOUSE, SLADE LANE, OVER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4SF**

**Proposal: REPLACEMENT DWELLING**

**For MR & MRS CHRISTOPHER WREN**

**Registered 07-Apr-2009**

**Policy Item No**

**Grid Reference 386699 376409**

**Date Report Prepared: 28 May 2009**

### **SUMMARY RECOMMENDATION**

Approve; subject to conditions

### **MAIN ISSUES**

- Impact of design of the proposal on the character of the area
- Impact on the visual amenity & openness of the Green Belt

### **DETAILS OF PROPOSAL**

The application seeks full planning permission for a replacement dwelling at Broad Heath House on Slade Lane in Over Alderley. The application site is situated within the Cheshire Green Belt and an Area of Special County Value as identified within the Local Plan.

### **RELEVANT HISTORY**

09/0150P Replacement dwelling  
Refused 8/4/09

### **POLICIES**

#### **Regional Spatial Strategy**

RDF4 Green Belts  
DP1 Spatial Principles  
DP7 Promote Environmental Equality

#### **Local Plan Policy**

NE1 Areas of Special County Value  
NE2 Protection of Local Landscapes  
BE1 Design Guidance

GC1	Green Belt – New Buildings
H13	Protecting Residential Areas
DC1	New Build
DC3	Amenity
DC6	Circulation & Access
DC8	Landscaping
DC35	Materials and Finishes
DC41	Infill Housing or Redevelopment

### **Other Material Considerations**

Planning Policy Guidance 2: Green Belts

### **CONSULTATIONS**

**Highways:** No comments received to date.

### **VIEWS OF THE PARISH / TOWN COUNCIL**

No comments received to date.

### **OTHER REPRESENTATIONS**

No comments received to date. The publicity expiry date is the 3 June; therefore any comments received by this date will be presented to Members in an update report.

### **APPLICANT'S SUPPORTING INFORMATION**

A Design and Access Statement, Visual Impact Assessment and Tree Survey were submitted with the application. A summary of the information provided within the Design and Access Statement is provided below, however, the full documents can be viewed on files and online.

- Site is currently comprised of a large detached dwelling with separate stable block, and storage shed
- The existing dwelling is set well into the site, with few views provided from Slade Lane
- The replacement dwelling would utilise renewable energy sources, such as geo-thermal heat pumps
- The proposed replacement dwelling would provide a five bedroom dwelling with basement facilities
- The proposed dwelling has been designed to reflect dwellings within the area
- The overall scale and appearance of the dwelling would be similar to the existing

### **OFFICER APPRAISAL**

#### **Policy**



In land use terms, this is a proposal for a replacement dwelling, thus although the site is isolated and in a somewhat unsustainable location, it is a proposal that will result in no greater impact upon sustainability.

Essentially the most relevant policy when assessing the application is PPG2: Green Belts which seeks to ensure the Green Belt is protected from development by preventing further encroachment into the countryside.

PPG2 is supported by GC1 of the Local Plan stating that replacement dwellings are acceptable subject to GC11; however this policy was not saved by the Secretary of State and therefore the most relevant guidance available when assessing the proposal is paragraph 3.6 of PPG2. The guidance from within PPG2 states that replacement dwellings within the Green Belt are appropriate development providing the replacement is not materially larger than the dwelling it replaces.

### **Principle of Development**

The application site falls within the Cheshire Green Belt and Area of Special County Value where replacement dwellings can be acceptable in principle, subject to their being no greater impact to the character, appearance and openness of the countryside.

### **Scale and Design**

The existing dwelling is positioned approximately 30 metres into the application site and is surrounded by significant screening to the front and rear. The existing front elevation of the dwelling provides the appearance of a part two-storey gable fronted dwelling with attached single storey element reaching 5.8 metre in height. The existing dwelling has a stepped roof design, therefore acting as a visual break to the overall appearance of the dwelling. The proposed replacement dwelling would take the form of a solid two-storey dwelling of grand appearance fabricated in facing brick, render and slate roof. The replacement would be of solid appearance with a solid ridge line therefore differing from the current stepped character of the existing dwelling.

The proposed dwelling would measure approximately 1 metre taller than the existing dwelling, and would be sited further into the application site in order to maximise the existing land levels at site. Some minor excavation works would also be carried out in order to mitigate the visual impact of the dwelling in relation to the existing street scene. The overall depth and span of the replacement dwelling would provide a small reduction on the existing. The overall height would increase approximately 0.2 metres; however the existing ground level on site would be reduced in order to reduce any visual impact on the existing street scene.

In assessing whether the replacement dwelling would be materially larger than the existing it is important to assess the overall scale and appearance of the building, and also comparing the footprint and floorspace of each dwelling.

As discussed above, the overall scale and appearance of the dwelling is considered to be relatively similar to the existing. The proposed replacement dwelling would provide a smaller footprint, approximately a reduction of 11%. The amount of floorspace afforded to the replacement dwelling would increase by approximately 30%. This increase in floorspace to the dwelling must be considered in conjunction with the overall scale and appearance of the dwelling. The increase in floorspace is noted, however, it is considered that as the overall appearance of the building would be broadly similar, therefore it is not considered that the replacement dwelling would be materially larger; therefore it is considered that the proposal would comply with paragraph 3.6 of PPG2.

It is noted that the dwelling would be afforded a large basement area underneath the dwelling. This area would be fully subterranean and therefore it is considered that there would be no impact on the visual amenity of the area.

### **Landscaping & Forestry**

Significant mature landscaping is in place at the application site, preventing many views from Slade Lane. Plans submitted with the application propose a more substantial boundary wall and gates to the front of the dwelling. These are not considered to be appropriate within the rural location; therefore a condition requiring submission of amended details should be attached to the decision notice.

As the dwelling would be set further back into the application site, the front drive / entrance way to the dwelling would become more substantial. Information in respect of the treatment of this area should be submitted in order to ensure the correct visual treatment of the front of the property. This information can be requested via condition.

### **Highways**

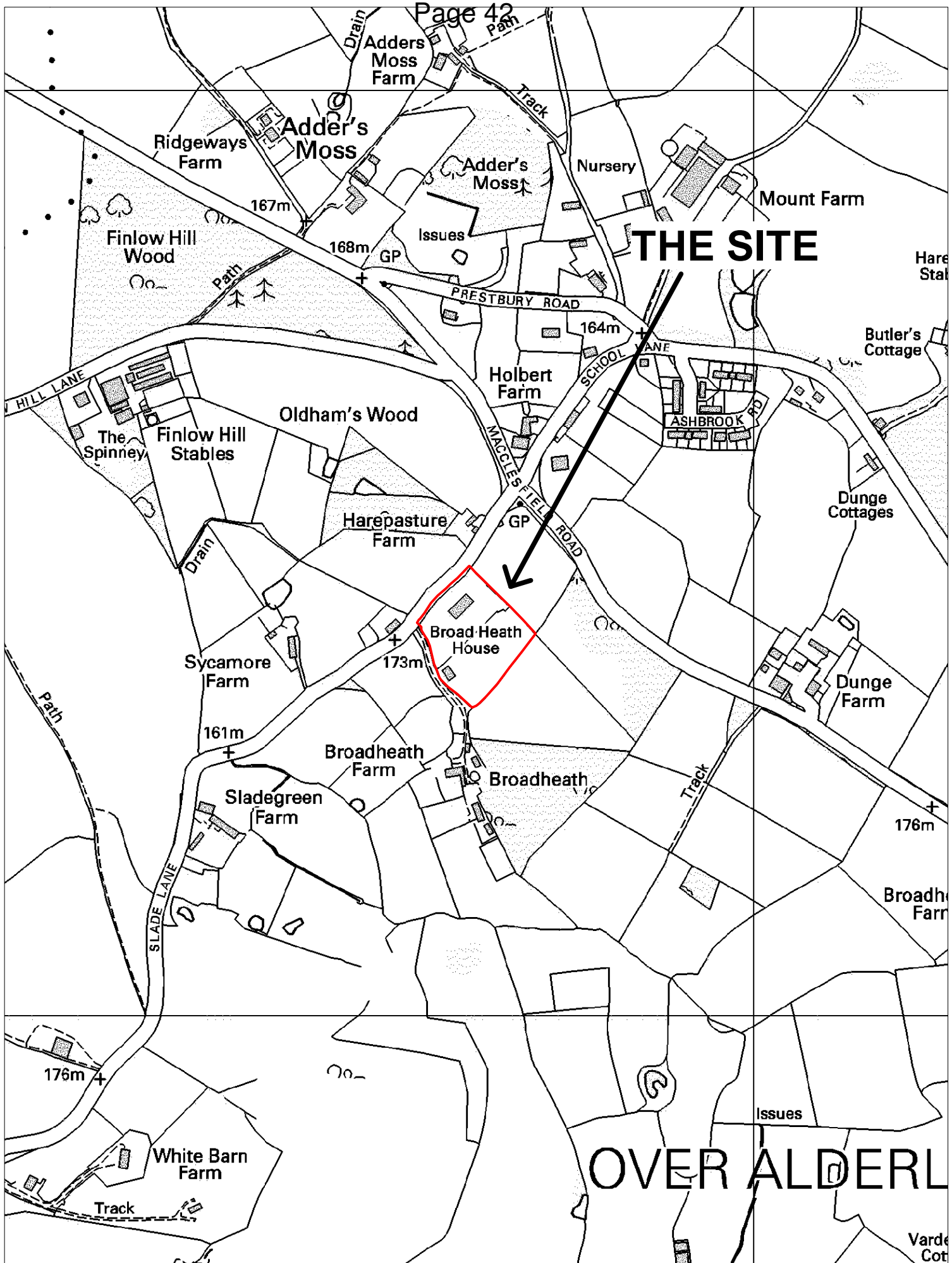
The existing access at the site would be altered, however, at this time the comments from the highways agency are awaited. The views of the highways department will be presented to Members within an update report in advance of the committee.

### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

The application seeks consent for a replacement dwelling within the Green Belt. The principle of a replacement dwelling is considered to be acceptable; providing the replacement dwelling would not be materially larger than the existing. The merits of the proposal have been discussed above, and it is considered when assessing all aspects of the replacement dwelling, including floorspace, footprint and scale and appearance that the proposal would not conflict with PPG2.

The design of the dwelling is considered to be relatively traditional, and whilst grand in appearance, it is not considered that the dwelling would have a detrimental impact on the character of the area.

As such, the application is recommended for approval; subject to comments from the highways department, parish council and any representation letters received from neighbouring properties. These will be provided to the committee via an update report.



09/0842M - BROAD HEATH HOUSE, SLADE LANE, OVER ALDERLEY, MACCLESFIELD

N.G.R. - 386,690 - 376,410

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Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A02AP - Detail on plan overridden by condition
3. A05EX - Details of materials to be submitted
4. A02LS - Submission of landscaping scheme
5. A04LS - Landscaping (implementation)
6. A10LS - Additional landscaping details required
7. A12LS - Landscaping to include details of boundary treatment
8. A23MC - Details of ground levels to be submitted

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