

# Northern Planning Committee

## Agenda

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<b>Date:</b>	<b>Wednesday, 17th March, 2010</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**

To receive any apologies for absence.

2. **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 pre-determined any item on the agenda.

3. **Minutes of the Meeting** (Pages 1 - 4)

To approve the Minutes of the meeting held on 24 February 2010 as a correct record.

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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 686462

**E-Mail:** [sarah.baxter@cheshireeast.gov.uk](mailto:sarah.baxter@cheshireeast.gov.uk)

#### 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
- Supporters
- Applicants

5. **09/4307M-Erection of Three Storey Building Comprising 21 no 2 Bedroom Flats And 128 Sqm of Office and Community Facilities - Amended Description, Land at, Eccleston Way, Handforth for Ms Nicky Harris, Contour Housing Group (Pages 5 - 12)**

To consider the above application.

6. **10/0223M-Change of Use from Farmhouse and Adjacent Barns to Office Use, Erection of Two Storey Building, Change of Use from Farmhouse and Adjacent Barns to Office Use, Erection of Two Storey Building for Disley Golf Club (Pages 13 - 26)**

To consider the above application.

7. **10/0401M-Revised Application Pursuant to Refusal of Application 09/3285m for the Proposed Demolition of a Single Partially Detached Garage and Construction of Two Storey Detached Dwelling and Retention/Alteration of the Existing Dwelling and Associated Access, Car Parking, Landscaping and Boundary Treatment, for Mr and Mrs Lee Farrell (Pages 27 - 34)**

To consider the above application.

8. **09/3865M - Demolition of the Existing Two Storey Primary School and Construction of a new Single Storey Primary School at St Edwards RC Primary School, Fir Grove, Macclesfield, Cheshire for Mrs Clare Bates, Christ the King Catholic and COFE Primary (Pages 35 - 44)**

To consider the above application.

9. **09/4334M-Construction of All Weather Sports Pitch with Sports Fencing & Floodlights, Ryleys Playing Fields, Wilmslow Road, Alderley Edge, Cheshire for The Ryleys Girls and Boys Prep School (Pages 45 - 54)**

To consider the above application.

10. **10/0206M-Erection of First Floor Extension & Rebuilding Conservatory with Higher Pitched Roof, Swan Ridge, Mereside Road, Mere, Knutsford for P Paschalis** (Pages 55 - 64)

To consider the above application.

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## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 24th February, 2010 at The Capesthorpe Room - Town  
Hall, Macclesfield SK10 1DX

### **PRESENT**

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

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

### **OFFICERS PRESENT**

Mrs N Folan (Planning Solicitor) and Mr N Turpin (Principal Planning Officer)

#### **101 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor R J Narraway.

#### **102 DECLARATIONS OF INTEREST/PRE-DETERMINATION**

Councillor D A Neilson declared a personal interest in application 09/4335M -  
Erection of 4 Dwellings on Land Off Cumberland Drive, Bollington, Macclesfield,  
Cheshire, SK10 5BR for Mr H Cumberbirch by virtue of the fact that he knew the  
applicant through his previous employment and in accordance with the Code of  
Conduct he remained in the meeting during consideration of the application).

#### **103 MINUTES OF THE MEETING**

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman.

#### **104 PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

#### **105 06/2548P - REMOVAL OF AGRICULTURAL OCCUPANCY CONDITION ATTACHED TO PLANNING PERMISSION 8430PB (RESUBMISSION OF 06/2013P), BEXTON LEA, PAVEMENT LANE, MOBBERLEY, KNUTSFORD, WA16 7EG FOR MRS B BATES**

(During consideration of the application Councillors B Livesley and D Thompson  
arrived to the meeting).

Consideration was given to the above application.

RESOLVED

That the application be refused for the following reason:-

1. R01LP - Contrary to Local Plan policies

106      **09/4170W - CONSTRUCTION OF SPORTS HALL AND ASSOCIATED FACILITIES, WILMSLOW HIGH SCHOOL, HOLLY ROAD NORTH, WILMSLOW, CHESHIRE, SK9 1LZ FOR MRS G BREMNER, CHESHIRE EAST COUNCIL**

Consideration was given to the above application.

RESOLVED

That the application be approved subject to the 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. Details and method of pile driving
5. Scheme for land contamination
6. Construction traffic to use A34 access
7. Construction Method Statement
8. To control the hours of use of the junction by contractors traffic to the A34, to be outside school drop off/collection hours 08.15 – 09.15 and 15.00 – 16.30. Only to be effective during term time.

107      **09/4335M - ERECTION OF 4 DWELLINGS ON LAND OFF CUMBERLAND DRIVE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5BR FOR MR H CUMBERBIRCH**

(During consideration of the application Councillor Mrs T Jackson declared a personal interest by virtue of the fact that her son owned a property on Lord Street and in accordance with the Code of Conduct she remained in the meeting during consideration of the application).

(During consideration of the application, Councillor D A Neilson left the meeting and did not return).

Consideration was given to the above application.

RESOLVED

(Councillor M Davies, Ward Councillor, Town Councillor Mrs S Sockett, Bollington Town Council, Mr T Boddington, Bollington Civic Society, Mr C de Wet, an objector and Mr C Copestake, agent for the applicant attended the meeting and spoke in respect of the application).

That the application be refused for the following reasons:-

1. The height and overbearing nature of the development in a conservation area
2. Unneighbourly impact on 50 Lord Street

(This decision was contrary to the Officers recommendation of approval).

The meeting commenced at 2.00 pm and concluded at 3.52 pm

Councillor R West (Chairman)

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**Application No:** 09/4307M

**Location:** LAND AT, ECCLESTON WAY, HANDFORTH

**Proposal:** ERECTION OF THREE STOREY BUILDING COMPRISING 21NO 2 BEDROOM FLATS AND 128 SQM OF OFFICE AND COMMUNITY FACILITIES - AMENDED DESCRIPTION

**For** Ms NICKY HARRIS, CONTOUR HOUSING GROUP

**Registered** 03-Feb-2010

**Policy Item** No

**Grid Reference** 385800.76 383834.59

#### **SUMMARY RECOMMENDATION**

Approve subject to conditions and a section 106 agreement

#### **MAIN ISSUES**

- Impact of the proposed development on the character and appearance of the surrounding area, the residential amenity of neighbouring properties, housing policy and existing trees.

#### **REASON FOR REPORT**

The development would result in the erection of 21 self contained dwellings and a small office to be used as an estate office/community room. As such, the Scheme of Delegation requires the decision to be taken by the Northern Planning Committee.

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

The site is extremely well located, very close to the wide range of facilities available within Handforth town centre. Land to the rear of the block would be used for car parking and servicing. The applicants are the site owners (Contour Housing Group Ltd) and are a registered Social Landlord, who manage the Spath Lane Estate and have a presence elsewhere within the Borough.

The site was formerly occupied by a block of 10 flats which have been demolished. The site is currently secured by a 2m high security hoarding to its boundaries, having most recently been used as a site compound in connection with the now completed programme of improvements to the Spath Lane estate.

#### **DETAILS OF PROPOSAL**

The application seeks full planning permission for 21 no. two bedroom apartments in a part two and part three storey block on land at the junction of

Eccleston Way and Wilmslow Road, Handforth. The block is located to a central portion of the site.

The proposal also incorporates a local area housing office for the Spath Lane estate. The office accommodation will also incorporate facilities, which will be available to the local community.

The scheme is for 100% affordable housing offered on a shared equity basis with a 50% offered for sale and 50% of each dwelling rented by the occupant by the Applicant, who is a registered Social Landlord. The units have a market valuation of £120,000.

## RELEVANT HISTORY

06/2900P - Erection Of Three Storey Building Comprising 20no. Self Contained Flats And Office Accommodation With New Access And Associated Car Parking - Withdrawn 01.02.07

07/1726P - Erection Of Three Storey Building Comprising 20no. Self Contained Flats And Office Accommodation With New Access And Associated Car Parking - Refused 01..07

## POLICIES

### Regional Spatial Strategy

DP1	Spatial Principles
DP4	Making the Best Use of Existing Resources and Infrastructure
L4	Regional Housing Provision
EM1(D)	Integrated Enhancement and Protection of the Region's Environmental Assets – Trees, Woodlands and Forests
EM18	Decentralised Energy Supply

### Local Plan Policy

BE1	Design Guidance
DC1	New Build
DC3	Amenity
DC6	Circulation and Access
DC9	Tree Protection
DC38	Space, Light and Privacy
H1	Phasing Policy
H2	Environmental Quality in Housing Developments
H13	Protecting Residential Areas

### Replacement Waste Local plan

11A	Development and Waste Recycling
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### Other Material Considerations

PPS1	Sustainable Development
PPS3	Housing

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

**Strategic Highways Manager:** No objection subject to conditions

**Environmental Health:** No objection subject to conditions

**Strategic Housing Manager:** Supports the application.

## **OTHER REPRESENTATIONS**

One letter of support has been received which considers that the proposal will cater for a much needed type of housing in the area.

## **APPLICANT'S SUPPORTING INFORMATION**

A PPS3 Housing Self-Assessment Checklist, a Design & Access Statement and supporting planning statement, were submitted as part of the planning application. Full copies of these are available to view on the application file.

## **OFFICER APPRAISAL**

### **Background Information**

This scheme is virtually identical in design to that scheme refused by the former Macclesfield Borough Council under reference 07/1726P. Members will recall that the reason why application 07/1726P was ultimately refused related solely to the issue of affordability of the flats. At that time the Housing Moratorium was in place and property values were significantly higher per flat (circa £40,000) than the current situation. Issues of design and principle, however, were regarded as being acceptable at that time.

There are some elevational changes proposed in the current scheme, including the introduction of solar panels to the roof in order to achieve Code level 3 in the Code for Sustainable Homes, a Housing Corporation requirement.

### **Principal of Development**

The principle issues surrounding the determination of this application are the impact of the proposed development on residential amenity, the character and appearance of the surrounding area, the existing trees, and any highway issues regarding access and parking.

### **Policy**

The application site is located within a predominantly residential area. The principle of new dwellings in this location is therefore considered to be acceptable.

### **PPS3: Housing**

The Council produced new guidance in respect of housing developments titled "PPS3 Housing and Saved Policies Advice Note". The Advice Note is based on a list of five criteria outlined in PPS3 which Planning Authorities

should have regard to when determining planning applications for new housing. 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*).

The proposed development would provide 21no. two bed apartments for shared ownership (50:50 basis).

A PPS3 Housing Self-Assessment Checklist was submitted with the planning application to address the criteria outlined in the Advice Note. The site is considered to be in a suitable and sustainable location and comprises a net site density of 50 units per hectare. It is a site within a predominantly residential area, which is within easy walking distance of public transport links, Handforth district centre and to a variety of services. The scheme would provide high quality housing in a highly sustainable location.

### Design

The three storey development with a smaller two storey element closest to the dwellings adjoining the site on Sealand Way is considered appropriate in terms of the need to make the best use of brownfield sites such as this one. A density of 50 units per hectare is considered to be an efficient use of brownfield land, which is in a highly sustainable location. The immediate townscape comprises a majority of two storey terraced blocks with a three storey block of flats, set within landscaped grounds. Brick will be the

predominant external facing material with soldier course bands with artificial stone cills. The second floor will be faced with render and utilise artificial stone band courses to gables to add some interest and reduce the impact of further brickwork. Solar panels also form part of the design in order to meet sustainability criteria. The design and siting of the panels is appropriate to maximise solar gain. The Applicant intends to seek 'Secure by Design' accreditation, which it is anticipated would be achieved. Overall, the scale, massing and detailed design is considered acceptable.

The land to the rear of the block would be used for car parking and servicing. The applicants are the site owners (Contour Housing Group Ltd) and are a registered Social Landlord. The scheme is for three levels of accommodation in a rectangular shaped block set back from the main road frontage, in a central portion of the site. To the southern end of the block, at ground floor level, will be the community facility and estate office. A total of 25 parking spaces are proposed, 22 of which are to the rear of the block itself and 3 are located on the other side of the road, opposite the site.

For the reasons outlined above it is considered that the proposed development is considered acceptable in design terms and would not have a detrimental affect on the character or appearance of the surrounding area.

### **Amenity**

The use of a smaller two storey element to the northern elevation containing no windows safeguards the amenity of adjoining residents.

### **LANDSCAPING AND TREE IMPLICATIONS**

At present there are a number of trees on the front boundary of the site. The views of the Forestry Officer were awaited at the time of writing this report, however, the Forestry Officer raised no particular issues in the previous scheme. A small number of tree losses are likely to enable the development to proceed. Conditions are recommended to provide some mitigation by way of new replacement planting.

### **HIGHWAY AND TRANSPORT IMPLICATIONS**

The proposal is considered acceptable in terms of traffic impact on the local highway network. Parking provision is shown at 25 spaces, however, 2 of these spaces are required for the office/community facility element. The Highways Engineer accepts that it is likely that there will be an overlap between spaces utilised by the office occupants and residents at differing times of the day. It is also likely that as a local estate office, the small office/community facility (combined floor area of approximately 128 square metres) will be catering for local residents who are more likely to walk to the facility.

The Highways Engineer raises no objection subject to conditions.

### **Renewable Energy**

Policy EM18 of the Regional Spatial Strategy relates to residential developments comprising 10 or more units and states that at least 10% of the predicted energy requirements should come from decentralised and renewable or low-carbon sources, unless it can be demonstrated (having regard to the type of development involved and its design) that it would not be feasible or viable. It is considered that the use of solar panels will generate sufficient energy to meet this requirement, which can be dealt with by condition.

### **OTHER MATERIAL PLANNING CONSIDERATIONS**

The scheme does not meet its open space requirements on site and therefore in accordance with policies within the Local Plan and the Supplementary Planning Guidance (SPG) on Planning Gain, an off-site contribution will be required.

### **SUBJECT TO**

The satisfactory completion of a S106 legal agreement concerning the affordability of the dwellings and the provision of commuted sum payment in lieu of sport and open space provision on site, a recommendation of approval is given.

### **HEADS OF TERMS FOR LEGAL AGREEMENT**

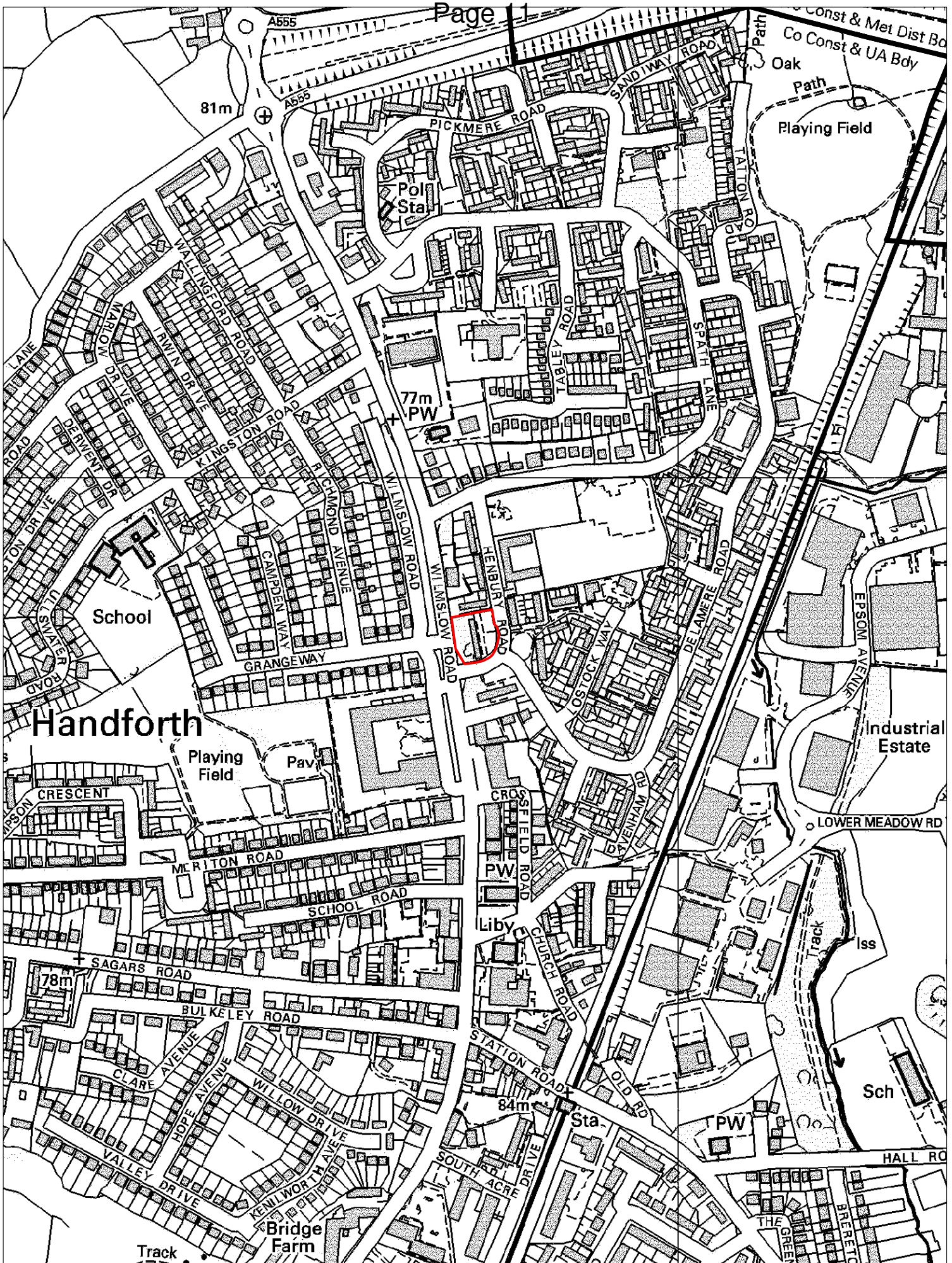
1. An open space and recreation / outdoor sports commuted sum financial contribution of £46,000 to be used towards the implementation of the Parks Strategy in accordance with the approved Supplementary Planning Guidance on Planning Gain.

This is split into two elements

The commuted sum for open space provision amounts to £34,000, which consists of £17,000 for informal and formal play provision and £17,000 for amenity open space. This would be used in implementing the Parks Strategy at the Meriton Road Park.

The commuted sum for Recreation / Outdoor sports facilities amounts to £12,000 and would be used to improve the provision of sports pitches at the Meriton Road Park and Spath Lane in line with the Parks Strategy.

2. The affordable units shall be genuinely affordable.



LAND AT, ECCLESTON WAY, HANDFORTH

NGR - 385,770 : 383,840

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Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A01HP - Provision of car parking
2. A01LS -
3. landscaping
4. A02HA - Construction of access
5. A03FP - Commencement of development (3 years)
6. A04AP - Development in accord with revised plans (numbered)
7. A04HA - Vehicular visibility at access to be approved
8. A04LS - Landscaping (implementation)
9. A05EX - Details of materials to be submitted
- 10.A06NC - Protection for breeding birds
- 11.A07HA - No gates - new access
- 12.A12HA - Closure of access
- 13.A12LS - Landscaping to include details of boundary treatment
- 14.A14TR - Protection of existing hedges
- 15.A17MC - Decontamination of land
- 16.A21EX - Solar panels set flush
- 17.A22GR - Protection from noise during construction (hours of construction)
- 18.A23GR - Pile Driving
- 19.A23MC - Details of ground levels to be submitted
- 20.A32HA - Submission of construction method statement
- 21.renewable energy
- 22.bin store details
- 23.Provision of long stay and short-term cycle parking
- 24.Provision of long stay and short-term cycle parking



**Application No:** 10/0223M

**Location:** STANLEY HALL FARM, STANLEY HALL LANE, DISLEY, SK12 2JX

**Proposal:** CHANGE OF USE FROM FARMHOUSE AND ADJACENT BARN TO OFFICE USE. ERECTION OF TWO STOREY BUILDING

**For** DISLEY GOLF CLUB LTD

**Registered** 13-Jan-2010

**Policy Item** Yes

**Grid Reference** 397016 385276

**Date Report Prepared:** 8<sup>th</sup> March 2010

**SUMMARY RECOMMENDATION** Approve subject to conditions

**MAIN ISSUES**

- Principle of the proposed development within this Green Belt Location
- Impact upon openness and character
- Impact upon existing Grade II Listed Buildings
- Impact upon Highways safety
- Ecological Impacts

**REASON FOR REPORT**

The scheme of delegation requires that applications for retail or commercial industrial or other proposals which seek to create between 1,000sqm to 9,999sqm or between 1 ha -2ha be referred to the Planning Committee.

The proposed development seeks to create 1004sqm of space for use as office (B1 use) and Green keeping storage space and staff facilities, therefore this proposal is considered to be a major application.

**DESCRIPTION OF SITE AND CONTEXT**

The proposed development site comprises of a group of historical buildings which is made up of a farm house and crux barn which are Grade II listed as well as a hay barn. More recent additions to the group include a large portal frame building and a smaller ancillary stone building.

The site is located within an isolated rural location within the grounds of Disley Golf club which accommodates a 21 hole golf course. Apart from the main farm house the existing buildings on site are used in association within the Golf club as a green keepers department for storage of associated machinery, tools and materials as well as green keeper's staff facilities.

The existing site is sandwiched between a small access track and woodland area to the south and the golf course to the north. The main golf club house and car park is located approx 70m east of the site. The nearest residential properties are located on Hilton Road more than 150m away.

Access to the site is via a long private driveway which runs from Stanley Hall Lane. The site is located approximately 0.8km (0.5 miles), north from the centre of Disley village.

The site is designated within the Local Plan as the North Cheshire Green Belt.

## **DETAILS OF PROPOSAL**

This application is a resubmission of application 08/2520P which sought consent for a similar proposal, however, this was withdrawn following concerns over the amount of scale of the additional floor space and its impact upon the openness of the Green Belt. The development proposed is two fold as it seeks the creation of a new Business Centre as well as a new proposed Green keepers Courtyard.

The applicant seeks planning permission for the change of use of the existing farm house, crux barn and hay barn to form offices (B1 use) for a proposed Business Centre. The proposal seeks to include the demolition of small lean to building and the erection of a circular 'hub' extension. The scheme proposes associated landscaping, 20 parking spaces and cycle storage.

The existing hay barn and crux barn currently provide storage provision for the golf clubs green keepers department, as well as limited staff facilities. Therefore, in lieu of this, the second part of the proposal seeks to create a new green keeping courtyard. The new courtyard is to be sited to the north west of the existing farm house and will include the erection of a new portal frame building which will provide Green keeping welfare and store facilities at ground floor and basement level. An extension to an existing portal shed and small link extension are also proposed. Access to the Courtyard will be served via the existing track sited to the south west of the site.

Members should be made aware that this application was submitted concurrently with application 10/0139M, which sought Listed Building Consent for the same proposal. Application 10/0139M has been approved as the impact upon the Listed Buildings was considered to be acceptable.

## **RELEVANT HISTORY**

- |          |   |
|----------|---|
| 08/2528P | Change of use from farmhouse and adjacent barns to office use. erection of two storey building (listed building consent)<br>Stanley Hall farm, Stanley hall lane, Disley,<br>Withdrawn 2009 |
| 08/2520P | Change of use from farmhouse and adjacent barns to office use. erection of two storey building  |

Stanley Hall farm, Stanley hall lane, Disley,  
Withdrawn 2009

- 02/3028P Subdivision into 2 no dwellings and refurbishment (listed building consent)  
Stanley hall farm Stanley hall lane Disley  
Approved with conditions 2003
- 02/3049P subdivision of vacant dwelling into 2 dwellings  
Stanley Hall Farm Stanley Hall Lane Disley Stockport sk122jx  
approved with conditions 2003
- 66142P Revised application for proposed equipment stores and green keepers toilets  
Stanley Hall Farm Disley Golf club Disley  
Approved 1991
- 68292P Addition of covered terrace to existing clubhouse  
Disley golf clubhouse Stanley Hall farm, Stanley hall lane, Disley  
Approved 1991
- 63855P Proposed green keepers equipment store  
Disley golf club, Stanley Hall Lane, Disley  
refused 1990
- 10584P New clubhouse car park & access road (detail)  
Disley golf club, Disley  
approved with conditions 1977
- 12874P New clubhouse  
Disley golf club adjacent to Stanley hall ,Disley  
Approved with conditions 1977
- 9700P Club-house car park access (outline)  
Adj Stanley Hall Stanley Hall Lane Disley  
Approved with conditions 1977

## **POLICIES**

### **Regional Spatial Strategy**

DP1 Spatial Principles

DP2 Promote Sustainable Communities

DP4 Make the Best Use of Existing Resources and Infrastructure

DP5 Manage Travel Demand; Reduce the Need to Travel and Increase Accessibility

DP7 Promote Environmental Quality

DP9 Reduce Emissions and adapt to Climate Change  
RDF4 Green Belts  
L1 Health, Sport, Recreation, Cultural and Education Services Provision  
RT2 Managing Travel Demand  
RT9 Walking and Cycling  
EM1 Integrated Enhancement and Protection of the Region's Environmental Assets  
MCR3 Southern Part of the Manchester City Region

**Local Plan Policy**

NE11 & NE17 Nature Conservation  
BE1 Design Guidance  
BE15, BE16, BE17 and BE19 Buildings of Architectural and Historical Importance  
GC1 New Buildings  
GC8 Reuse of Buildings  
RT18 Golf Courses  
DC1 New Build  
DC2 Extensions and Alterations  
DC3 Amenity  
DC6 Circulation and Access  
DC8 Landscaping  
DC9 Tree Protection  
DC33 Outdoor Commercial Recreation  
DC64 Floodlighting

**Other Material Considerations**

PPS1: Delivering Sustainable Development  
PPG2: Green Belts  
PPG17: Planning for Open Space, Sport and Recreation

**CONSULTATIONS (External to Planning)**

**Strategic Highways Manager:** – No objections

**Environmental Health:** - No objections

**Ministry of Defence Safeguarding** – No safeguarding objections

**Contaminated Land** – Advises that the site is currently used as a storage facility for Disley Golf Club for machinery and chemicals, therefore, there is potential for the site to be contaminated. A planning condition requesting a contaminated land survey prior to the commencement of development is advised.

**The Public Rights of Way Officer** – Raises an objection to the proposal. The proposed development has the potential to effect two public footpaths; Disley FP63, which runs through the eastern part of the site and FP5, which runs in a

westerly direction along the existing tack. It is advised that the path of footpath FP63 has been wrongly illustrated on the proposed plans. By virtue of the creation of the proposed car park to be sited to the side of the existing farm house, the proposed development is likely to obstruct the footpath.

The applicant has been made aware of the concerns relating to the footpath and is advised that an application will need to be made to the Local Authority to divert the footpath accordingly.

**Cheshire East Archaeological Planning Advisory Service –**  
Raise no objections subject to conditions

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

Disley Parish Council states that they accept that this site is a historic site of great value within the Green Belt, therefore some form of appropriate development to enable it to be renovated and restored so that it may brought back to use may be required. Disley Parish Council does not object in principle to the application but are concerned at the scale of the proposal. The Parish Council request that Cheshire East ensure that the application complies with design, size and usage requirement of the Local Development Frameworks for the area whilst, ensuring that the Listed Buildings are suitably protected so that they are preserved for future generations. It is also requested that Committee do a site visit prior to making a decision on the application.

### **OTHER REPRESENTATIONS**

Three letters have been received at the time of writing this report. Two from Local residents and one from the Disley Local History Society. The following comments have been received:-

- It is accepted that a suitable and sympathetic redevelopment to Stanley Hall and its barn will enhance the Local Environment
- Given the absence of public transport it is likely that all staff to the offices will need to drive thereby putting pressure on parking resources including on street parking on Hilton Road and Stanley Hall Lane as well as occupiers of the proposed Business Centre or golfers
- The access to the site remains inadequate
- The existing road and surface will not withstand traffic. The Business Centre is likely to generate 100 additional vehicle movements a day (35 cars X 2 plus assorted visitors and deliveries).
- Concerns are raised regarding traffic movement along Stanley Hall Lane and Jacksons Edge Road. Previous concerns have not been addressed.
- An attempt to find a new use of the building is welcomed, however it is considered that a residential use would be more appropriate.
- The applicant appears to have overlooked the archaeological importance of the site that was occupied in the middle ages
- A condition should therefore be attached to ensure that an archaeological survey is carried out before works start.

- There are a number of cars often parked along Stanley Hall Lane which make it difficult for vehicles turning onto the road from Jacksons Edge Road and it is dangerous
- Yellow line should be extended along the whole length of the road
- Jacksons Road is used as a rat run for some drivers to avoid the A6
- Site lines for vehicles made worse during day and rush hour along Hilton Road towards the Gold Course.
- It appears that every effort is being made to respect the buildings and their integrity and find new uses while observing modern demands of building regulations
- The site is considered to be one of the oldest sites in the village. Therefore should the Council be minded to approve the following condition should be attached:
  - a full archaeological survey should be carried out prior to commencement of development
  - A suitable qualified archaeologist and architect should be present to record the findings and ensure work on listed buildings
  - A programme of works should be made to allow historians and archaeologist to undertake work effectively
  - Any findings during construction should be made available to the general public.

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

A Heritage, Design and Access Statement, Bat and Barn Owl Survey and a Structural Report has been submitted in support of the application.

The documents can be viewed in full on the Councils online planning system.

In summary, it is stated that the condition of the existing buildings has deteriorated; necessitating investment, but there has been a realisation that they do not provide facilities for green keeping activities or staff to meet standards of a modern Golf Club. The welfare provisions are considered to be wholly inadequate, being minimal, located in separate buildings and provides no allowance for, other than male facilities. It is therefore considered that the existing buildings are not utilised efficiently in their current form.

The existing Cruck barn is utilised for small storage, however the volume of the building makes it unexploitable for any more intensive storage use due to the restricted size of the openings of the building.

The applicant advises that it was considered that it may be possible to provide better staff facilities within the existing structures, however, the intensification of other uses would require modification to the listed structures which are unlikely to be acceptable.

The proposed domestic use of Stanley Hall Farm was considered to be appropriate due to the need for subdivision of the large volumes. The proposed office provides a realistic but relatively low key alternative which is

more compatible with the golf course activity and proposed to retain as much historic fabric as possible

The applicant states that the current greenkeeping facilities inefficiently occupy the barn buildings, therefore a unique opportunity now exists to combine investment to the conservation and creative re-use of the farm house and other buildings which make up the historical group of Stanley Hall Farm.

It is considered that the proposed Business Centre will provide a viable and secure future for the buildings. Approval will allow the building to be managed together and retain their individual identities.

## **OFFICER APPRAISAL**

### **Principle of Development**

The site lies in the Green Belt where policies seek to preserve and maintain openness.

Local Plan Policy GC8 allows for the reuse and adaptation of existing buildings for recreational uses provided that the listed criteria are met. This includes that there is no materially greater impact on openness, that the building is of permanent and substantial construction capable of being converted without major or complete reconstruction and that the form, bulk and general design of the building is in keeping with its surroundings and the proposal respects local building styles and materials.

Local Plan Policy BE18 states that listed building consent for alteration, including partial demolition and extensions, will only be permitted if the Council is satisfied that the architectural and historic integrity of the building will be maintained, and that no original or other important features of the building will be destroyed. The policy requires a series of criteria to be met, these relate to matters such as character, scale and materials.

Local Plan Policy GC1 relates to new buildings and states that approval will not be given for new buildings unless it is for the specified list of purposes including essential facilities for outdoor sport and recreation. If facilities are not considered to be essential then very special circumstances would be required. Paragraph 3.12 of PPG2 states that the making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt.

The proposal for the Business Centre and Green keepers' courtyard will be assessed in turn.

### **Proposed Business Centre**

The first part of this proposal seeks planning permission for the change of use of a historic group of buildings sited to the west of Disley Golf Club. The

existing group of building's compromise of a farmhouse, cruck barn and a hay barn. The farm house and cruck barn are grade II listed and date back to the 16th Century. Both buildings have however been subject to some alterations during the 19th Century. Due to the historical context of the building the site is considered to form an important part of Disley's history.

The three buildings are currently linked together by a small lean to single storey extension. The existing farm house is currently vacant, however the cruck barn and hay barn buildings' are utilised for the storage of machinery and materials associated within the green keeping for the golf course.

In 2003, planning permission was granted for the sub division of the farm house to form two dwellings; however this consent has never been implemented and has now expired. The applicant's state that the domestic use of Stanley Hall Farm was not considered appropriate as it would require the subdivision of the large volumes. The proposed office use would provide a relatively low key, but realistic alternative, which would be more compatible with the golf course activity and would retain as much historical fabric as possible.

In most parts the proposed alteration to the existing building will be internal. The major external interventions proposed are some what minimal and propose the re roofing of the existing hay barn which is currently corrugated steel to stone slate, the introduction of 3 roof lights in the hay barn and 4 intermittent roof lights to the cruck barn, as well as three new openings within the cruck barn.

In addition to the above, the proposal seeks to remove the existing lean to single storey rear extensions and replace it with a two storey extension, which has been designed in a cylindrical shape to mimic the existing railway tunnel ventilation shafts which appear on the golf course and can be seen from the site. The circular extension has been designed with the historical context of Stanley Hall in mind. Providing a main entrance point the circular extension will provide a link extension to the ground and first floors to the cruck barn and farmhouse and a first floor access to the hay barn. The roof of the proposed two storey entrance has been designed with a flat pitch and will be set down below the ridge height of the farm house, hay barn and cruck barn and will create a subservient extension in terms of the existing buildings which will ensure the existing buildings retain their historic identity.

The applicant also seeks to remove the existing external bay areas so as to form part of the existing courtyard area which will allow for a gap for open views of the golf course between the existing hay barn and proposed portal framed building.

The repair and maintenance of buildings which are of an architectural and historical importance are encouraged by the Council provided that the character of the existing building is retained and not undermined. The Council Conservation Officer has been consulted on the application and supports the proposal. It is considered that the proposed two storey extension is



considered to be subservient in design to the existing buildings and the alterations to the listed buildings will create sympathetic conversions that will respect the agricultural character of the existing buildings. By creating a separate courtyard for the proposed Business Centre the proposal is considered to respect the historical context of the farmhouse setting as well as improving the setting of the listed buildings.

### Green Belt

The principle of the re use of the existing building for office use is in part, considered to be acceptable under policy GC8 of the Local Plan. The proposed amendments to the existing buildings are considered to respect current local building style. The applicant has submitted a structural survey which seeks to ascertain whether the building's are of a permanent and substantial construction capable of being converted without major or complete reconstruction. The survey is currently being reviewed by the building control department and comments will be reported within the update to Committee.

Concern is raised however, to the proposed two storey 'hub' extension. Policy GC8 of the local Plan seeks to ensure there is no materially greater impact upon the present use on the openness of the Green Belt and that such proposals must not conflict within the purposes of including land within it.

The proposed extension will be sited over the footprint of the existing single storey extension and will be 7sqm larger than the footprint of the existing single storey building (existing 27sqm) creating 49sqm of new floor space to the site.

Whilst it is acknowledged that the proposed extension by virtue of its two storey nature will impact upon the openness of the Green Belt it is considered that the listed status of the building is a heavy material consideration. Having regard to the layout of the existing building the proposed two storey extension is sited in the most appropriate location which provides a link between all the buildings and allows the courtyard setting and identity of the existing listed building to be retained. The applicant has stated that the existing green keepers use is no longer practical and it is put forward that the change of use of the existing building is the only viable alternative which will secure the long term future of all three buildings. The proposed two storey extension provides an important part of the proposal as it allows all three of the buildings to be internally linked to create a functional Business Centre. Having regard to the individual merits of the site, its historical context as well as Local Plan policies which seek to encourage the preservation, repair and maintenance of Listed buildings. In this particular case, the benefits of the proposed extension are considered to outweigh the harm to the Green Belt and it is therefore considered to be as a "*very special circumstance*" complying within Green Belt policy.

### **Proposed new Green keepers Courtyard**

The proposed Green keepers Courtyard is to be sited directly adjacent to the North West of Stanley Hall Farm which is sandwiched between the existing access track and the Golf course fairway. The topography of the site is undulating and slopes off in a northerly direction.

The proposed Courtyard area is to be created by utilising an existing portal building and an existing single storey stone shed building. The existing portal frame building is to be extended from both the south west elevation and the west elevations. The roof of the extensions have been designed with a sloping roof, which will meet the eaves of the existing building to provide a continuous sloping roof line. The height of this existing building is 4m and this will not be altered.

In the north east corner of the site the applicant proposes to erect a portal frame building. The proposed building will have a footprint of 101sqm. The proposed building will be similar in terms of its design and height to that of the existing portal framed building. Directly under the building however the applicant proposes a basement area which will be accessed internally. The basement area seeks to provide green keeping staff facilities in the form of a mess and changing rooms. The proposal takes advantage of the existing land levels and proposes to incorporate a window on the rear elevation which will overlook the Golf Course.

Between the proposed portal frame building and an existing stone shed, the proposal also seeks consent for a small flat roofed link extension which will create a small office area and W/C. The proposed link extension has been designed to have a large glazed window, which will overlook the proposed Business Centre courtyard.

Extending from the north elevation of the proposed portal frame building the applicant proposes a circular retaining wall which will create an enclosed courtyard area and create 4 aggregate storage bays. The arc of the boundary wall is proposed to be constructed in stone and has been designed to fit in within the sloping topography of the site.

### **Green Belt**

The proposed internal storage space and ancillary accommodation for staff facilities will measure approx 383sqm and will be 17sqm less than that of existing facilities.

The proposed Green Keeper's courtyard is proposed in lieu of the existing facilities within the existing cruck barn and hay barn, which the applicant states are no longer suitable for their current use as storage and staff facilities given the deteriorating state and their listed status. In addition, the applicant advises that the relocation of the existing Green keeping facilities will create a viable option, which will secure the future of the existing Grade II listed buildings as well as allowing the building to be managed, but in a flexible way.

Approval will allow the building to be managed together and retain their individual identities.

The proposed green keeping element has been designed so as to fit into the existing landscape as well as retaining a visual link to the existing group of buildings. The Council Landscape officer has been consulted on the application and considers that by virtue of the siting and design, the proposed development will not have a significant impact upon amenity, visual impact or physical impact.

It is however advised that conditions are imposed for a landscaping scheme detailing hard landscaping, particularly for the proposed car park and access area as well as a request for additional planting to assist in off-setting the green keeping extension.

It is considered that details for hard and soft landscaping planting as well as boundary treatment can be adequately obtained via a condition.

The provision of new buildings to create a more modern and efficient facility, which seeks to maintain and provide a sustainable base for the continued husbandry of Disley Golf Course is in this case, considered to be an essential facility for outdoor sports and recreation and is therefore considered to be appropriate development within the Green Belt.

### **Archaeology**

The Councils Archaeological Officer advises that although the site has been much altered in the past, development works may reveal earlier activity around the existing building such as a rubbish tip, former boundaries and demolished structures. Two conditions which request that 7 days notice is given to the Archaeological Officer prior to the commencement of development and access is provided during construction works, are advised.

### **Highways**

The access road to the development is from an existing private access road. Highways records indicate the extent of adopted highway for Stanley Hall Lane is from its junction with Jackson Edge Road to Hilton Road. The remaining section leading to Disley Golf Club and Stanley Hall Farm is therefore private.

Both courtyard areas will be accessed via the existing the existing private access track road. The access to the Business Centre is to remain but alterations to improve the access are proposed.

The Strategic Highways Manager raises no objections to the proposal and advises that traffic generation by the proposed development will be minimal and is therefore unlikely to have a detrimental impact upon Highway Safety.

The proposal provides 20 parking spaces for the proposed offices to be located within the existing courtyard as well as space for 4 cycles. Whilst the Highways Officer advises that current standard for the office use is 1 space

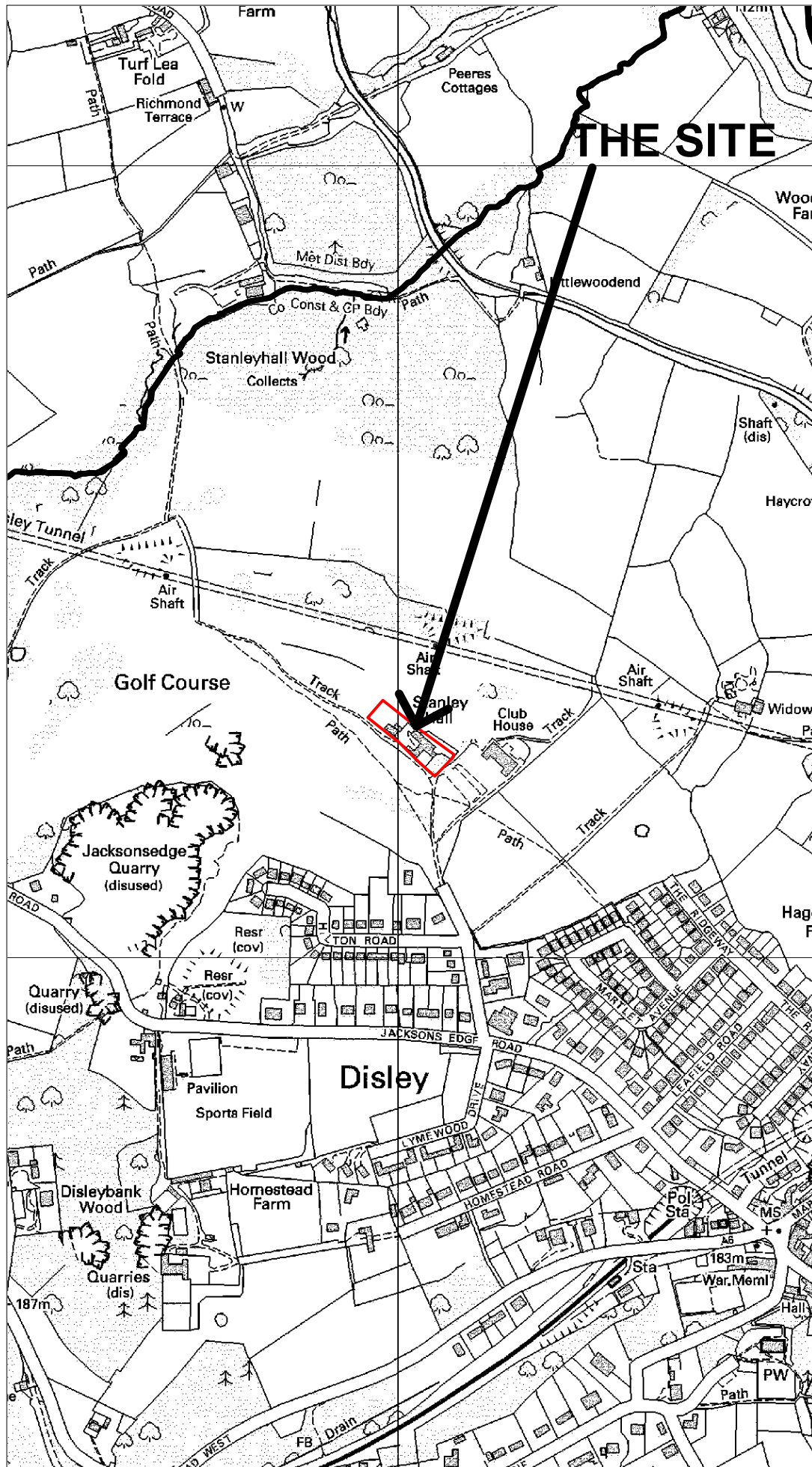
per 30sq m, which would equate to 25 spaces, the amount proposed is considered to be adequate given the development is located a considerable distance from adjacent areas and further parking is available within the Golf Club area, therefore, it is not anticipated that the level of parking will become an issue. Although parking is not indicated for the green keeping element, this is also not deemed to be an issue, as it is considered that the whole encompassing area can accommodate the needs of the office and the green keeping area.

## **Ecology**

Both an internal and external assessment Bat and Barn Owl scoping survey was submitted in relation to Stanley Hall Farmhouse. No evidence of roosting barn owls were found, nor bats. However, bats were seen foraging within the area. The applicant therefore proposes nine bat roost boxes to be installed both on proposed and existing buildings' and mature trees within the area. The Council's nature Conservation Officer has been consulted on the application and raises no objection subject to conditions which seek to secure the nine bat roosting boxes to ensure an enhancement of biodiversity in the area in accordance with PPS9.

## **CONCLUSIONS AND REASON FOR THE DECISION**

It is considered that having regard to the individual merits of the site and the Listed status of Stanley Hall farmhouse and the cruck barn are sufficient to outweigh the harm of the proposed two storey extension. Therefore, subject to comments from Building Control the proposed conversion of Stanley Hall Farm, the cruck barn and the hay barn is considered to be acceptable. The proposed green keeper's courtyard is considered to be appropriate development and its visual impact acceptable to the character and landscape setting of the surrounding area. Concerns raised by local residents have been noted however, it is not considered that the proposal will raise issues with regards to highways safety, nor will it impact upon protected species. The view is taken that the proposed development will ensure the maintenance and long term future of a historical group of buildings as well as a number of benefits including the creation of new jobs to the area and the sustainability of an existing outdoor leisure facility. Subject to conditions, a recommendation for approval is therefore made.



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. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)
6. A06EX - Materials as application
7. A07EX - Sample panel of brickwork to be made available
8. A17MC - Decontamination of land
9. A21EX - Roof lights set flush
- 10.A01HP - Provision of car parking
- 11.A04HP - Provision of cycle parking
- 12.Applicant to provide Archeologist with 7 day notice prior to commencement of development
- 13.Access should be provided for the Archeologist

Bat Boxes

**Application No:** 10/0401M

**Location:** 70, MOOR LANE, WILMSLOW, SK9 6BQ

**Proposal:** REVISED APPLICATION PURSUANT TO REFUSAL OF APPLICATION 09/3285M FOR THE PROPOSED DEMOLITION OF A SINGLE PARTIALLY DETACHED GARAGE AND CONSTRUCTION OF A TWO STOREY DETACHED DWELLING AND RETENTION/ALTERATION OF THE EXISTING DWELLING AND ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND BOUNDARY TREATMENT

**For** MR & MRS LEE FARRELL

**Registered** 02-Feb-2010

**Policy Item** No

**Grid Reference** 383278 380325

**Date Report Prepared:** 8th March 2010

**SUMMARY RECOMMENDATION** Approval subject to conditions

**MAIN ISSUES**

- Impact on the character and appearance of the dwellinghouse and wider locality.
- Impact on residential amenity
- impact on existing unprotected trees
- Impact on highway safety

**REASON FOR REPORT**

The application was called in to committee by the Ward Councillor, Rod Menlove on the grounds that the proposed development would be detrimental to neighbouring amenity and it would result in overdevelopment of the site.

**DESCRIPTION OF SITE AND CONTEXT**

The application site comprises a circa 1960s detached two storey dwellinghouse with a garage that is linked to the dwellinghouse by a single storey porch. The application site occupies a corner plot, situated on the corner of Moor Lane and Arlington Way.

**DETAILS OF PROPOSAL**

Full planning permission is sought for the demolition of the existing garage and construction of a two-storey detached dwelling situated adjacent to the

existing dwellinghouse; retention and alterations of the existing dwellinghouse and associated access, parking, landscaping and boundary treatment.

#### **RELEVANT HISTORY**

15161PB Kitchen and garage extension and interior alterations  
Approved - 03.07.1978  
09/3285M Demolition of a single partially detached garage and  
construction of a two storey detached dwelling and  
retention/alteration of the existing dwelling and associated  
access, car parking, landscaping and boundary treatment.  
Refused - 27.11.2009

#### **POLICIES**

##### **Regional Spatial Strategy**

DP1 Spatial Principles  
DP4 Making the Best Use of Existing Resources & Infrastructure  
L4 Regional Housing Provision  
EM1(D) Integrated Enhancement & Protection of the Region's  
Environment Assets: Trees, Woodlands & Forests

##### **Local Plan Policy**

BE1 Design Guidance  
H1 Phasing Policy  
H2 Environmental Quality in Housing Developments  
H13 Protecting Residential Areas  
DC1 Design: New Build  
DC3 Design: Amenity  
DC6 Circulation and Access  
DC38 Space, Light and Privacy  
DC41 Infill Housing Development or Redevelopment

##### **Other Material Considerations**

PPS3 Housing

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

Highways: Awaiting Comments

#### **OTHER REPRESENTATIONS**

The last date for comments expires 14<sup>th</sup> March 2010. 12 letters of representation were received at the time of preparation of this report. 6 of which were in support of the revised scheme confirming no objection. The remaining representations raised concerns with regards to:

- Adverse impact on the character of the streetscene;
- Adverse impact on highway safety;
- Adverse impact on residential amenity.



All other comments raised are not material planning considerations that can be taken into consideration.

### **APPLICANTS SUPPORTING INFORMATION**

A Planning, Design and Access Statement and a Sustainability Statement were submitted with the application. Bull copies of both these documents are available on the application file.

### **OFFICER APPRAISAL**

#### **Principal of Development**

The principle issues surrounding the determination of this application are the impact of the proposed development on residential amenity, the character and appearance of the surrounding area, the existing trees and any highway safety issues regarding access and parking

#### **Policy**

The application site is located within a predominantly residential area of Wilmslow. The principle of a new dwellinghouse in this location is therefore considered to be acceptable.

#### **PPS3 : Housing**

The Council produced new guidance in respect of housing developments titled "PPS3 Housing and Saved Policies Advice Note". The Advice Note is based on a list of five criteria outlined in PPS3 which Planning Authorities should have regard to when determining planning applications for new housing. 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*).

A Planning, Design & Access Statement and a Sustainability Statement were submitted with the planning application that address the criteria outlined in the Advice Note. The site is considered to be in a suitable and sustainable location within a predominantly residential area, which is within walking distance of public transport links, Lindow Parade/Chapel Lane local shopping centre, schools and services. The scheme would provide a high quality house. The density would equate to 33 dwellings per hectare and thereby the proposed development would use the existing land effectively and efficiently. For these reasons it is considered that the proposal broadly complies with the five listed criteria and it would be acceptable when considered against PPS3.

### **Design**

The application site currently comprises a detached two storey dwellinghouse with an attached single storey flat roofed garage and porch; it is considered that the existing dwellinghouse is of no particular architectural merit. The site occupies a corner plot between Arlington Way and Moor Lane. Properties along Arlington Way and Moor Lane are of similar design. However, there are a variety of property types, styles, materials and heights along Moor Lane.

The proposed dwellinghouse would be sited southwest of the existing dwellinghouse on the garden area adjoining Arlington Way. The dwellinghouse would comprise a two storey detached dwellinghouse that would comprise a front gable and a single storey element to the side and rear elevations. A hipped roof is proposed to the main body of the dwellinghouse along with the side and rear elements. It would comprise an eaves level of approximately 5m and an overall height of approximately 7.3m.

The design and scale of the proposed dwelling has been amended to reflect the scale and massing of neighbouring properties. The overall height of the proposed dwelling will not exceed that of no.70 Moor Lane or No.2 Arlington way, with an overall height of approximately 7.3m and an eaves level of approximately 5m.

The proposed dwelling would extend 4m beyond the front elevation of No.2 Arlington Way's garage and would be positioned 2.8 metre from the side boundary. Concerns have been raised with regards to the dwellings sitting forward of the building line along Arlington Way. However, 1 metre of the projection would relate to the main 2 storey dwelling and the remaining 3 metres would relate to the single storey element of the proposal. Furthermore, a hedge is proposed along the side boundary measuring 1.5 metres in height. It is considered that as the single storey element of the proposal would extend beyond this building line, in addition to existing and proposed natural

boundary treatment, the proposal would not constitute an overbearing addition within the streetscene, as viewed from Arlington Way.

Policy DC38 states that dwellinghouses should be set back at least 1m from a side boundary. As 2m would remain between the proposed dwelling and No.70 Moor Lane, the proposed development would be considered compliant and acceptable against this policy.

To conclude, due to the mix of properties along Moor Lane and reduction in the overall height, the design and scale of the proposed dwelling are considered acceptable against MBLP policies.

### **Amenity**

The proposed dwellinghouse would comply with the separation distance in respect of the properties on the opposite side of Moor Lane and on the opposite corner of Moor Lane and Arlington Way. It is therefore considered that the proposal would not be harmful to the amenity of the occupiers of these properties.

No. 2 Arlington Way is sited to the rear of the application site. It is positioned at a 90-degree angle to the application site and therefore the rear windows of No. 70 Moor Lane face toward the side elevation of the property. No. 2 Arlington Way was built at the same time as No. 70 Moor Lane but has been extended with a first floor side extension that brings the main body of the dwellinghouse closer to the application site and a pitched roof has been erected over the original garage. The Planning Officer visited this property and noted that two windows were positioned in the side elevation facing towards the application site; a secondary ground floor kitchen window that directly faces towards the existing dwellinghouse on the application site and is screened by a boundary fence, and a secondary first floor bedroom window that directly faces towards the side garden of the application site where the proposed dwellinghouse would be sited. A separation distance of approximately 14.5 metres would be maintained between the proposed dwellinghouse and the secondary first floor bedroom window at No. 2 Arlington Way, thereby marginally exceeding the separation distance outlined in Policy DC38. The trees along the applicant's rear boundary would be retained and therefore would partially screen the proposed dwellinghouse from this window. (It should be noted that the existing trees already overshadow and reduce the outlook from this window, particularly in the spring/summer). The proposed dwellinghouse would directly face towards the front garden of No. 2 Arlington Way and part of the property's side elevation and therefore it would not affect the privacy of the neighbour's private rear garden. For these reasons, it is considered that the proposed dwellinghouse would not have a detrimental affect on the amenity of No. 2 Arlington Way and it would comply with Policies DC3 and DC38 of the Macclesfield Local Plan.

The proposed dwellinghouse would be sited 2m from the existing dwellinghouse on the site, No.70 Moor Lane. The internal layout of No.70 Moor Lane would be altered so that all of the openings within the side

elevation would be secondary windows. The proposal would therefore be compliant with the separation distances outlined in policy DC38.

### **Highways**

The proposed dwellinghouse would utilise the existing driveway onto Moor Lane whilst the existing dwellinghouse would utilise a new driveway that would be positioned further away from Arlington Road. The land to the front of the dwellinghouses would be used for off-road parking. The comments of the Highway Engineer are currently awaited.

### **Trees**

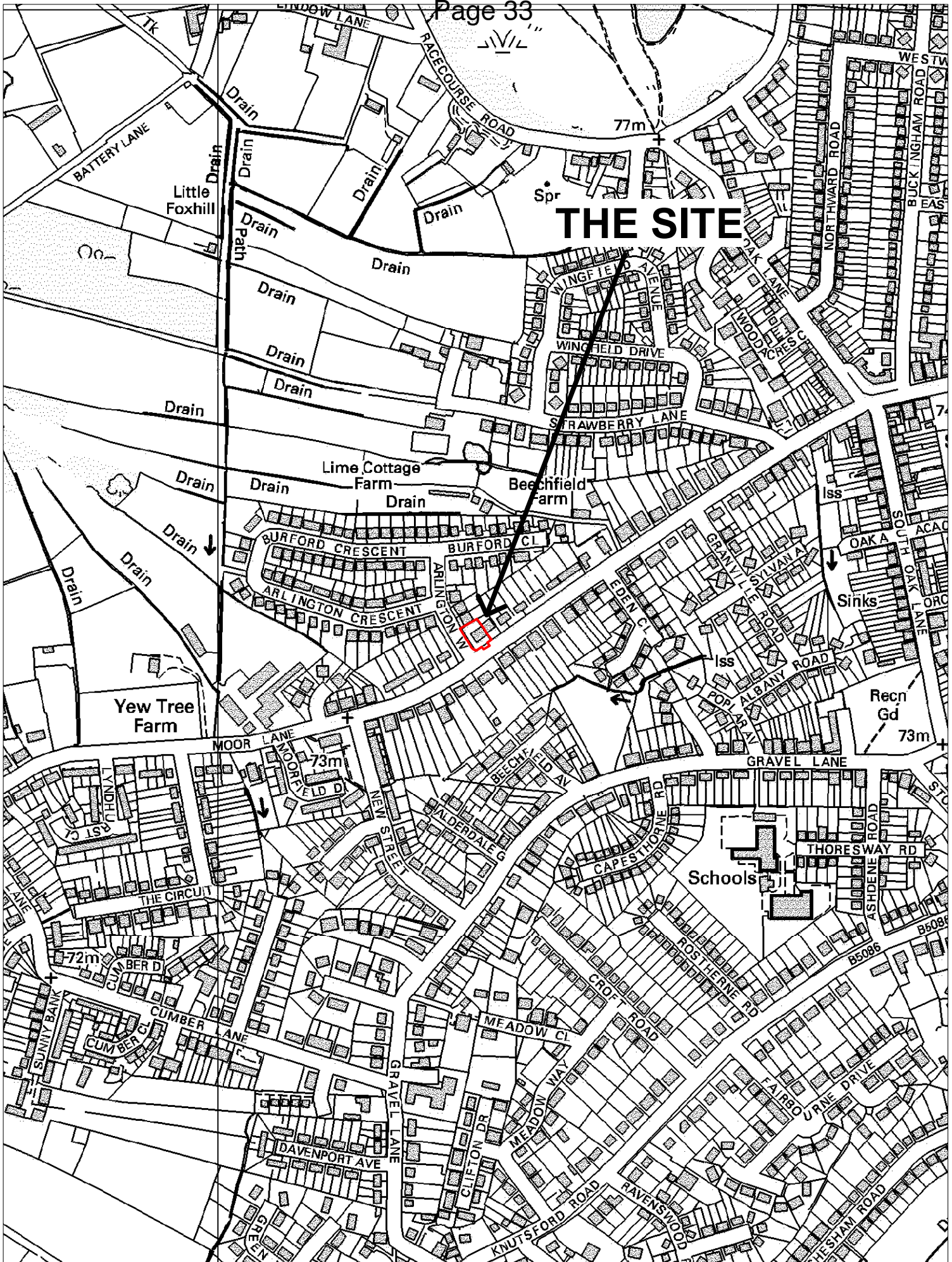
Existing trees are positioned along the southwestern side boundary adjacent to Arlington Way and along the northwestern rear boundary adjacent to No. 2 Arlington Way. These trees are not TPO protected and are marked for retention on the submitted drawings and provide a good level of screening to the application site. The comments of the Forestry Officer are currently awaited.

## **CONCLUSIONS AND REASONS FOR THE DECISION**

It is considered that the proposed scheme addresses the previous reasons for refusal and as such is considered acceptable with MBLP policies. A recommendation of approval is therefore made.

### **SUBJECT TO:**

The comments of the Highway Engineer and the Forestry Officer.



10/0401M - 70, MOOR LANE, WILMSLOW, SK9 6BQ

N.G.R. - 383,280 - 380,320

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Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A04LS - Landscaping (implementation)
3. A02EX - Submission of samples of building materials
4. A06GR - No windows to be inserted
5. A01AP - Development in accord with approved plans
6. A01LS - Landscaping - submission of details
7. A12LS - Landscaping to include details of boundary treatment

Parking

**Application No:** 09/3865M

**Location:** ST EDWARDS RC PRIMARY SCHOOL, FIR GROVE, MACCLESFIELD, CHESHIRE, SK11 7SF

**Proposal:** DEMOLITION OF THE EXISTING TWO STOREY PRIMARY SCHOOL AND CONSTRUCTION OF A NEW SINGLE STOREY PRIMARY SCHOOL

**For** MRS CLARE BATES, CHRIST THE KING CATHOLIC & COFE PRIMARY

**Registered** 23-Dec-2009

**Policy Item** No

**Grid Reference** 391401 372335

**Date Report Prepared:** 05 March 2010

**SUMMARY RECOMMENDATION:** Approve subject to conditions

**MAIN ISSUES**

- Impact of the development on neighbouring amenity
- Highway safety
- Design considerations
- Loss of trees within the site

**REASON FOR REPORT**

The application has been referred to the Northern Planning Committee in line with the Cheshire East Borough Council Scheme of Delegation as the proposal is for small scale major development over 1000 square metres in floorspace.

**DESCRIPTION OF SITE AND CONTEXT**

The application site is located within the settlement boundary of Macclesfield, situated to the south of the town centre. Public footpath 55 (Macclesfield) adjoins the length of the eastern boundary of the site with residential properties beyond. The school playing field is located to the south / west with further residential properties beyond, and to the north the site shares its boundary with South Park.

**DETAILS OF PROPOSAL**

Cheshire East Borough Council seek planning permission to build a new primary school at the former St Edwards Catholic Primary School site, Fir Grove, Macclesfield. 'Christ the King Catholic and Church of England Primary School' would be formed from the recent amalgamation of St Edwards Catholic Primary School and St Barnabas Church of England Primary School.

The school is currently operating from the latter site on a temporary basis. The proposal would entail the demolition of the existing two storey building and its replacement with a single storey, seven classroom purpose built facility. The building would occupy the same position to the north east of the site, but would provide a greater floor area of 1425m<sup>2</sup> to account for the single storey design. The proposal also includes an increase in the level of car parking provision at the site and the introduction of additional pedestrian accesses around the site. The main vehicular entrance from Fir Grove would be maintained.

## **POLICIES**

### **The North West Regional Spatial Strategy**

DP2 Promote Sustainable Communities

L1 Health, Sport, Recreation, Cultural and Educational Services Provision

RT2 Managing Travel Demand

### **Macclesfield Borough Local Plan Policy**

BE1 Design Guidance

RT1 Open Space

RT12 Indoor Recreation

DC1 Design - New Build

DC3 Amenity

DC6 Circulation and Access

NE11 Nature Conservation

### **Other Material Considerations**

PPS1 Delivering Sustainable Development

PPS9 Biodiversity and Geological Conservation

PPG13 Transport

PPG17 Planning for Open Space, Sport and Recreation

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

### **Highways:**

No objection subject to conditions relating to the provision of car parking, cycle parking, submission of a construction method statement and protection of the highway from mud and debris.

### **Environmental Health (Contaminated Land):**

No objection

### **Environmental Health:**



No objection subject to a condition requiring details and timing of any pile driving activities.

**Landscape:**

No objection subject to a condition requiring the submission of a landscaping scheme.

**Forestry:**

No objection subject to conditions requiring tree protection and an Arboricultural method statement.

**Public Rights of Way:**

No objection

**Sport England:**

No objection

**Environment Agency:**

No objection

**OTHER REPRESENTATIONS**

None

**APPLICANT'S SUPPORTING INFORMATION**

The following documents were submitted in support of the application and are available on the application file: -

Design and Access Statement  
Climate Change and Sustainability Statement  
Phase 1 Habitat Survey  
Bat Survey  
Arboricultural Implications Assessment  
School Travel plan for St Edwards Catholic Primary School (application site)

**OFFICER APPRAISAL**

**Principle of Development**

The proposal is to redevelop the existing school site to provide a new primary school building. The principle of the use of the site as a school is already accepted, subject to other considerations such as design and the impact of the development on neighbouring amenity and highway safety.

## **Policy**

The application site is allocated in the Macclesfield Borough Local Plan as an area of protected open space and therefore, policy RT1 is relevant. Policy RT1 aims to protect recreational land and open space from other forms of development, however in relation to schools the policy recognises the provision of additional or replacement educational buildings provided that the integrity of the open space is not harmed.

The proposed building would be constructed over the footprint of the original building to the north east of the site. This area currently comprises the bulk of the built development, hard standing and an element of landscaping in the form of ornamental planting. Due to the level changes across the site the school playing field and playground are positioned at a lower level than the existing building. These would not be affected by the redevelopment and therefore there would be no loss of open space provision afforded to the site. As such it is considered that the proposal is acceptable under policy RT1.

## **Highways**

The application proposes to provide 20 no. car parking spaces which is more than double the level of provision previously offered at this site for the former St Edwards Catholic Primary School. Parking standards for this type of development are taken from the Council's 'Cheshire Design Aid' (1990) which relates to maximum standards. The level of parking provision proposed is below the maximum standards and guidance contained within PPG13 provides there should be no set minimum level of parking for development, subject to there being no significant impact on highway safety. Although the proposed development would result in an increase in the number of vehicles arriving at the site, due to increased staff and pupil numbers compared to the previous operations at the site, the Strategic Highways Manager does not consider the level of intensification to be significant and has therefore raised no objection to the scheme.

The Strategic Highways Manager has requested a number of standard conditions requiring the submission of a construction method statement and provisions to protect the highway from mud and debris during the construction period. Details of the proposed cycle parking facilities will also be required by condition. The revised floor plan (drawing number 09-28 RevP7) provides changing and shower facilities following on from the Strategic Highways Manager recommendation in order to encourage staff to make more sustainable travel choices.

The application was accompanied by a School Travel Plan which was relevant to the former St Edwards Catholic Primary School. In the interests of promoting smarter travel choices and safer routes to school, a Travel Plan for the new school should be produced in liaison with the Council's School Travel

Team. If planning permission was granted, an advisory note could be attached to the decision notice as an informative in relation to the above.

In terms of highway issues the Strategic Highways Manager has raised no objection to the application, therefore it is considered that the development is acceptable having regard to policy DC6 of the Macclesfield Borough Local Plan.

### **Forestry**

The application identifies 11 trees for removal in order to facilitate the proposed development and the removal of a further 4 trees due to their poor condition. The Council's Forestry Officer considers that the majority of these trees have exhausted their present locations and have a poor social proximity to the adjacent building, and that any loss could be mitigated by strategic replacement planting through out the site. The proposed freestanding access ramp to the playground would encroach within the root protection area of trees T18 and T19 which are identified for retention. As such, the Council's Forestry Officer has requested further information through the submission of a detailed method statement.

The proposed development would result in the loss of 14 trees in total across the site. These trees are of mainly low to moderate value ornamental specimens and although they offer some amenity value to the existing site their contribution to the wider locality is limited. On balance it is considered that the requirements of the development outweigh the loss of trees and that any loss could be mitigated through replacement planting as part of the wider landscaping of the site. This would be secured by condition through the submission of a landscaping scheme.

### **Design**

The development would be concentrated to the north eastern extent of the site with the existing playing fields and playground areas being retained and enhanced where appropriate. The building would be constructed over the footprint of the existing building with the car park located to the front of the school in proximity to the main access off Fir Grove. The site layout responds to the site features such as the playing fields, and the change in level as the site drops down to the playground and playing field.

The proposal would entail the demolition of the existing school building and its replacement with a new modern, purpose built facility. The existing building is a 2 storey flat roof construct with some single storey elements with the addition of a single mobile unit. The existing building is considered to be of relatively low architectural merit and is no longer fit for purpose to accommodate the recently merged schools.

The proposed building would be single storey with a double height element to accommodate the sports hall which would form the central point of the building. The design ethos behind the new proposed school is to provide an

inclusive and accessible environment. The building would provide 7 classrooms which front onto outdoor areas with level access and which benefit from natural ventilation and light. Optimum use of natural light would be achieved from the roof lights and the solar panels would provide hot water heating. The building would be a predominantly brick structure with elements of render and timber cladding, and the roof would have an aluminium finish. Details / samples of the materials would be required by condition in order to ensure an acceptable appearance of the finished development.

Initially, the Council's Landscape Officer, although finding the scheme to be generally acceptable, had some concerns with discrete elements of the proposal. These mainly related to the development within the north eastern corner of the site, such as the service area and car park, and the proximity of the built development to the northern and eastern boundaries to the site. The Landscape officer considered that the density of the development along the boundaries did not provide effective screening and was unsympathetic to the local environment, street scene, adjoining buildings and the site itself, in light of policies DC1 and DC8 of the Macclesfield Borough Local Plan. The Landscape Officer however, did not raise any objections to the proposal subject to a full landscaping condition.

In the context of the application site the developable area is limited to the north east of the site due to level changes and the presence of the playing field which acts as a constraint. Development elsewhere on the site would have implications on the open space provision afforded to the site and unnecessary development of the playing field would be inappropriate having regard to PPG17 'Planning for Open Space, Sport and Recreation' and policy RT1. The new school would occupy a greater floor area than the existing building due to the single storey design for inclusive access and the requirements of the National Standard Building Bulletin '99. The larger floor area results in the building occupying a closer position to the northern boundary of the site by approximately 6 metres, maintaining a distance of 2 metres to the boundary. The boundary treatment to the northern boundary with South Park comprises of 1.8 metre high palisade fencing coloured green, and a 1.8 metre high hedgerow directly in front of the fencing to the South Park side. Several trees also occupy the boundary with the main grouping to the north eastern corner of the site. The existing boundary treatment would provide an element of screening to the development; however given that the height of the building reaches approximately 7 metres at its highest central point, the building would be a prominent feature from this end of South Park. The building elevation which fronts South Park has been amended to add more visual interest and detail and it is considered that the design and appearance of the development from this aspect is acceptable and would have a satisfactory relationship with South Park and neighbouring uses.

The service area and car park to the north east of the site would be located immediately adjacent to the school boundary adjoining the public footpath. The service area would also accommodate the pumping station building and the water tank system, which is necessary for the school. The pumping station would be housed in a brick building whilst the water tank would be a relatively

large structure. In the initial proposals, users of the footpath and the neighbouring property would have experienced direct views of the water tank and service area due to the boundary treatment comprising mainly 1.8 metre high palisade fencing and the tank being of a greater height. It was considered that would have a detrimental impact on neighbouring receptors and therefore a better design solution for this area was required. The amended plans have reduced the ground level within the service yard to reduce the visual impact of the water tank and proposed to replace the existing palisade fencing in this area with a solid timber fence to provide appropriate screening to neighbouring uses. The amendments are now considered to be acceptable.

The Council's Landscape Officer has been re-consulted on the changes to the scheme in view of the initial consultation response, and is now satisfied with the proposal, subject to a condition requiring the submission of a full landscaping scheme.

In view of changes that have been made to the discrete elements of the proposal, it is considered that the development overall is of a good quality design which would make a positive contribution to the character and appearance of the locality, having regard to policies BE1 and DC1 of the Macclesfield Borough Local Plan.

### **Amenity**

The development is located to the north eastern extent of the site with the nearest properties being located along Fir Grove and Hulme Square. Number 25 Fir Grove is in closest proximity to the development with the proposed building being approximately 30 metres from the side elevation of this property. The property is however well screened from the site due to the presence of well established vegetation along the approximately 1.8 metre high fencing which adjoins the public footpath. Given the siting of the building and the single storey elevation which fronts the eastern boundary, it is not considered that the proposal would cause any overbearing impact or loss of amenity to the adjacent properties.

Property number 24 Hulme Square is situated at the north east corner of the site with the rear garden sharing a boundary with the footpath. The boundary treatment to this property is 1.8 metre high palisade fencing which means that there are direct views of this property from the footpath and from the existing school site. The proposed development increases the built form in this area with the service yard, which also includes the provision of a water tank and pump house. As the proposal includes lowering the ground level to accommodate the water tank and the provision of a solid fence to the boundary, it is not considered that the development would have a detrimental impact on the visual amenity of this property. Furthermore, Environmental Health and Environmental Protection have raised no objection to the application.

The proposal includes a lighting scheme to the school building and the car park. The lighting scheme has been revised from the original submission due to concerns of light trespass from the lighting columns into neighbouring properties along the eastern boundary. Changes to the scheme have been carried out in consultation with the Environmental Protection Officer who now finds this element of the scheme to be acceptable. The car park lighting would include 4 no. 5 metres high lighting columns which are considered to be acceptable and it is not considered that these would pose a detrimental impact on the amenity of neighbouring residencies.

It is considered that that the development proposed in this application is acceptable and would not give rise to any additional harm to the amenity of neighbouring properties, having regard to policy DC3 of the Macclesfield Borough Local Plan.

### **Ecology**

The application was accompanied by a Phase 1 Habitat Survey and Great Crested Newt Assessment. The Phase 1 Habitat Survey recommended the need to carry out a bat survey prior to the works commencing, and the Council's Nature Conservation Officer advised that the application could not be determined without the additional information as this was necessary to assess the potential impacts of the development on bats. A bat survey was subsequently undertaken and submitted during the planning application process. The bat survey indicated that the existing building to be demolished and surrounding trees have a low potential to support roosting bats and no evidence of bats was recorded during the survey. The Council's Nature Conservation Officer has assessed the application in respect of the survey information and has advised that protected species do not present a constraint on the proposed development.

As such, it is not considered that there would be any significant ecological issues associated with the proposed development, having regard to policy NE11 of the Macclesfield Borough Local Plan and PPS9.

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

The proposal is to provide a new primary school at the former St Edwards Catholic Primary School site off Fir Grove, Macclesfield. The requirement for a new primary school has arisen from the recent amalgamation of St Edwards Catholic Primary School and St Barnabas Church of England Primary School to form Christ the King Catholic and Church of England Primary School, and the need for a suitable purpose built facility. The design of the building is considered to be appropriate and would have an acceptable impact on the character and appearance of the locality. The development would have an acceptable impact on neighbouring amenity and highway safety and is considered to be in compliance with the relevant policies of the Development Plan. Accordingly, the application is recommended for approval subject to conditions.

#

Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A04AP - Development in accord with revised plans (numbered)
3. A02EX - Submission of samples of building materials
4. A30HA - Protection of highway from mud and debris
5. A32HA - Submission of construction method statement
6. A01HP - Provision of car parking
7. A04HP - Provision of cycle parking
8. A02LS - Submission of landscaping scheme
9. A05LS - Landscaping - implementation
- 10.A05TR - Arboricultural method statement
- 11.A23GR - Pile Driving -details and method
- 12.Provision of Solar Panels
- 13.Details of free-standing ramp



**Application No:** 09/4334M

**Location:** RYLEYS PLAYING FIELDS, WILMSLOW ROAD, ALDERLEY  
EDGE, CHESHIRE, SK9 7QW

**Proposal:** CONSTRUCTION OF ALL WEATHER SPORTS PITCH WITH  
SPORTS FENCING & FLOODLIGHTS

**For** THE RYLEYS GIRLS & BOYS PREP SCHOOL

**Registered** 24-Dec-2009

**Policy Item** No

**Grid Reference** 384397 379143

**Date Report Prepared:** 8<sup>th</sup> March 2010

**SUMMARY RECOMMENDATION** Approve subject to conditions

**MAIN ISSUES**

- Whether it is appropriate development in the Green Belt or whether very special circumstances have been demonstrated. Its impact on the character and appearance of the surrounding area, parking and highway safety, ecology, existing TPO protected trees, and any implications for the residential amenity of neighbouring properties.

**REASON FOR REPORT**

The development comprises an area of between 0.5 hectares and 2 hectares and is therefore classified as a small-scale major development.

**DESCRIPTION OF SITE AND CONTEXT**

The application site comprises playing fields that are used for football, rugby and cricket, a parking area and a pavilion that are owned and used by The Ryleys Girls and Boys Preparatory School. The site is bounded by Wilmslow Road on the west and the railway line to the east. Open fields are located on the opposite side of Wilmslow Road; Harden Park is located to the north; and the predominantly residential area of Alderley Edge is located approximately 70 metres to the south. The site is sited within the North Cheshire Green Belt and a number of TPO protected trees are located along both the western and eastern boundaries.

**DETAILS OF PROPOSAL**

Full planning permission is sought for the construction of an all-weather sports pitch with sports fencing and floodlighting.

## **RELEVANT HISTORY**

05/2394P      Engineering works comprising improvements to playing pitches, reconfiguration of existing car parking, new access road and additional car and coach parking - Withdrawn 17.11.2005

## **POLICIES**

### **Regional Spatial Strategy**

DP1              Spatial Principles  
DP2              Promote Sustainable Communities  
DP4              Making the Best Use of Existing Resources & Infrastructure  
L1                Health, Sport, Recreation, Cultural & Educational Services Provision  
EM1 (B)        Integrated Enhancement & Protection of the Region's Environmental Assets - Natural Environment  
EM1 (D)        Integrated Enhancement & Protection of the Region's Environmental Assets - Trees, Woodlands and Forests

### **Local Plan Policy**

BE1              Design Guidance  
NE11            Nature Conservation  
DC1              Design – New Build  
DC3              Amenity  
DC6              Circulation and Access  
DC9              Tree Protection  
DC13            Noise Generating Developments  
DC64            Floodlighting

### **Other Material Considerations**

PPS1            Delivering Sustainable Development  
PPG2            Green Belts  
PPG17          Planning for Open Space, Sport and Recreation

SPG Floodlighting for Sporting Activities

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

**Highways:** No objection subject to conditions

**Manchester Airport:** No objection

**Network Rail:** No objection subject to an informative

**Sport England:** No objection subject to a condition

**Principal Lighting Engineer:** No objection subject to louvres being installed on the floodlights.

**Environmental Health:** No objection subject to conditions restricting the time of use, the positioning and angling of the lights, the use of shrouds/louvres, and the use of cushioning to the kick boards during practice.

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

**Alderley Edge Parish Council:** Recommend refusal of the application due to the height of the lighting columns and the impact on Horseshoe Farm and to a lesser extent the residences on Elm Crescent.

## **OTHER REPRESENTATIONS**

Three letters of objection were received from neighbouring residents on Elm Crescent that raised concern regarding light pollution and its effect on the surrounding environment, noise pollution, an intensification of the existing playing fields, concern over whether there is a need for the proposed pitch, whether there is sufficient parking, whether additional planting could be incorporated into the scheme, and whether the height of the lighting columns could be reduced. Residents also stated that they would prefer for the pitch to be located closer to Wilmslow Road or the pavilion, thereby reducing the need for the access path and moving the floodlights further away from residential properties.

## **APPLICANT'S SUPPORTING INFORMATION**

A Planning, Design and Access Statement, a Floodlighting Design Proposal and a letter from the Headmaster of The Ryleys School were submitted with the planning application.

The proposal involves an enhancement of the existing outdoor sports facilities at the site with the construction of an all-weather playing pitch with floodlighting and peripheral fencing. The land use of the site will not change but the pitch will allow the area to be used more intensively than at present. The proposal represents a joint development between The Ryleys School and Alderley Edge Cricket Club – Hockey Section. The all-weather pitch will provide enhanced facilities for continued use by the school during weekdays and Saturday mornings and for use for hockey matches and for training purposes by the Club at weekends and on weekday evenings. The floodlighting is required to make full use of the pitch, particularly during the winter months. The Club currently does not have its own pitch and presently hires facilities for both training and matches and must travel from Alderley Edge to a variety of local schools and institutions including Wilmslow High School, Kings School, Fallibroome School and the Armitage Centre.

The Ryleys School use the playing fields for the teaching and playing of children's sports but they can become unusable during periods of heavy rain. At such times, many activities have to be transferred to the school site on Ryleys Lane however, with limited facilities for large group numbers, it does not allow for a comprehensive sporting programme to be delivered. The new development will allow for a continuous and regular use of the school playing

field site both within and outside the school day. It will provide a safe and reliable environment for pupils to participate in a variety of structured sporting activities including football, mini-tennis, hockey, netball, rounders, athletics, junior cricket and 'tag' rugby. The provision of floodlighting will offer the school pupils increased sporting opportunities in their after-school activity programme.

The location for the proposed pitch was chosen due to the ground being the most level area that would require minimum alteration and which would facilitate the most efficient grass pitches for the continued use by the school. A new footpath is proposed between the pitch and the existing pavilion.

The existing boundary trees and hedgerows will all be retained and the trees along the eastern boundary of the site, which are subject to a Tree Preservation Order, will be unaffected and will be protected during construction.

Full copies of the documents can be viewed in full on the application file.

## **OFFICER APPRAISAL**

### **Principle of Development**

The principle issues surrounding the determination of this application are the impact of the proposed development on the character and appearance of the surrounding area, whether the proposed development is appropriate development in the Green Belt or whether very special circumstances have been demonstrated, the impact on parking and highway safety, nature conservation, TPO protected trees, and any implications for the residential amenity of neighbouring properties.

### **Green Belt Policy**

The site lies within the North Cheshire Green Belt. PPG2 states that within the Green Belt the carrying out of engineering and other operations and the making of any material change of use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt. This was previously covered by Policy GC2 of the Macclesfield Borough Local Plan but this policy was not saved. The proposed development is not considered to be a 'building' and therefore it cannot be assessed against Policy GC1 of the Macclesfield Borough Local Plan.

PPG17: Planning for Open Space, Sport & Recreation notes that in considering applications for floodlighting their impact on the openness of the Green Belt, or on the character of the countryside, should be a key factor in determining whether planning permission should be granted.

PPG2 outlines six objectives for the use of land in the Green Belt with the second being '*to provide opportunities for outdoor sport and outdoor recreation near urban areas*'. Therefore, the proposed development is considered to not conflict with the purposes of including land in the Green Belt.

The proposed all-weather pitch will introduce a significant enclosure into an otherwise open area but its height is not excessive and due to the light-weight construction of the perimeter fence it is considered that it is unlikely to materially affect the area's openness. The lighting columns whilst being 15 metres in height would be of a slim-line design that decreases in diameter as they increase in height. The floodlight is considered to be of an unfussy design and would be small in scale. For these reasons they are not considered to be significantly visible or have an adverse affect on openness. The inclusion of floodlights as part of the development is considered to be essential to the use of the pitch and the financial viability of the scheme. The lights can be shrouded and angled to reduce 'spillage' and the hours of use are capable of being controlled by condition. The all-weather pitch would increase the usage of the application site during periods of prolonged weather by providing a suitable surface for school children to use and it would provide additional community benefits by providing a much needed pitch for an existing hockey club that currently has to travel large distances to play.

Bearing these factors in mind it is considered that the proposed all-weather pitch and associated floodlights will not unduly harm the character or visual appearance of the Green Belt and that the benefits are sufficient to outweigh any harm. Accordingly, it is considered that the proposed development would not be inappropriate and would therefore comply with the relevant Green Belt policy.

### **Highways**

The existing access onto Wilmslow Road and the existing hard surfaced parking area would be utilised. The site is located on the edge of an existing village, is located on a bus route with a bus stop located adjacent to the access, and it is currently used as school playing fields with associated trips to and from The Ryleys School. It is therefore considered that the proposed development would be sited within a sustainable location and the Strategic Highways Manager raises no objection to the proposed development subject to conditions.

### **Design**

The proposed all-weather pitch would be sited on the eastern/southeastern part of the existing playing fields, 54 metres from Wilmslow Road at its closest point. The pitch would have dimensions of 91.4 metres by 55 metres and it would be contained within an extended surfaced area measuring 101.4 metres by 63 metres. It will be enclosed with 3 metre high fencing, including 300mm kick boards along each side with 5 metre high fencing with kick boards at either end. It would include dug outs for both teams as well as one for the referee. Floodlighting is to be provided by 8no. 15 metre high steel

masts, four on each length of the pitch that would provide a luminance level of 350 lux. Floodlighting is essential to enable full use to be made of the facility during the winter evenings and in order to justify the significant capital investment.

Whilst the site is located within the North Cheshire Green Belt the surrounding area has an urban character. Residential properties, a farm, a public house, a vacant former nightclub and a vacant pub/restaurant surround the site to both the north and south; a railway line with its associated paraphernalia bounds the site to the east; the A34 (Wilmslow Road) and its associated street lighting is located to the west. The application site is also located in close proximity to the predominantly residential area of Alderley Edge.

The scale, design and materials of the proposed all-weather pitch are similar to other types of synthetic pitches that have been built in the Borough. Members should note that two examples of similar sized all-weather hockey pitches sited in the Green Belt with the same number and height of floodlights have been previously granted planning permission under applications 03/0040P and 09/1329M. Notwithstanding this, each application should be treated on its own merits as the character of the surrounding area may be different. Whilst sited within a Green Belt location, the surrounding area has an urban character and is currently relatively well lit from the existing street lighting columns along Wilmslow Road and at the A34 roundabout, as well as from the existing built development. The proposed development would be more visually prominent than the current use of the application site as playing fields, however given the urban character of the surrounding area, the existing level of artificial lighting and the natural screening from TPO protected trees and a hedge along the boundaries it is considered that the proposed all-weather pitch with associated floodlights would, on balance, be considered not to be detrimental to the character or appearance of the surrounding area.

Members should also note that the height of the proposed floodlights enables fewer columns to be erected. If their height was reduced, more columns would be required in order to fully illuminate the pitch and a lower height would lead to an increase in light spillage which could be more detrimental to neighbouring properties and the character of the area.

### **Amenity**

Three residential properties share a boundary with the application site ('Mayfield' and 'Horseshoe Farm' to the south and 'Harden Lodge' to the north). Other residential properties are sited on the opposite side of the railway line to the east of the application site. It should be noted that those properties that are closest to the application site have not objected to the proposed scheme. The applicant has submitted amended plans that have relocated the pitch 7 metres further north; further away from both 'Mayfield' and 'Horseshoe Farm'.

A Floodlighting Design Proposal was submitted with the planning application that provided drawings showing the predicted horizontal and vertical light spill of the proposed floodlights. A revised drawing has been received that shows

the location of the proposed pitch on a site plan with the horizontal light spill levels superimposed on top. This shows that only low lux levels would reach both 'Horse Shoe Farm' and 'Mayfield' to the south, and 'Harden Lodge' and the properties on Elm Crescent would not be affected.

Concern was raised regarding the impact of the proposed development on the amenity of the neighbouring residential properties, particularly 'Horseshoe Farm' in respect of light and noise. The Environmental Health Officer considered that the proposed hours of use (until 10pm Monday to Friday) would be detrimental to neighbouring amenity and requested that they were reduced. The Officer also considered that the floodlights should be fitted with louvres/shrouds in order to reduce light spillage/glare and their direction should be angled. He also asked that cushioning be placed in front of the kick-boards when the pitch is not in use for professional matches in order to reduce noise impact. The applicant has agreed to all of the Environmental Health Officer's recommendations and should be conditioned accordingly. In response to his concerns regarding the hours of use, the applicant has reduced them to:

- April – August inclusive: Finish activities by 8.30pm
- September – March inclusive:
  - (a) Saturdays and Sundays: Finish activities by 6pm
  - (b) Mondays – Fridays: Finish activities by 9.15pm (pitch activities such as matches and training to finish at 9pm with 15 mins to clear-up and secure)

The Environmental Health Officer has reviewed the revised times and considers them, together with the other measures that the applicant has agreed to, to overcome his concerns in respect of the impact of noise and light pollution.

The Principal Lighting Engineer considers that the careful installation of louvres/shrouds on the floodlights together with the proposed switch off times would eradicate any problems associated with light spill and nuisance to the neighbouring residential properties.

### **Landscape & Trees**

A number of TPO protected trees and unprotected trees are sited along the boundaries of the application site. The Borough Council's Forestry Officer considers that the proposed pitch and associated access track can be constructed without any direct or indirect impact on the adjacent tree cover located both within and adjacent to the development site. Subject to conditions, he raises no objection.

Views of the development from the A34 would be partially screened or filtered by the existing mature trees and the roadside hedge. There is scope to plant additional trees in gaps between the mature trees and to plant a hedge across the disused field access if this is no longer required. The boundary hedge could also be gapped-up if necessary and increased in height. There is some scope for a limited amount of screen planting in the southeast corner of the playing field adjacent to 'Horseshoe Farm' where a hedge or a narrow scrub

belt with a few trees could be planted to provide some screening in the long-term. There is also scope for some tree planting along the southern boundary of the playing field adjacent to 'Mayfield' to provide some screening in the long-term.

The length and direction of the path is dictated by the positioning of the other grass pitches, however, it is very wide (5.5 metres) and the proposed material of tarmac is not considered acceptable in this location. A reinforced grass construction is considered to be more appropriate in this location and would be less visually prominent. The applicant has stated that the footpath width has been dictated by the number of players/spectators that would walk to and from the proposed pitch, however, 5.5 metres is considered excessive and should be reduced to approximately 2-2.5 metres. Details of both the material and the proposed path's width should be conditioned.

### **Ecology**

The application site is located in close proximity to a pond. The Borough Council's Nature Conservation Officer does not anticipate there being any significant impacts associated with the proposed development.

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

The proposed all-weather pitch will introduce a significant enclosure into an otherwise open area, however the urban appearance of the surrounding area together with the benefits the proposed pitch would bring to the local community are considered to outweigh any harm that the pitch and floodlights would cause to the visual appearance of the surrounding area. The re-siting of the pitch within the site, the amended hours of use, the use of additional planting and shrouds/louvres to the floodlights and cushioning to the kick boards are considered to overcome any potential noise and light pollution from the proposed development. It is therefore considered that it would not be significantly detrimental on neighbouring amenity. For these reasons a recommendation of approval is made, subject to conditions.





Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A02EX - Submission of samples of building materials
3. A24HA - Provision / retention of turning facility
4. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)
6. A01TR - Tree retention
7. A02TR - Tree protection
8. A04TR - Tree pruning / felling specification
9. A07TR - Service / drainage layout
10. A02AP - Detail on plan overridden by condition
11. Network Rail
12. Material and Width of Footpath to be Agreed
13. Parking Spaces
14. Construction Specification of All-Weather Pitch
15. Hours of Use
16. Use of Cushioning to Back Boards
17. Use of Shrouds/Louvres
18. Positioning/Angling of Floodlights

**Application No:** 10/0206M

**Location:** SWAN RIDGE, MERESIDE ROAD, MERE, KNUTSFORD, WA16 6QZ

**Proposal:** ERECTION OF FIRST FLOOR EXTENSION & REBUILDING CONSERVATORY WITH HIGHER PITCHED ROOF

**For** P PASCHALIS

**Registered** 20-Jan-2010

**Policy Item** No

**Grid Reference** 373172 383082

**Date Report Prepared:** 4 March 2010

### **SUMMARY RECOMMENDATION**

Approve subject to conditions

### **MAIN ISSUES**

- Impact on the Green Belt, residential amenity, the design on the character and appearance of the area and highway safety

### **REASON FOR REPORT**

The application has been called to Committee by Cllr Walton due to concerns over inconsistencies in the submitted plans which could result in un-neighbourliness.

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

The two storey detached property is located on Mereside Road in a ribbon of development in the North Cheshire Green Belt in proximity to the crossroads at Mere. Many properties in the vicinity have been extended substantially in the past.

The house is slightly elevated above the level of the road and is screened in the majority by a mature front boundary hedge. There are views of the front elevation of the property along the access & driveway.

### **DETAILS OF PROPOSAL**

The scheme proposes to construct a hipped first floor side extension over the existing flat roofed double garage to accommodate a master bedroom suite with two roof lights facing towards the rear boundary of the site and a dormer window facing towards Mereside Road.

A replacement conservatory is also proposed, the eaves of which would tie into those of the proposed first floor side extension. The existing conservatory is in a poor state of repair.

The plans for the conservatory were significantly reduced during the course of the last application, so, that the height and the steepness of the pitch of the proposed roof is akin to the existing situation. The plans have also omitted the rear facing internal balcony to the master bedroom suite.

It is noted that the scheme proposes an additional side facing roof light to the south east elevation, as this is being installed in the existing structure it would not require planning permission in its own right.

## **RELEVANT HISTORY**

09/2867M Erection of first floor extension & rebuilding conservatory with higher pitched roof refused 13.11.2009

## **POLICIES**

### **Regional Spatial Strategy**

DP1 - Spatial Principles

DP7 - Promoting Environmental Quality

### **Local Plan Policy**

BE1 – Design Guidance

H13 – Protecting Residential Areas

GC1 – New Buildings

GC12 – Alterations and Extensions to Houses

DC1 – New Build

DC2 – Extensions and Alterations

DC3 – Amenity

DC6 – Circulation and Access

DC38 – Space, Light & Privacy

DC43 – Side Extensions to Houses

### **Other Material Considerations**

Members may recall a similar scheme (09/2867M) which was for the construction of a first floor extension and rebuilding conservatory with higher pitched roof. This proposal was virtually the same except the first floor side extension had a pitched roof rather than a hipped roof as currently proposed.

Application 09/2867M was called to Committee by Cllr Macrae towards the end of last year due to concerns which had been expressed that the proposed development by virtue of its design, scale and relationship to adjacent dwellings may have conflicted with saved policies and also result in un-neighbourly development. The application went to Committee with a

recommendation of approval subject to conditions. Following a site visit held in advance of Committee and the subsequent debate during the meeting, the application was refused for the following reason:

*“The proposed development would, by virtue of its design and proximity to the neighbouring dwelling, reduce outlook from and light to the ground floor side facing window which serves a kitchen/diner at that property, to the detriment of the residential amenity enjoyed within it. The approval of the development would therefore be contrary to Macclesfield Borough Local Plan policy DC3, causing harm to the objectives of the policy”.*

It was during the debate that the suggestion of hipping the roof of the first floor side extension away from the neighbouring property (Overlea) was raised. The revised roof design to include a hip has stemmed from these discussions.

It is noted that there were discrepancies with the plans as originally submitted. Revised plans were requested and received in relation to this current scheme on the 18<sup>th</sup> and 23<sup>rd</sup> February 2010. Additional information has been received from the agent which explains areas of concern with the plans.

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

None

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

Mere PC: no comments received to date. If any comments are received from the Parish Council they will be provided in the update report/presented verbally at Committee.

#### **OTHER REPRESENTATIONS**

To date, one email has been received from the occupant of the neighbouring property known as Overlea in relation to the original plans. The letter details concerns that the plans are ambiguous. Revised plans have been requested and received in relation to the areas of doubt.

The agent has clarified areas of concern raised by the neighbour by letter as follows:

1. The intention is to hip the new extension roof away from Overlea as shown on the elevations and plans.
2. There will be three new roof lights that are shown on both elevations and plans.
3. There is no space for a balcony and the incorrect note has been removed from the plan.
4. The existing flat roofed dormer is now correctly shown on plans and elevations.

Subsequently a letter of objection has been received from the same resident, the main points raised in consideration were:

- Instead of seeing the sky and side of a tree, all that would be seen is the hipped roof.
- The design and proximity to the neighbouring dwelling would reduce outlook from and light to the ground floor side facing window which serves a kitchen/diner. The proposal is therefore contrary to policy DC3, causing harm to the objectives of the policy.
- Due to a restructured ceiling height it is envisaged that the applicant might then put in amended plans to increase the pitch of the hipped roof in the future. Once planning permission has been granted for the current plans it would be very difficult to refuse any such request for amendment.
- Concerns raised about the position of the new flue for the boiler.
- The hipped roof would still have a detrimental effect on the kitchen diner and the proposals would greatly affect the residential amenity of Overlea.
- Concerns about the internal balcony

## **OFFICER APPRAISAL**

### **Policy & Principle of Development**

Policy GC12 of the MBLP allows alterations and extensions to existing houses in the Green Belt of up to 30% of the original floor space. Certain exceptions may be permitted including where, the property is located within a group of houses or ribbon of development. The property is located on Mereside Road, which comprises a clear ribbon of detached properties on its western side. It is acknowledged that due to the ribbon form of development along this side of Mereside Road, considerable flexibility has previously been afforded to extensions to these properties, when assessing applications for extensions. This approach accords with the policy's tests.

The main consideration is therefore the prominence of the extension, its impact upon the character and appearance of the area and its effect on the living conditions of the neighbour.

The extension would inevitably add bulk to the existing dwelling; however the sloping hipped roof and the subservient ridge line coupled with the existing mature screening to the front boundary are considered to reduce the prominence of the proposal.

Policy DC43 states that side extensions to houses should not normally encroach within 1m of the site boundary to prevent the creation of a terraced

street effect. The first floor side extension would be located over the existing single storey garage structure which immediately abuts the shared boundary. Whilst this part of the proposal conflicts with the requirement of policy DC43 (to maintain the 1m gap), it does not conflict with the reasoning behind that requirement. That is to prevent a 'terraced effect' which means the visual effect of what were detached houses appearing as a terrace due to insufficient gap between them. This is particularly important in streets with regular housing layout, estates and the like. Members should note that where the terraced effect will not be perceptible from the public domain then Inspectors do not tend to support application of the 1m test for its own sake.

The proposal is not considered to create a terraced street effect as the subservient proposal with its hipped roof would be located 1.8m from the gabled element of the adjoining property. Policy DC43's requirement should not, therefore, be rigidly applied.

### **Highways**

Having regard to the standing advice from the Highways Authority, it is noted that the property has a substantial driveway/parking area and a double garage, which is considered to adequately accommodate the parking and turning requirements for the proposal. Accordingly, no highway safety issues are raised in terms of MBLP Policy DC6.

### **Design**

Policies BE1, DC1 and DC2 seek to promote high standards of design, with the overall vernacular, scale, density, height, mass and materials of new development being sympathetic to the character of the locality, surrounding buildings and the site itself. These policies reflect national advice in the form of PPS1.

The hipped roof side extension would follow through the eaves line of the existing dwelling and would be subservient to the original dwelling house. The ridge line would be situated 3.8m back from the existing front gable and 0.5m lower than the existing ridge. The front dormer echoes the gabled design of the existing property.

Although the first floor side extension would add to the bulk of the property the proposal would slope towards in from the shared boundary as well as to the rear of the site and the sympathetic hipped roof addition to the existing flat roof structure is considered to improve the aesthetics of the front elevation of the property when viewed from Mereside Road.

The design of the replacement conservatory is a modern interpretation of the existing structure and is of similar dimensions.

The materials are proposed to match those as existing and this can be controlled by condition.

Accordingly, the design of the extensions is considered to be generally in keeping with the existing dwelling, remaining subordinate in scale and of similar architectural style. Furthermore, Mereside Road is of varied character not only in terms of design style but also through a number of other variants including the use of materials, plot size, house size and position from the road. As such, the scheme is considered to be in keeping with the mixed character and appearance of the surrounding area. The proposal does not offend the character, nor the appearance of this area.

### **Amenity**

Policies H13 and DC3 seek to protect the amenities of residential properties in the vicinity of the site.

The proposed works would take place in proximity to the south east of the site. 'Overlea' is located to the south east of the application site. The site application site doglegs in relation to the adjoining properties, and in this case the proposals would be located around 1.8m from the side elevation of Overlea.

Having assessed the application from both inside and out of Overlea, it is apparent that in terms of MBLP Policy DC38 there is only one habitable side facing window at Overlea. This ground floor window serves a kitchen diner; all other side facing rooms on the ground and first floor are non-habitable bathrooms to which the Council can afford very little/no weight.

It is noted that Overlea is located on higher ground level than the application site.

The kitchen diner is also served by a large glazed conservatory which creates one open through room that spans the rear of the gabled element of Overlea and there is borrowed light through glazed doors from an adjoining room.

The window in question is located in front of part of the work top and an off set kitchen sink, which currently looks out onto the roof of the existing conservatory and roof slope of the main dwelling house. When stood at 90 degrees from the window, less than a third of the window looks out onto a relatively small part of the flat roof garage.

The conservatory would be 0.2m higher than existing scenario (as amended under the previous submission), this increase of 0.2m is not considered to raise significant further harm than the existing situation given the nature of the light-weight conservatory which would allow light to pass through it and the design of the sloping roof. Furthermore, it is considered that there is some scope for a similar extension to be constructed under the householders Permitted Development rights without the need for formal consent.

The main impact on Overlea will be from the first floor side extension and its relationship with the window in the kitchen/diner. Given that the hipped roof will slope away and back from the window towards the front of the application



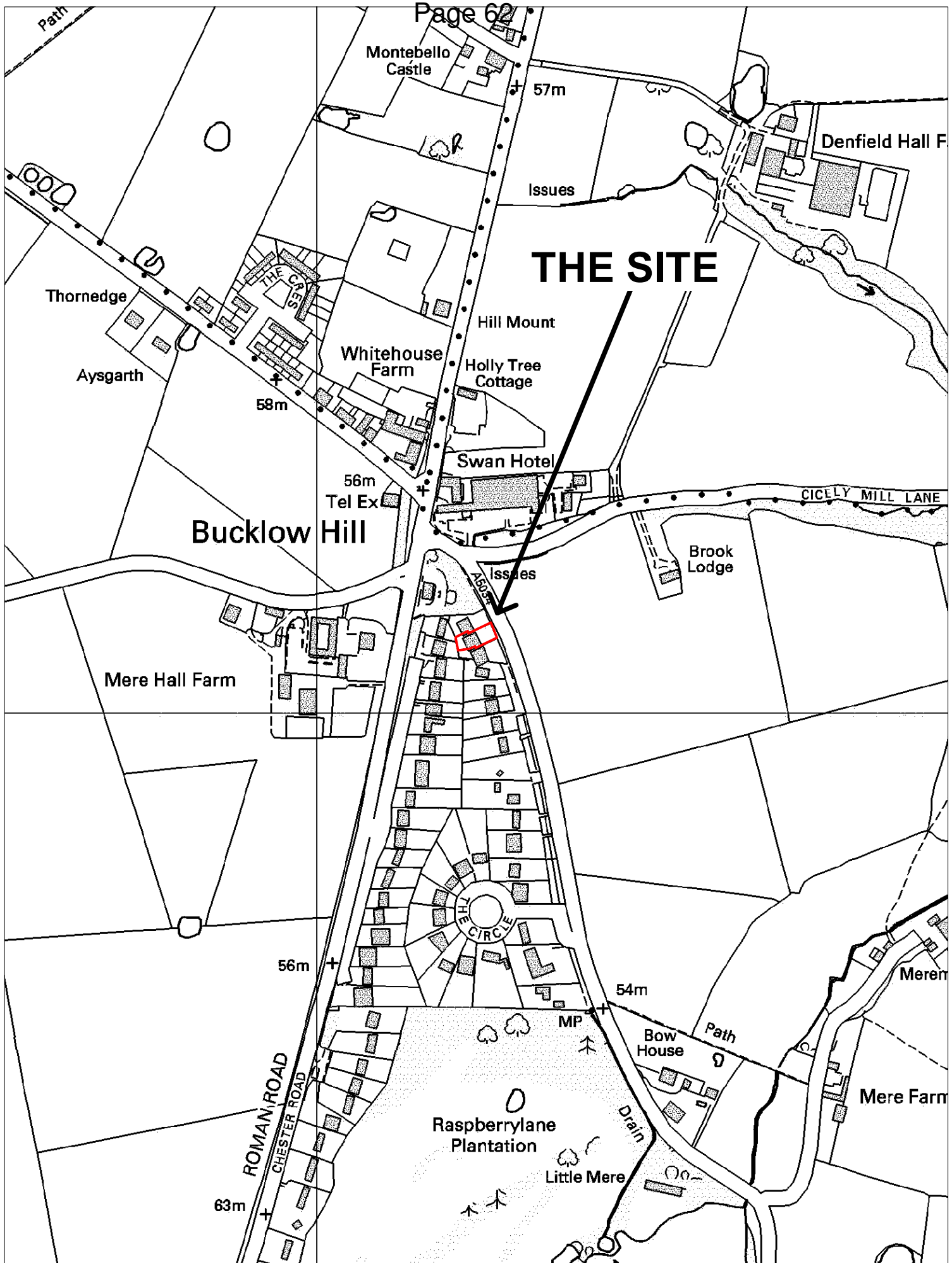
site and in light of the fact the hipped roof only impacts on around a third of the window, the revised proposal is not considered to raise significant harm to warrant a recommendation of refusal. The last proposal for a pitched roof was considered to cause significant harm to warrant refusal and this current proposal reduces the impact on Overlea further.

The hipped roof to the south east elevation would result in a minimal degree of loss of light (significantly less than the previous submission) given its proximity to the aforementioned window. However, it would only partially affect one light source to a kitchen/diner and as such is not considered to cause significant harm to warrant a recommendation of approval.

There are no side facing windows proposed in either the conservatory or side extension and it is advised that a condition removing permitted development rights for the further insertion of windows is attached to any approval to protect the interests of residential amenity given the relationship of the proposal in relation to the neighbouring property (Overlea).

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

In light of the above and the change from a pitched roof as proposed in the previous submission to a hipped one, coupled with the receipt of revised plans to overcome the aforementioned discrepancies, a recommendation of approval is made subject to conditions.



09/2867M - SWAN RIDGE, MERESIDE ROAD, MERE, KNUTSFORD, CHESHIRE

N.G.R. - 373,170 - 383,090

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Application for **Householder**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A04EX - Materials to match existing
3. A06GR - No windows to be inserted
4. A01AP - Development in accord with approved plans

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