

Northern Planning Committee

Agenda

Date: Wednesday, 26th May, 2010
Time: 2.00 pm
Venue: The Capesthorne Room - Town Hall, Macclesfield SK10 1DX

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 28 April 2010 as a correct record.

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:

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

- 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. **10/0794M - 84 South Oak Lane, Wilmslow, SK9 6AT: Erection of Single-Storey Building Comprising Enlarged Funeral Director's Premises, Garaging and Detached Plant Room with Change of Use of Ground Floor of No. 84 to Funeral Director's Offices and First Floor to a Self-Contained Flat (Part Retrospective) for Mr J Slack** (Pages 5 - 16)

To consider Planning Application No. 10/0794M

6. **10/0904M- St Martin's Church, Shrigley Road North, Poynton: Outline Application for Erection of Parsonage for the Parochial Church Council** (Pages 17 - 22)

To consider Planning Application No. 10/0904M.

7. **10/0973M - The Smithy, Bradford Lane, Nether Alderley, Macclesfield, SK10 4TR: Alterations and Extensions for Mr G Richardson** (Pages 23 - 28)

To consider Planning Application No. 10/0973M.

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 28th April, 2010 at Macclesfield

PRESENT

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

Councillors J Crockatt, T Jackson, W Livesley, J Narraway, D Neilson,
L Smetham, D Stockton and D Thompson

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Solicitor: Environment, Regulatory & Compliance) and Mr
N Turpin (Principal Planning Officer)

124 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Miss C M Andrew, G
Barton, Mrs E N Gilliland, Mrs O Hunter and Mrs E C Tomlinson.

125 **DECLARATIONS OF INTEREST/PRE- DETERMINATION**

None.

126 **MINUTES OF THE MEETING**

RESOLVED

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

127 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

128 **09/4305M-DEMOLITION OF EXISTING DETACHED PROPERTY
& REPLACEMENT WITH CONSTRUCTION OF 53 BED SENIOR LIVING
ACCOMMODATION WITH USE CLASS C1, C2 & C3, LANGLEY
HOUSE, STANNEYLANDS ROAD, WILMSLOW, CHESHIRE FOR MR &
MRS T GHANI**

This application was withdrawn prior to the meeting.

129 **10/0869M-TWO STOREY REAR & GABLE EXTENSIONS
INCLUDING MONO PITCH ROOF OVER PORCH AND BAY WINDOW**

AND WIDENING EXISTING CAR PARK HARDSTANDING, 17, WINGFIELD DRIVE, WILMSLOW FOR MR IVAN MOLLINSON

(During consideration of the application, Councillor D Thompson arrived to the meeting. She also left and returned to the meeting during consideration of the application. As a result she did not take part in the debate or vote on the application).

Consideration was given to the above application.

(An objector attended the meeting and spoke in respect of the application).

RESOLVED

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

1. A03FP - Commencement of development (3 years)
2. A03EX - Materials to match existing
3. A25GR - Obscure glazing requirement
4. A01AP - Development in accordance with revised approved plans
5. Additional car parking to be provided to the front (i.e 3)
6. Hours of work to be restricted

130 **10/0696M-REPLACEMENT OF EXISTING OUTMODED SEMI DERELICT AGRICULTURAL BUILDINGS WITH A NEW PURPOSE DESIGNED AGRICULTURAL BUILDING, GRANGE FARM, HOLMES CHAPEL ROAD, TOFT, KNUTSFORD FOR MR IAN MCGRATH, G.D. MCGRATH**

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

Consideration was given to the above application.

(Councillor G M Walton, the Ward Councillor and Mr McGrath, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. Plan No.s.
2. Timescale – 3 years.
3. Landscaping
4. Landscape implementation
5. Materials

6. If not to be used for purposes of agriculture within 10 years and permission not granted for its reuse, then building to be removed.
7. Nesting birds

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

131 **10/1115M-SINGLE STOREY REAR EXTENSION, 9, GORSEY ROAD, WILMSLOW FOR MR K WHITTAKER**

Consideration was given to the above application.

RESOLVED

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

1. A01AP - Development in accord with approved plans
2. A03EX - Materials to match existing
3. A03FP - Commencement of development (3 years)

The meeting commenced at 2.00 pm and concluded at 3.43 pm

Councillor R West (Chairman)

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Application No: 10/0794M
Location: 84, SOUTH OAK LANE, WILMSLOW, SK9 6AT
Proposal: ERECTION OF SINGLE STOREY BUILDING COMPRISING ENLARGED FUNERAL DIRECTORS PREMISES, GARAGING AND DETACHED PLANT ROOM WITH CHANGE OF USE OF GROUND FLOOR OF NO 84 TO FUNERAL DIRECTORS OFFICES AND FIRST FLOOR TO A SELF CONTAINED FLAT (PART RETROSPECTIVE)

For MR J SLACK

Registered 04-Mar-2010
Policy Item No
Grid Reference 383703 380298

Date Report Prepared: 11 May 2010

SUMMARY RECOMMENDATION

**APPROVE SUBJECT TO
CONDITIONS**

MAIN ISSUES

- the impact on the character and appearance of the area
- impact of the proposal on the living standards of the adjoining residential properties
- suitability of the access and parking arrangements
- impact on existing trees

REASON FOR REPORT

This application is referred to Committee as it relates to a proposal that was previously determined by Macclesfield Borough Council's Planning Sub Committee.

DESCRIPTION OF SITE AND CONTEXT

No. 84 South Oak Lane is an end terrace property bordering an open recreational area to the south. The site lies in a predominantly residential area as designated in the Macclesfield Borough Local Plan and is long and narrow, which is characteristic of the adjoining residential properties on the lane that have long, narrow gardens. The site also includes an area of land to the rear which extends around the back of the adjoining properties on South Oak Lane. The rear section of the site is bordered by 2 residential properties on

Albany Road. The original dwelling is located at the front of the site and is currently used in connection with the funeral business. Recently constructed attached buildings lie to the rear of the original dwelling and house the bulk of the funeral directors business extending to the rear of the site. The attached buildings extend along the site boundary with No.82 South Oak Lane. The driveway extends to the rear of the site and provides a turning area, parking and access to the garaging.

DETAILS OF PROPOSAL

Part retrospective planning permission is sought for the retention of a single storey building comprising enlarged funeral directors premises, garaging and detached plant room with change of use of the ground floor of the original dwelling to funeral directors office and of the first floor to a self contained flat. The proposals provide an expansion to the existing facilities, including a larger mortuary, 6 chapel rooms, greater storage and garaging facilities, and reception and office space. This application follows the approval of a previous application (08/0269P) that was approved subject to conditions in April 2008. This application is required as the development that has been carried out is not fully in accordance with the previous permission. The amendments to the approved scheme are listed below:

- Amendment to the design of the reception entrance
- With the exception of the w.c., the windows along the southern elevation of the extension are not obscurely glazed as was required by condition 8 of 08/0269P
- Amendments to garage doors
- Amendments to window/door arrangement along the eastern and western elevations of the garage/mortuary building
- Installation of stairs and provision of storage area within the loft space of the garage/mortuary building
- Removal of multi-service units and door along the northern elevation
- Velux windows not non-opening as required by condition 8 of 08/0269P
- Ridge of roof of garage/mortuary increased by 100mm
- Entrance gates relocated further into the site
- Proposed erection of a detached plant room to house a air cooling/heating unit

RELEVANT HISTORY

08/0269P

Full Planning

ERECTION OF SINGLE STOREY BUILDING COMPRISING ENLARGED FUNERAL DIRECTORS PREMISES AND GARAGING WITH CHANGE OF USE OF GROUND FLOOR OF NO 84 TO FUNERAL DIRECTORS OFFICES AND FIRST FLOOR TO A SELF CONTAINED FLAT- RESUBMISSION OF 07/2259P

approved with conditions 20080424

07/2259P

Full Planning

ERECTION OF SINGLE STOREY BUILDING COMPRISING ENLARGED
FUNERAL DIRECTORS PREMISES AND GARAGING WITH CHANGE OF
USE OF GROUND FLOOR OF NO 84 AS FUNERAL DIRECTORS OFFICES
AND FIRST FLOOR SELF CONTAINED FLAT

Withdrawn 20071015

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
MCR3 Southern Part of the Manchester City Region

Local Plan Policy

H13 Protecting Residential Area
BE1 Design Guidance
DC1 New Build
DC2 Extensions and alterations
DC3 Amenity
DC6 Circulation and Access
DC8 Car parking
DC38 Space, Light and Privacy

Other Material Considerations

PPG24: Planning & Noise

CONSULTATIONS (External to Planning)

Highways: No highway objections as the development continues to demonstrate sufficient access, parking and turning arrangements.

Environmental Health: No objections subject to appropriate conditions.

VIEWS OF THE PARISH / TOWN COUNCIL

Not applicable.

OTHER REPRESENTATIONS

To date, 14 letters/emails of objection have been received in relation to the application, 2 of which are letters written on behalf of residents who have also written their own separate letters. Full copies of the letters and emails can be viewed on the application file. The main points raised are outlined below.

- Development has been built on a larger footprint than that of the originally approved plan
- Concern regarding the construction of a large plant room for air conditioning units

- On street parking occurring in connection with the funeral business
- Not enough parking provided on the premises
- Bright blue light shining constantly into the garden and to the rear of 70 South Oak Lane
- Detrimental affect on the amenity of the area
- Adverse impact on traffic movements when funeral vehicles manoeuvring in and out of the site
- Light from the rear windows of the extension shines into gardens reducing privacy as greenery and shrubbery has been removed
- Removal of tree from boundary with recreational ground reduces the coverage from the play area for children
- Roof of the extension is higher than the approved plans
- Ventilation tower with increased output of chemicals, used by the morticians, is in close proximity to roof and loft conversions
- Whole house is being used for funeral business
- Building has been erected on land outside of the applicants control and within the ownership of 82 South Oak Lane
- Application is invalid as notice has not been served on 82 South Oak Lane
- Plans do not accurately show the boundary between 82 and 84 South Oak Lane and the building has been built closer than as previously approved
- Adverse impact on existing trees and hedges & limited ability to carry out new landscaping due to limited gap to the boundary
- The existing building is unlawful as it has not been built in accordance with the previously approved plans
- Significant loss of amenity and privacy to 82 South Oak Lane
- If Council decides to approve the application then all of the conditions put on 08/0269P should be repeated
- Hours of use of 9 a.m. to 5 p.m. quoted on the application form blatantly untrue given the need to keep the mortuary open 24 hours a day
- 24 hour working causes disturbance to occupier of 82 South Oak Lane who shares a party wall with the frontage property
- Light spillage from window in the building to the rear of 82 South Oak Lane
- Overbearing impact on 21 Albany Road
- Owner of 21 Albany Road does not agree to plant a hedge as detailed on the submitted plans
- Proposed indicative landscaping scheme is insufficient, a fully detailed planting scheme should be submitted
- Noise emitting from plant should not exceed the existing background noise level, if it does then the occupiers of 21 Albany Road would object on the grounds of noise and loss of amenity
- Concern regarding loss of amenity to the occupiers of 28 Albany Road as a result of the proposed air conditioning unit/ground source heat pump unit
- Conditions requested regarding the siting of the plant room, the operational times of the unit and noise emissions from the unit
- Suggest Council should take enforcement action to regulate the development
- Contrary to standards set out in Policy DC38

APPLICANT'S SUPPORTING INFORMATION

A Design & Access Statement and Noise Assessment have been submitted in support of the application. Additionally a letter has been received from the applicant in response to some of the points raised by objectors. The content of the letter is summarised below.

- There has been no encroachment onto land owned by 82 South Oak Lane. The building approved under application 08/0269P replaced a building which was closer to the boundary hedge. If there has been encroachment the neighbour would have raised this issue at some point over the past two years
- The previous planning permission addressed all the planning issues in detail and is a material consideration in reaching a decision on this current application
- All of the changes made are minor, with the exception of the re-location of the air conditioning unit
- The footprint of the building is the same
- The windows in the building at the bottom of the gardens of properties on South Oak Lane are obscure glazed, have blackout blinds are non opening
- The previously approved air conditioning units close to the boundary with No.82 have not been installed. The new unit is to be housed in an appropriate acoustically insulated building and any requirements required by Environmental Health as conditions will be met by the applicant

OFFICER APPRAISAL

Principle of Development

The application seeks part retrospective planning permission for the redevelopment of the existing funeral directors premises at No.84 South Oak Lane. The site lies within a predominantly residential area and the principle of the development at an existing commercial premises is considered acceptable subject to acceptable parking and access arrangements, acceptable design, appearance and visual impact and provided that the amenities of nearby residents and users of the recreational facility are adequately protected.

Design

As noted within the report on application 08/0269P, the extensions to the rear of the original dwelling follow a similar position to the outbuildings that previously existed on the site but equate to approximately double the floorspace. The extensions also link to the dwelling, whereas there was previously a break of approximately 5m between the dwelling and the nearest outbuilding. It was previously considered that whilst the buildings had a larger footprint, as they remained single storey and would not be unduly prominent from public vantage points from outside the site, they would not have a detrimental impact on the street scene.

As previously stated, the extensions have now been constructed and are largely complete, subject to some limited external works and internal fitting out. Due to existing boundary screening, there are only limited views of the rear extensions from South Oak Lane and Gravel Lane, with the reception area, w.c, waiting/interview room and interview/chapel room visible from South Oak Lane and Gravel Lane and upper part/roof of the garage/mortuary building visible from Gravel Lane. Additionally the garage/mortuary building is visible from Albany Road.

The design and appearance of the extensions as built are considered acceptable. The extension has been constructed from a mixed/rustic red brick under a slate roof and has upvc windows and timber doors. All of the 'as built' amendments that have been made to the extensions are considered acceptable in terms of their design and visual impact.

This application also relates to the erection of a detached building in the south-west corner of the site, adjacent to the boundary with the recreational land and the rear garden of 28 Albany Road. The building is required to house a heating and cooling condensing unit. The footprint of the building measures 2.5m x 2.3m, with an eaves height of 2.3m and a ridge height of 3.7m. It would be constructed from brick to match the main building under a natural slate roof. The building would be sited within close proximity of existing trees and hedging along the southern and western boundary of the site. Whilst the building may be partially visible from South Oak Lane, views of the building would be along the access drive and its design, appearance and impact on the visual amenity of the area is considered acceptable.

Amenity

When considering the previous application (08/0269P), the Council considered that the proposed extensions and the intensification of the use of the site would not cause significant harm to residential amenity, subject to appropriate conditions including ones which related to boundary treatment.

As stated within the representations section of the report, a number of objections have been received from nearby residents who are concerned about the 'as built' extensions and about the proposed plant building and use of the heating/cooling unit.

'As built' Extensions

In terms of the 'as built' extensions, there is concern from neighbours that the footprint is larger than that of the originally approved plan; that the roof is higher than the approved plan; that the building has been built closer to properties on South Oak Lane and Albany Road and that the application is invalid as the development encroaches onto land owned by 82 South Oak Lane. The applicant's acknowledge that the height of the building has increased by 100mm and this is shown on the submitted plans. Additionally on some elevations the 'as built' eaves overhang the walls of the building more than as shown on the previously approved plans.

When considering the previous application, the Council noted that the plans showed that there would be a gap of 700mm between the north elevation of the extension and the side boundary of 82 South Oak Lane, a gap of 1m to the rear boundaries of properties along South Oak Lane and a gap of 2m to the side boundary of 21 Albany Road. There are concerns from neighbours that 'as built' these gaps have been reduced. The plans submitted with this application show the footprint of the building in exactly the same position as the previously approved position. However, when measured on site, there are some variations between the 'as built' building and that shown on the submitted plans. As stated, the overhanging eaves to some elevations have increased in depth. However this hasn't resulted in a reduced overall gap between the building and adjacent properties as where the eaves overhang has increased, the footprint of the building has moved further back into the site meaning that the overall gap remains as previously approved or larger.

Whilst the amendments that have been made have resulted in a slight increase in the overall height of the building, it is not considered that any of the 'as built' amendments result in an impact on residents of nearby property that is materially more harmful than the impact that would have resulted from the implementation of the previously approved scheme. It has been suggested that no weight should be given to the previously approved scheme as it was invalid and was not lawfully implemented. However, it is considered that the approved scheme is a material consideration that should be given significant weight in the determination of this application. Officers are aware that there is an ongoing dispute between the applicant and the owner of 82 South Oak Lane regarding the location of the lawful boundary between the two properties. Notwithstanding this, having carried out a site inspection, officers are satisfied that, based on the evidence available, the development that has been built is within the application site edged red and that it does not encroach beyond land in the applicant's ownership.

Some concern has been raised regarding the impact of light spillage from windows in the east elevation of the garage/mortuary building on the rear gardens of properties on South Oak Lane. Whilst this concern is noted, having discussed the use of the rooms served by these windows with the applicant, it appears that the only room that would be likely to be used out of hours would be the prep room which may require a light to be switched on briefly. Other than that, there is a security light in the mortuary which is on during the night. Given the limited out of hours use of the building and given existing screening along this boundary together with the distance between the building and residential properties on South Oak Lane, it is not considered that light spillage from the windows would have a significant adverse impact on residential amenity. Additionally these windows have recently been fitted with blackout blinds.

Similarly it is not considered that the fact that most of the windows along the southern elevation are clear glazed and that the rooflights are not non opening result in an adverse impact on the amenity of nearby residents or users of the adjacent recreational land. Extensive screening exists along the

boundary of the recreation ground and the rooflights are all above the eye level of users of the chapel building.

Proposed Plant Room

A plant room is proposed to the south west of the site, adjacent to the boundary with the recreational land and the rear garden of 28 Albany Road. The building is required to house a heating and cooling condensing unit that is currently located to the side of the garage building, though is not in use. The condensing unit is an alternative to the air conditioning units that were previously approved on the northern elevation of the extension, adjacent to the boundary with 82 South Oak Lane. No consent currently exists for the condensing unit.

A noise report has been submitted with the application together with additional noise information at the request of the Council's Environmental Health Officer. Having considered the information and having discussed hours of operation with the applicant, no objections are raised by the Environmental Health Department as the department notes that, based on the submitted report, the noise from the unit when enclosed in the acoustic enclosure is not predicted to be above background noise levels within the garden area of the nearest noise sensitive property, and will not impact on the residential properties (which are further away). Additionally hours of operation have been agreed to be between 08:00 and 18:00 Monday to Saturday.

A number of letters of objection have been received from nearby residents expressing concern regarding the proposed plant room, particularly from 21 & 28 Albany Road. Whilst the concerns of these residents are noted, given that the Council's Environmental Health department has raised no objections and are satisfied that there would be no significant adverse impact on nearby residents, it is not considered that a reason for refusal based on noise grounds could be sustained.

At the time of dealing with the previous application, it was concluded that although the proposal had the potential to result in an increase in business/activity of approximately 50%, that taking into account the existing established use of the site and the comments of Environmental Health and Highways, that the development was unlikely to result in a significant or harmful intensification of the existing use. As the scale of the proposal remains unchanged from the previous application, it is not considered that any objections can be raised on this basis.

Highways

The access and parking arrangements for this proposal are the same as for the previously approved application (08/0269P), with the exception of the re-location of the entrance gates further into the site. A number of local residents have raised concerns regarding access and parking and these have been noted. However, the Strategic Highways Manager raises no objections to the application noting that the cooling unit is to be located near the parking and

turning area. It is considered that the development continues to demonstrate sufficient access, parking and turning arrangements.

Trees/Landscaping

When dealing with the previous application it was noted that adjoining properties were screened by a combination of fencing and hedging and it was considered important to retain a soft screen between the properties.

A recent site visit has revealed that much of the boundary screening between the site and adjoining properties remains, however in some areas screening has been removed or cut back. It is therefore considered important that where possible, new planting should be carried out in order to enhance the existing gaps. Comments made with regard to the position of the proposed screening to the boundary with 21 Albany Road are noted, though it is considered that it should be possible for some low level screening to be carried out within the application site boundary and that this would be sufficient.

The Council's Forestry Officer raises no objections to the application subject to the imposition of conditions regarding tree retention and a construction specification/method statement noting that the detached plant room should have minimal impact on the boundary planting which acts as a screen to the site when viewed from the adjacent open space area.

Ecology

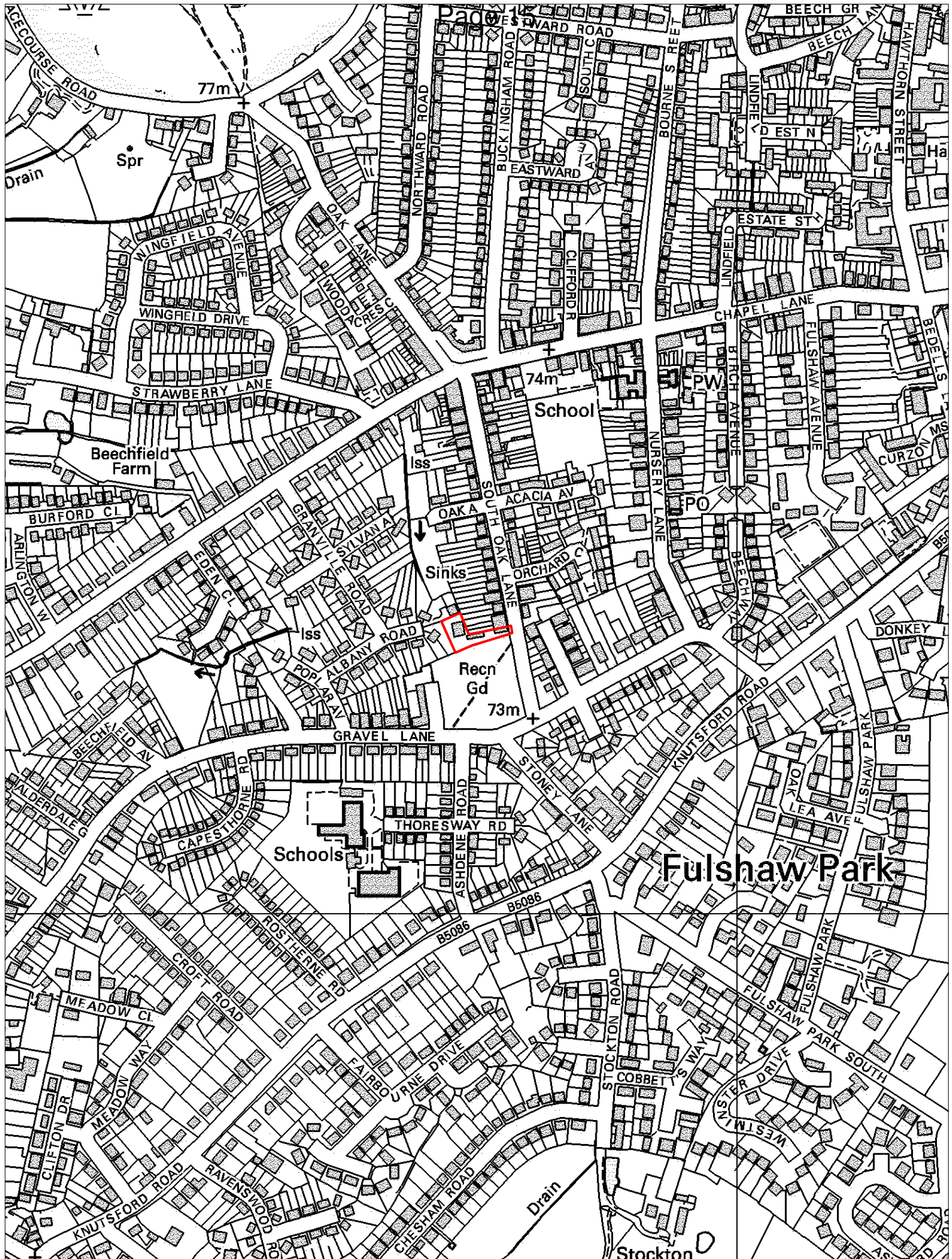
There are no nature conservation issues associated with this application. The Council's Nature Conservation Officer visited the site in connection with the previous application and found no evidence of protected species.

Other Matters

It appears that during the course of the works the first floor of the original dwelling has been used as offices in connection with the business. However, the applicant has advised that this has been on a temporary basis until the works are complete and that this use has now ceased.

CONCLUSIONS AND REASON(S) FOR THE DECISION

This application is required due to the fact that the previously approved scheme (08/0269P) was not built fully in accordance with the approved plans. However, as outlined within the report, it is considered that, with the exception of the new plant room, all of the amendments are relatively minor and all are acceptable. It is not considered that the 'as built' building or the proposed plant room would have a significant adverse impact on the amenity of nearby residents provided that suitable conditions are imposed. Additionally, the design and visual impact of the proposal is considered acceptable as are access and parking arrangements.



84, SOUTH OAK LANE, WILMSLOW, SK9 6AT
 NGR- 383,710:380,300

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Application for **Full Planning**

RECOMMENDATION : Approve subject to following conditions

1. A03FP - Commencement of development (3 years) Plant Room
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A06GR - No windows to be inserted
5. A22GR - Protection from noise during construction (hours of construction)
6. A01LS - Landscaping - submission of details within 2 months
7. A04LS - Landscaping (implementation)
8. A12LS - Landscaping to include details of boundary treatment within 2 months
9. A01TR - Tree retention
10. A03TR - Construction specification / method statement
11. A02HP - Provision of car parking (scheme to be submitted)
12. Details of entrance gates
13. Air Handling Unit to be installed/operated/maintained in accordance with submitted acoustic report and manufacturers details
14. Air Handling Unit not to be replaced without prior approval of LPA
15. Use Of Air Handling Unit restricted to Monday - Saturday 0800 - 1800
16. Cycle Parking facilities

Application No: 10/0904M

Location: ST MARTINS CHURCH, SHRIGLEY ROAD NORTH, POYNTON
Proposal: ERECTION OF PARSONAGE (OUTLINE)

For The Parochial Church Council

Registered 08-Mar-2010

Policy Item Yes

Grid Reference 394351 383234

Date Report Prepared: 12 May 2010

SUMMARY RECOMMENDATION

Refuse

MAIN ISSUES

- Whether the proposal is acceptable in the Green Belt

REASON FOR REPORT

The application has been called to the Committee by the local Ward Member, Councillor Roger West, citing the issue of conflict between the proposal being contrary to Local Plan policy and the requirement for such a key worker in the Community, as his reasons.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises an area of open land within the grounds of St Martin's Church, Poynton. The site is located within the Green Belt as identified in the Macclesfield Borough Local Plan.

DETAILS OF PROPOSAL

This application seeks outline planning permission to erect a new parsonage, with all matters reserved except the layout / siting of new dwelling.

RELEVANT HISTORY

40460P - ADDITIONAL CHURCH FACILITIES - Approved 04.04.1985

45445P - TEMPORARY MEETING ROOM FOR 12 MONTHS - Approved 26.06.1986

49570P - TEMPORARY MEETING ROOM FOR 12 MONTHS - Approved 02.07.1987

49583PB - ERECTION OF NEW CHURCH HALL TO REPLACE FORMER STRUCTURE - Approved 05.08.1987

POLICIES

Regional Spatial Strategy – DP1, DP2, DP4, DP5, DP7, DP9, RDF4

Local Plan Policy - GC1, BE1, DC1, DC3, DC38

Other Material Considerations – PPS3 Housing Self Assessment Checklist

CONSULTATIONS (External to Planning)

Strategic Highways Manager - No objections

British Waterways – No comments to make

Poynton Town Council – Decision deferred to Cheshire East Council, but noted that while Councillors would normally object to a proposal for a new dwelling in the Green Belt, there might be exceptional reasons for allowing it. They raise concern over an apparent lack of consultation on the application.

OTHER REPRESENTATIONS

22 letters from local residents / church members have been received supporting the proposal on the following grounds:

- Lack of community facilities due to closure of post office, butcher and baker
- Will help to address the decline in congregation
- Improved security
- Will enable usage of the facilities to be maintained and overseen
- Construction will provide local employment
- Deeds state that a house should be built on the land at some stage
- Catalyst for more community regeneration
- Dedicated priest for St Martins is best way to serve congregation and community

One letter has been received from the neighbouring property objecting to the proposal on the following grounds:

- Dwelling would create a precedent in the Green Belt
- There have been considerable sewage and drainage problems in the area
- Question motives as there is vacant property in the area.
- The activities at the church hall are not all connected to the church and do not justify a parsonage after 90 years without one.

APPLICANT'S SUPPORTING INFORMATION

A copy of the Church of England's publication entitled "Parsonages: A Design Guide" (commonly referred to as "The Green Guide") has been submitted. This was produced by Church Commissioners in December 1998 as a design guide for building new parsonages to set out exactly what is required for such new buildings. A copy of this document can be viewed in full on the application file.

A design and access statement has also been submitted on behalf of the applicant. The statement outlines that the church is currently served by a minister who lives near the parish church of St. Georges in Poynton, and the services held at St Martins are conducted on a rota basis by church staff and retired clergy living within the parish. The present key holder is also due to retire, and it is imperative that continuous leadership and pastoral care is provided by a resident clergy acting as key holder and overseeing activity

at the site. The dwelling is required to meet the needs of the congregation and community with a view to expanding the congregation. The dwelling needs to be on the site to allow appropriate access for parishioners and privacy for the clergy family, and to meet the requirements of the Green Guide. Similarly, existing housing in the locality does not meet the standards set out in the Green Guide as it does not meet the standards set out in the Green Guide as it lacks the necessary accessibility and privacy.

A supporting letter from the Bishop of Stockport, on behalf of the Diocese of Chester, has also been submitted with the application which notes the following:

- When the land was first purchased the deeds expressed a desire to build a complex of church, church halls and a dwelling for a resident minister
- Decisive action needs to be taken to arrest the decline in congregation.
- A part-time priest is therefore needed who can be resident in Higher Poynton and be solely responsible for the Church of St Martin.
- The Diocese of Chester follows national guidelines in maintaining high standards for clergy housing (access for parishioners and privacy for family) which means it is unlikely that suitable accommodation could be found on the market elsewhere.

OFFICER APPRAISAL

Green Belt

As a new dwelling in the Green Belt, the proposal is defined as inappropriate development. It is therefore necessary to establish whether “very special circumstances” exist to clearly outweigh the harm by reason of inappropriateness, and any other harm that may be identified.

An agricultural worker’s dwelling is an example where a new dwelling can, in some cases, be justified in the Green Belt. The current proposal should be assessed in a similar way, by examining whether the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at the site of their work.

The reasons put forward by the applicant for requiring a new dwelling include meeting the needs of the congregation and community with a view to expanding the congregation, and without it the future of the church is threatened. It is suggested that the dwelling needs to be on the site to allow appropriate access for parishioners and privacy for the clergy family, and to meet the requirements of the Green Guide. For an agricultural worker, the reasons for justifying a dwelling on site are commonly animal welfare, or to deal with out of hours emergencies. Such issues cannot be dealt with in a timely fashion if the farmer lives off site. In this case, it is not entirely clear why the minister needs to live on site, what exactly a resident minister will bring to the church, what are the nature and demands of the minister’s work that make it essential for a 24 hour presence on the site and why their function cannot be carried out off site. Similarly, specific examples of why off site accommodation in the area is not suitable for the purposes of the church have not been submitted.

Existing dwellings on the market have been generally discounted as they do not provide the necessary access for parishioners or privacy for the clergy family, and they do not meet the standards in the Green Guide. However, in the section of the Green Guide that refers to site selection, it is stated as “very desirable” that the Church is within 10 minutes walk. This does not imply that the dwelling must be located on the site. In fact the same section of the Green Guide recommends that the dwelling is not physically attached to the church or parish buildings for reasons of privacy and future saleability. Reference to future

saleability raises questions regarding the long term prospects of the dwelling for ecclesiastical purposes, and the true requirement for a dwelling.

Overall, whilst the objectives of providing a dwelling to accommodate a resident minister to promote the church are understood, the information submitted is not considered to demonstrate a fundamental need for somebody to be present on the site at all times, nor why any need that does exist cannot be provided by existing accommodation in the vicinity of the site. It is therefore concluded that the very special circumstances required to outweigh the harm to the Green Belt caused by inappropriate development have not been demonstrated in this case. The proposal is therefore contrary to policy GC1 of the Macclesfield Borough Local Plan.

Housing

The location of the site is beyond the distances to a food shop, post office, bank, medical facilities, etc, recommended in the North West regional; Assembly's Sustainability Toolkit, and is therefore not in the most sustainable of locations. However, having regard to the nature of the proposal and the close proximity of a regular bus service, if Members are minded to accept the proposal in Green Belt policy terms, then it is considered to be unreasonable to object on sustainability grounds.

Character

The dwelling is to be located at the northern end of the application site adjacent to an existing dwelling at 6 Shrigley Road North. Notwithstanding the objection on Green Belt grounds above, in the context of the street scene and general character of the area the siting of the building is considered to be acceptable. The appearance of the dwelling has been reserved for subsequent approval, and the Conservation Officer has objected due to there being insufficient information to assess the impact upon the Macclesfield Canal Conservation Area (opposite). However, due to the outline form of the application, this is not considered to be a justifiable reason for refusal.

Amenity

The siting of the building is such that a dwelling could be erected without undue harm to the amenity of 6 Shrigley Road North or any other nearby properties.

Highways

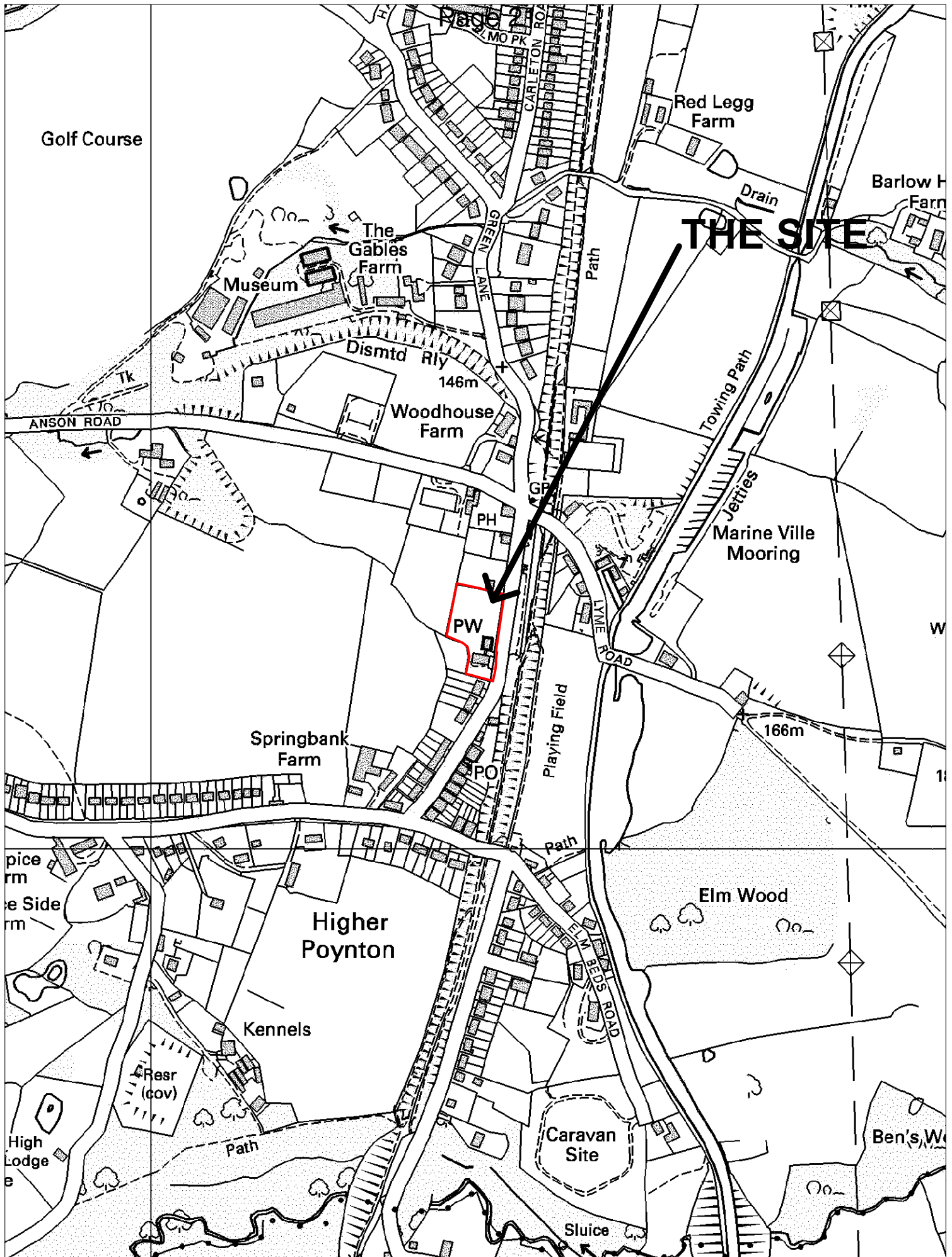
Details of the proposed access have also been reserved for subsequent approval, and the Strategic Highways Manager raises no objections to the proposal on the basis of the information submitted.

Ecology

The Nature Conservation Officer does not anticipate any significant ecological issues associated with the proposed development.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The comments received in both support and objection have been give due consideration, however, by virtue of the proposal representing an inappropriate form of development in the Green Belt, and very special circumstances not having been demonstrated, a recommendation of refusal is made.



ST MARTINS CHURCH, SHRIGLEY ROAD NORTH, POYNTON
NGR - 394,362 : 383,209

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Application for **Outline Planning**

RECOMMENDATION : Refuse for the following reasons

1. R04LP - Contrary to Green Belt / Open Countryside policies

Application No: 10/0973M
Location: THE SMITHY, BRADFORD LANE, NETHER
ALDERLEY, MACCLESFIELD, SK10 4TR
Proposal: ALTERATIONS AND EXTENSIONS
For MR G RICHARDSON
Registered 08-Apr-2010
Policy Item No
Grid Reference 384387 376546

Date Report Prepared: 14 May 2010

SUMMARY RECOMMENDATION

Approve

MAIN ISSUES

- Whether the proposal is acceptable in the Green Belt
- Impact upon the amenity of neighbouring property

REASON FOR REPORT

The application has been called to Committee by the local Ward Member Councillor Carolyn Andrew citing concern from neighbours regarding overlooking and loss of privacy and unneighbourliness, as her reasons.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a detached two-storey dwelling with detached stable building and surrounding gardens. The site is located within an Area of Special County Value in the Green Belt as identified in the Macclesfield Borough Local Plan.

DETAILS OF PROPOSAL

This application seeks full planning permission to erect two-storey side and rear extensions.

RELEVANT HISTORY

09/0009P - DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW HOUSE AND GARAGE REPLACEMENT OF PERMISSION
07/0983P - Approved 30.03.2009

07/0983P - AMENDMENTS TO 06/1730P FOR DEMOLITION OF EXISTING DWELLING AND STABLES, ERECTION OF REPLACEMENT DWELLING

WITH ATTACHED DOUBLE GARAGE, ANCILLARY STABLE BLOCK AND NEW VEHICULAR ACCESS TO INCORPORATE BASEMENT EXTENSION - Approved 11.06.2007

06/1730P - DEMOLITION OF EXISTING DWELLING AND STABLES, ERECTION OF REPLACEMENT DWELLING WITH ATTACHED DOUBLE GARAGE, ANCILLARY STABLE BLOCK AND NEW VEHICULAR ACCESS - Approved 09.04.2006

02/1573P - TWO STOREY REAR EXTENSION AND FIRST FLOOR BALCONY - Approved 09.10.2002

00/0748P - TWO-STOREY REAR AND FIRST FLOOR REAR EXTENSIONS. SIDE PORCH - Approved 01.06.2000

47212P - TWO STOREY REAR EXTENSION - Approved 20.11.1986

42557P - ERECTION OF BLOCK FOR STABLING AND AGRICULTURAL USAGE - Approved 13.09.1985

40403P - PROPOSED STABLES AND TACK ROOM - Approved 28.03.1985

31027P - NEW GARAGE CARPORT TWO WINDOWS - Approved 09.03.1982

POLICIES

Regional Spatial Strategy – DP1

Local Plan Policy – BE1, GC1, GC12, DC1, DC2, DC3, DC6, DC38

CONSULTATIONS (External to Planning)

Nether Alderley Parish Council – Comments not received at time of report preparation

OTHER REPRESENTATIONS

None received at time of report preparation. The publicity period expires on 26 May 2010

APPLICANT'S SUPPORTING INFORMATION

The applicant has submitted a design and access statement, which outlines the design philosophy behind the proposal and a visual impact assessment, including photographs and comparative street scene elevations.

OFFICER APPRAISAL

Green Belt

Policy GC12 of the Local Plan allows extensions to existing houses in the Green Belt of up to 30% of their original floor space. The application property has previously been extended and together with the proposed extensions, the total additions will significantly exceed 30% of the original floor space. The application site is located within a ribbon of development and as such benefits from one of the exception categories of policy GC12, subject to the extensions not being prominent and not adversely affecting the character and appearance of the countryside. A further consideration is that the proposed extensions are very, very similar in scale and design to a previously approved replacement dwelling and garage (09/0009P). Therefore, having regard to the location of the property in a ribbon of development, and the extensions not being significantly more prominent than the dwelling previously approved, the proposal is not considered to adversely affect the character and appearance of the countryside, and is therefore not inappropriate in the Green Belt.

Amenity

The existing property is located approximately 14.5 metres from the side elevation of the neighbour at the School House opposite. This neighbour's elevation includes a ground floor window to a kitchen / diner, which is considered to be a habitable room. The distance guidelines within policy DC38 indicate that a distance of 21 metres should be achieved between habitable room windows. As noted above the proposed dormer windows that will serve bedroom 4 and a dressing room to the master bedroom will fall below the recommended distance. The dressing room will be obscurely glazed, thereby eliminating any overlooking. On the submitted plans, the window to bedroom 4 is not obscurely glazed. Although this window will have a slightly angled relationship to the neighbour's kitchen window, potential will exist for some overlooking. This matter has been discussed with the applicant's agent and it has been agreed that the front facing bedroom window will be either heavily stained/leaded or obscurely glazed, with a flat roof section to the bedroom providing a glazed opening for light and outlook to the room. This should overcome any overlooking concerns.

It should also be noted that the ground floor window of the School House is currently overlooked by pedestrians walking along Bradford Lane, it is considered that the introduction of a new stained / leaded / obscurely glazed window over 14.5 metres away will not result in any additional loss of privacy to the occupiers of the School House.

The detached garage at the rear of the site includes dormer windows that face towards Mill House, which provide potential to overlook their rear garden. Again, it has been agreed with the agent that the dormers are relocated to the opposite elevation to overlook the applicant's garden instead.

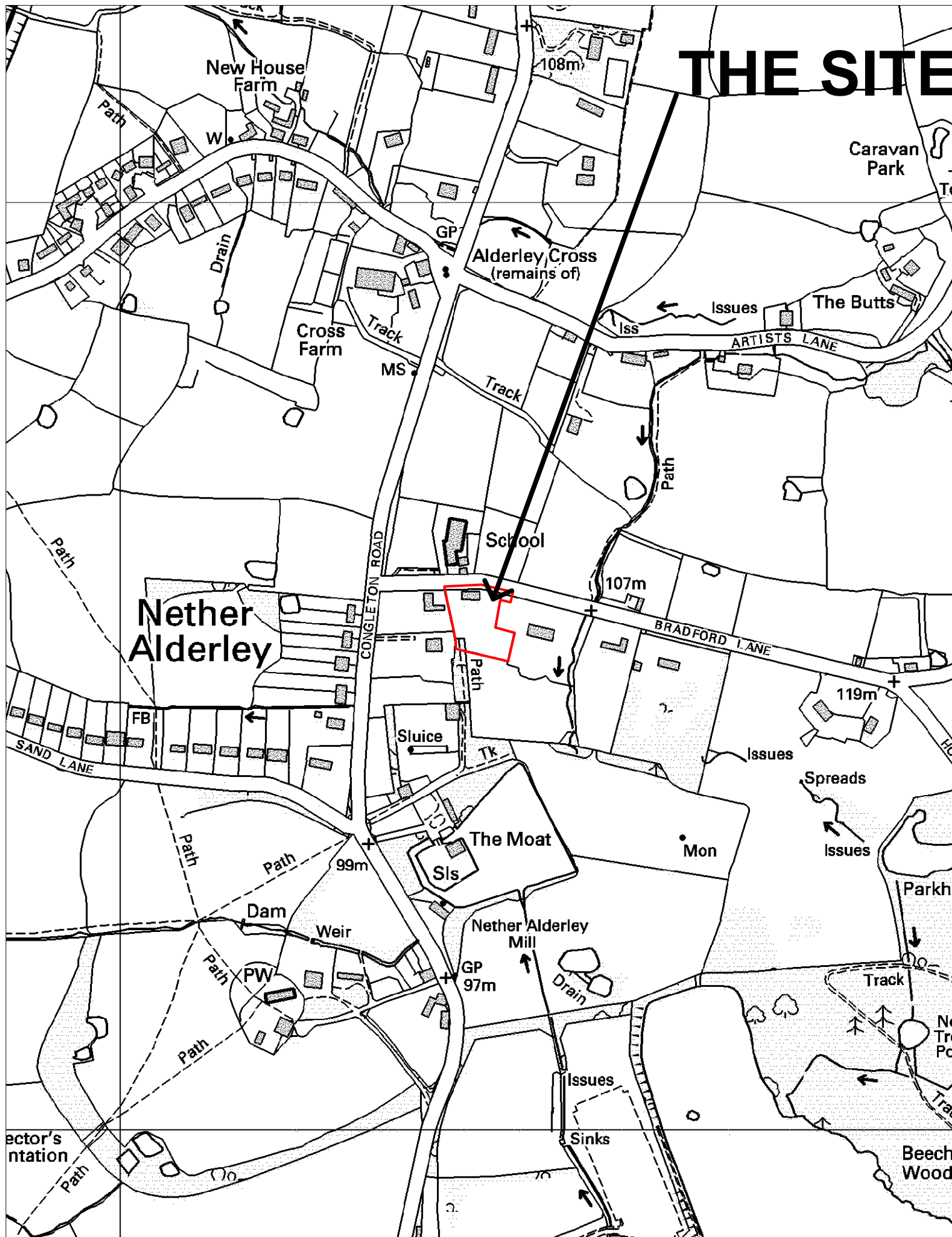
Therefore, subject to the receipt of acceptable revised plans, no significant amenity issues are raised.

Highways

The proposed access to the property is as previously approved under 09/0009P. Therefore no significant highway safety issues are raised subject to the same conditions as the earlier scheme relating to the access and visibility.

CONCLUSIONS AND REASON(S) FOR THE DECISION

Subject to the receipt of revised plans showing an acceptable relationship with neighbouring properties, as outlined above, a provisional recommendation of approval is made.



Application for **Householder**

RECOMMENDATION : Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A05EX - Details of materials to be submitted
4. A02HA - Construction of access
5. A04HA - Vehicular visibility at access to be approved
6. A26HA - Prevention of surface water flowing onto highways
7. A32HA - Submission of construction method statement
8. A12LS - Landscaping to include details of boundary treatment
9. A22GR - Protection from noise during construction (limit on hours of construction works)
10. Materials
11. gates
12. Obscure glazing