

Northern Planning Committee

Agenda

Date: Wednesday, 7th July, 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 - 8)

To approve the Minutes of the meeting held on 16th June 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.

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

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. **10/0127M - 53 Grange Park Avenue, Wilmslow: Landscaping of Rear Garden and Boundaries Including Retaining Wall for Mr P Wightman**
(Pages 9 - 16)

To consider the above planning application.

6. **10/0742M - Victory Hall, Town Lane, Mobberley, Knutsford: Mobberley Victory Hall Community Complex - Refurbishment and Expansion at Rear with Extensions to Side Elevations for Mobberley Parish Council**
(Pages 17 - 24)

To consider the above planning application.

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 16th June, 2010 at The Capesthorpe Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

Councillor B Moran (Chairman)
Councillor R West (Vice-Chairman)

Councillors C Andrew, J Crockatt, O Hunter, T Jackson, J Narraway,
D Neilson, L Smetham, D Stockton, D Thompson and C Tomlinson

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Solicitor), Mr P Hooley (Principal Planning Officer), Mr N
Turpin (Principal Planning Officer) and Miss B Wilders (Principal Planning
Officer)

8 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs H M Gaddum,
Mrs E N Gilliland and M Hardy.

9 DECLARATIONS OF INTEREST

Councillors Miss C M Andrew and J C Crockatt declared a personal
interest in application 10/1270M - Unit 9, Brindley Way, Macclesfield:
Installation of Mezzanine Floor into Existing Retail Warehouse Unit for
Orbit Investments (Properties) Ltd by virtue of the fact that they were
acquainted with the agent speaking on behalf of the applicant as he was a
former employee of Macclesfield Borough Council and in accordance with
the Code of Conduct they remained in the meeting during consideration of
the application).

10 MINUTES OF THE PREVIOUS MEETING

RESOLVED

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

11 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

**12 09/2857M - MOBBERLEY GOLF CLUB, BURLEYHURST LANE,
MOBBERLEY: EXPANSION AND IMPROVEMENT OF EXISTING 9-
HOLE GOLF COURSE AND ASSOCIATED FACILITIES FOR
OLLERTON LEISURE LLP**

(During consideration of the application Councillor R E West left the meeting to attend a Mayoral engagement and did not return).

Consideration was given to the above application.

(Councillor Macrae, the Ward Councillor, Parish Councillor P Braham, Mobberley Parish Council, Mr Nixon, an objector, Mrs Nixon, a supporter and Alexa Brain, the agent for the applicant 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. A01AP - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. A02HA - Construction of access
5. A01HP - Provision of car parking
6. A01LS - Landscaping - submission of details
7. A04LS - Landscaping (implementation)
8. A15LS - Submission of additional landscape details
9. A16LS - Submission of landscape/woodland management plan
- 10.A12LS - Landscaping to include details of boundary treatment
- 11.A08MC - Lighting details to be approved to restrict use of mobile, non-permanent lighting
- 12.A01TR - Tree retention
- 13.A02TR - Tree protection
- 14.A03TR - Construction specification / method statement
- 15.A04TR - Tree pruning / felling specification
- 16.A06TR - Levels survey
- 17.A07TR - Service / drainage layout
- 18.A14TR - Protection of existing hedges
- 19.A02NC - Implementation of ecological report
20. Use of club house facilities limited to users of the golf facilities
21. No lighting hereby granted for the practice range

22. Phasing/timing of the development
23. Doors/windows to remain closed when amplified music played in the club house
24. Scheme to be submitted and agreed for the provision and management of a buffer zone alongside Sugar Brook
25. Appraisal of new water bodies & management of existing ponds and areas around them (Manchester Airport)
26. PROW Signage
27. Submission of a soundproofing scheme for the side elevation of the practice range adjacent to the boundary with Hollingee

13 10/1047M - FOXWOOD FARM, SALTERS LANE, LOWER WITHINGTON, MACCLESFIELD: CHANGE OF USE OF PART- EXISSTING BARN TO FORM CATTERY (RE-SUBMISSION OF 09/2559M) FOR MRS N HOLLAND

(Councillor Mrs T Jackson declared a personal interest in the application as she was acquainted with the objector speaking on the application and in accordance with the Code of Conduct she remained in the meeting during consideration of the application.

Consideration was given to the above application.

(Mr Biddulph, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the receipt of revised plans and subject to the following conditions:-

1. A02AP - Detail on plan overridden by condition
2. A03FP - Commencement of development (3 years)
3. A06EX - Materials as application
4. Not to be used as a kennels
5. Hours of opening to the public - 8am to 4pm, 7 days a week incl bank holidays.
6. Drainage details
7. Parking spaces detailed on plan to be retained at all times
8. Bat enhancment features

14 10/1418M - 28 WINDSOR AVENUE, WILMSLOW: PROPOSED TWO-STOREY SIDE AND REAR FIRST-FLOOR REAR EXTENSION AND CONSERVATORY FOR MS MICHELLE BERTENSHAW

Consideration was given to the above application.

(Councillor R Menlove, the Ward Councillor, Mr Jones, an objector Mrs Bostock, an objector and Mr Bowen, the agent for the applicant attended the meeting and spoke in respect of the 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)
4. A25GR - Obscure glazing requirement

(The meeting adjourned at 4.00pm and reconvened at 4.10pm).

15 10/1574M - SAVIO HOUSE, INGERSLEY ROAD, BOLLINGTON: CONVERSION OF HISTORIC BARNs AND OUT-BUILDINGS TO FORM THE NEW INGERSLEY CENTRE FOR HERITAGE CONSTRUCTION AND RURAL SKILLS TRAINING FOR BOLLINGTON INITIATIVE TRUST

Consideration was given to the above application.

(Mr Nicholson, the Project Manager 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. A01AP_1 - Development in accord with approved plans
3. A02EX - Submission of samples of building materials including tractor shed to be constructed in natural stone and stone slates for the roof
4. A09EX - Rainwater goods
5. A04LS - Landscaping (implementation)
6. A15EX - Specification of mortar mix
7. A17EX - Specification of window design / style including doors
8. A19EX - Garage doors

- 9. A21EX - Roof lights set flush
- 10. A05LB - Protection of features
- 11. A01HP - Provision of car parking
- 12. A04HP - Provision of cycle parking
- 13. A17MC - Decontamination of land
- 14. Parking to comply with plan
- 15. Details of siting of the passing spaces on the access road to be submitted
- 16. Bat Boxes
- 17. Nesting Boxes to include provision for nesting Owls
- 18. Submission of Landscaping Scheme (A02LS)
- 19. Submission of a Landscape/Woodland Management Plan (A016)
- 20. Tree Retention (A01TR)
- 21. Tree Protection (A02TR)
- 22. Submission of an Arboricultural Method Statement (A05TR)
- 23. Submission of Construction/Specification Method Statement

16 **10/1571M - SAVIO HOUSE, INGERSLEY ROAD, BOLLINGTON:
CONVERSION OF HISTORIC BARNs AND OUT-BUILDINGS TO FORM
THE NEW INGERSLEY CENTRE FOR HERITAGE CONSTRUCTION
AND RURAL SKILLS TRAINING (LBC) FOR BOLLINGTON INITIATIVE
TRUST**

Consideration was given to the above application.

RESOLVED

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

- 1. A07LB - Standard Time Limit
- 2. A01AP - Development in accord with approved plans
- 3. A02EX - Submission of samples of building materials including tractor shed to be constructed in natural stone and stone slates for the roof
- 4. A09EX - Rainwater goods
- 5. A15EX - Specification of mortar mix
- 6. A17EX - Specification of window design / style including doors
- 7. A19EX - Garage doors
- 8. A21EX - Roof lights set flush
- 9. A05LB - Protection of features including owl holes

17 10/0996M - ULLARD HALL FARM, ULLARD HALL LANE, PLUMLEY, KNUTSFORD: EXTENSION OF EXISTING DAIRY UNIT FOR MR ROBERT BELL

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. A03FP - Commencement of development (3 years)
3. A06EX - Materials as application

18 10/1270M - UNIT 9, BRINDLEY WAY, MACCLESFIELD: INSTALLATION OF MEZZANINE FLOOR INTO EXISTING RETAIL WAREHOUSE UNIT FOR ORBIT INVESTMENTS (PROPERTIES) LTD.

Consideration was given to the above application.

(Mr D Short, the agent for the applicant 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. A01AP - Development in accord with approved plans
3. Restriction of use for the sale of non-food comparison goods.
4. The store shall not be subdivided prior to the submission of a planning application

19 10/0891M - UNIT D5, PAVILION WAY, MACCLESFIELD: CONVERSION OF EXISTING LISTED BUILDING TO RESIDENTIAL ACCOMMODATION COMPRISING 9 NO. MEWS AND 2 NO. APARTMENTS FOR P E JONES (CONTRACTORS) LTD.

Consideration was given to the above application.

(Mrs K Phillips, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to a deed of variation to include an additional commuted sum of £4,000 for open spaces, any outstanding

consultations & representations being received and subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A10EX - Rainwater goods
5. A14EX - Specification of bonding of brickwork
6. A17EX - Specification of window design / style
7. Landscaping & Boundary Treatment Details
8. Landscaping and Boundary Treatment implementation

In addition it was agreed that the conditions should not refer to pre commencement.

20 10/0890M - UNIT D5, PAVILION WAY, MACCLESFIELD: CONVERSION TO 9 NO. MEWS AND 2 NO. APARTMENTS RESULTING IN THE INSERTION OF TWO EXTRA DOORS ON THE SOUTH ELEVATION AND REPLACEMENT OF WINDOWS WITH DOORS ON GROUND FLOOR OF NORTH ELEVATION (LBC) FOR P E JONES (CONTRACTORS) LTD.

Consideration was given to the above application.

RESOLVED

That the application be approved subject to any outstanding consultations & representations being received and subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A10EX - Rainwater goods
5. A14EX - Specification of bonding of brickwork
6. A17EX - Specification of window design / style

In addition it was agreed that the conditions should not refer to pre commencement.

Councillor B Moran (Chairman)

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Application No: 10/0127M
Location: 53, GRANGE PARK AVENUE, WILMSLOW,
CHESHIRE , SK9 4AL
Proposal: LANDSCAPING OF REAR GARDEN & BOUNDARIES
INCLUDING RETAINING WALL

For MR P. WIGHTMAN

Registered 18-Feb-2010
Policy Item No
Grid Reference 384207 381897

Date Report Prepared: 23 June 2010

SUMMARY RECOMMENDATION

Approval subject to conditions

MAIN ISSUES

Design and impact on the character and appearance of the area
Impact on the residential amenity of neighbouring occupiers

REASON FOR REPORT

This application has been called into committee by Councillor Wesley Fitzgerald on grounds of the impact on residential amenity.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a detached dwellinghouse that is currently being extended under planning approval 09/1668M. The site is located on the western side of Grange Park Avenue where all sites rise steeply from west to east. The application site is located within a predominantly residential area of Wilmslow. The site is located on a residential street comprising properties that are similar in design and scale, with most having been extended in the past.

DETAILS OF PROPOSAL

Full planning approval is sought retrospectively for landscaping works to the rear garden of the site. The works have commenced on site at the same time as the extensions to the dwelling under planning permission 09/1668M.

RELEVANT HISTORY

47478PB FIRST FLOOR REAR EXTENSION
Approved, 18.12.1986

08/0410P SINGLE STOREY SIDE/REAR EXTENSION, RE-BUILD OF
SIDE GARAGE, LOWER GROUND FLOOR REAR
EXTENSION, LOFT CONVERSION AND EXTERNAL
ALTERATIONS
Approved with conditions, 16.04.2008

09/1668M PROPOSED ALTERATIONS, EXTENSIONS AND LOFT
CONVERSION

Approved with conditions, 05.08.2009

POLICIES

Regional Spatial Strategy

DP1 Spatial Principles

Local Plan Policy

BE1 Design Guidance

DC1 New Build

DC2 Extensions and Alterations

DC3 Amenity

DC38 Space, Light and Privacy

Other Material Considerations

Planning Policy Statement 1: Delivering Sustainable Development

OTHER REPRESENTATIONS

Two letters of representation have been received from neighbouring occupiers, raising objections to the proposed landscaping. The concerns raised are summarised as follows:

- The works are neither in keeping nor in character with the surrounding properties on Grange Park Avenue;
- Due to the height variations between the proposed works towards the bottom of the garden and the ground level of neighbouring gardens; the proposed works would result in overlooking which would be harmful to residential amenity;
- The proposed leylandii hedge measuring 3m in height would exceed the government recommended height of 2m; resulting in overshadowing of a patio area;
- A statement submitted by the applicant refers to a 2m height boundary wall to replace an existing 2m dilapidated fence. This could cause loss of light to a kitchen and be visually harmful to the streetscene.

Concerns were also raised with respect to noise, disruption and road congestion caused during the construction works. Additionally concerns were raised with respect to drainage.

OFFICER APPRAISAL

Principle of Development

The application site is located within a predominantly residential area as designated in the Macclesfield Borough Local Plan 2004. The acceptability of the works is therefore subject to planning policies relating to design and residential amenity.

Policy

Macclesfield Borough Local Plan Policies BE1, DC1 and DC2 seek to promote high standards of development that reflects local character in respect to design, use of materials, height, form and massing. Policies DC3 and DC38 seek to ensure the protection of the amenities of residential properties in the vicinity of the site. National guidance PPS1: Delivering Sustainable Development is also relevant and includes objectives to promote high quality and inclusive design.

Design

Full planning permission is sought for significant landscaping works to the rear garden of the application site. Properties situated along the southern side of Grange Park Avenue are characterised by long steeply sloping gardens. The works that have been undertaken have reduced the degree to which the garden previously sloped. The works that have taken place have involved the excavation of ground at the top of the garden, which has been utilised towards the bottom of the garden to create a raised ground area. The raised ground is supported by a retaining wall which currently measures approximately 2.2m at the furthest point adjacent to the northwestern boundary, and approximately 2.1m on the southeastern boundary.

Following initial concerns with regards to the degree to which the land levels have been altered in the context of the site, amended plans have been received to retain a degree of sloping within the site. Furthermore, the retaining wall and internal ground levels have been reduced. Consequently, at the furthest point, the retaining wall is proposed to be reduced by approximately 600mm in height and the ground level is proposed to be reduced by 400mm.

Consideration has been given to concerns raised with respect of the harmful impact on the character of the area. Macclesfield Borough Local Plan policies BE1, DC1 and DC2 seek to protect and enhance the character and appearance of the area. As such, in the context of the proposed scheme, a development should seek to achieve the following design principles:

1. Reflect local character:
2. Respect the form, layout, siting, scale and design of surrounding buildings and their setting; and
3. Contribute to the rich environment and add to the vitality of the area.

The proposed works relate to the rear of the site and are not be visible from public vantage points. It is in this respect that it is considered the proposed landscaping scheme does not have a detrimental impact on the character and appearance of the streetscene. Following the amendments made it is considered that the proposed works would not adversely impact upon the character and appearance of the area. It is considered that with appropriate landscaping the development can be achieved whilst remaining sympathetic to the neighbouring sites.

Amenity

Consideration has been given to concerns relating to overlooking, noise and disturbance.

Macclesfield Borough Local Plan policy DC3 states that *Development should not significantly injure the amenities of adjoining or nearby residential property due to:*

1. *Loss of privacy*
2. *Overbearing effect*
3. *Loss of sunlight and daylight*
4. *Noise, vibration, smells, fumes, smoke, soot, ash, dust or grit*
5. *Environmental pollution*
6. *Hazardous substances and industrial processes*
7. *Traffic generation, access and car parking.*

Whilst this policy acknowledges the impact of noise and traffic generation as being harmful to residential amenity; this policy relates to the continued generation of noise and disturbance following the completion of an approved development. In light of the temporary nature of the construction works in respect of a residential development, it is considered that there would be an acceptable level of impact on residential amenity in this respect.

Concerns raised primarily relate to the raised ground level and retaining wall situated towards the bottom of the garden. The proposed wall would be positioned approximately 1.1m from the common boundary shared with the north-western boundary and approximately 1.2m from the southeastern boundary. Due to the sloping nature of the site, at the highest point, the proposed retaining wall would measure 1.6 m in height, with a ground level of 1.1m above pre-existing levels.

The raised ground level at this point is positioned approximately 30m beyond the rear elevation of no.55 Grange Park Avenue and approximately 42m beyond the rear elevation of no.51 Grange Park Avenue. Due to the topography of the site in addition to existing boundary treatment and the distances specified, it is considered that the proposed development does not result in an unacceptable loss of privacy.

Concerns have been raised with particular reference to the overlooking of a patio area situated to the rear of no.55 Grange Park Avenue. Following a site visit, this property has two patio areas to the rear garden; the larger of which is situated directly beyond the rear elevation of the property and a second smaller area is situated towards the bottom of the garden. The latter is that referred to as an area of concern. This area is positioned adjacent to the proposed retaining wall. At this level following the amendments made, the proposed wall would measure 1.6m height, with an internal ground level of 1.1m.

It is accepted that there would be a degree of overlooking to this area; however there are a number of private spaces to the rear garden of this property that would not be affected by the proposed works. Notwithstanding

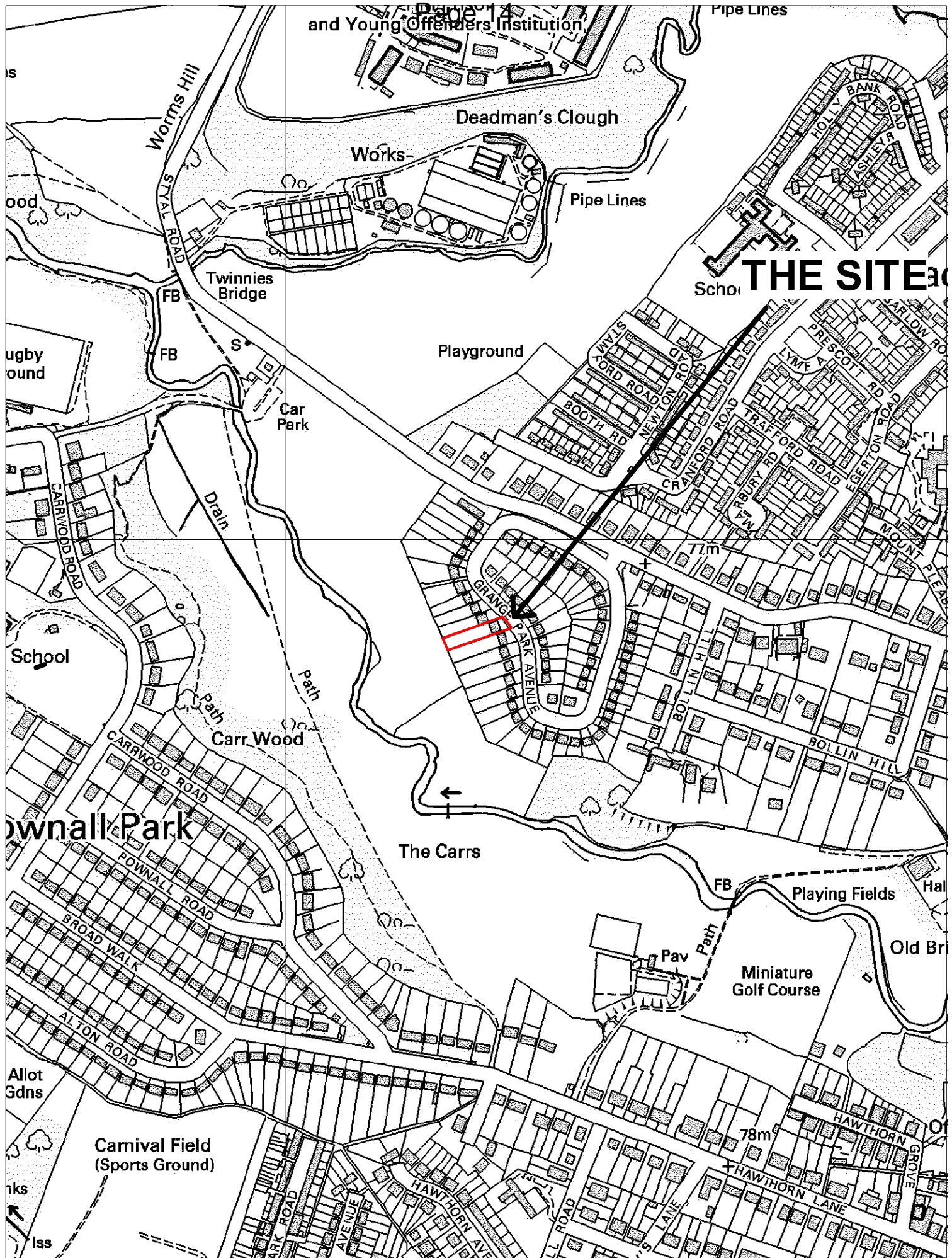
this, the applicant has agreed to a condition should planning approval be granted, to require screen planting of 2m in height along this boundary which would help to mitigate the impact on privacy and would also soften the impact of the retaining wall. It is therefore considered that the objections raised are not sufficient to warrant refusal of this application.

Other Mattersⁱ

Concerns from neighbours have been raised with respect of drainage and highway congestion during construction. These matters are not considered to be relevant to a household development such as this proposal. Issues of drainage would be dealt with through Building Control and any highway congestion during construction would be common to any household development in a residential area.

CONCLUSIONS AND REASON(S) FOR THE DECISION

In conclusion, following the amendments made to reduce the height of the retaining wall and subject to a landscaping condition, the proposed works are considered not to have a detrimental impact on the character and appearance of the area and residential amenity. The proposed landscaping proposal is therefore considered acceptable and compliant with MBLP policies BE1, DC1, DC2, DC3 and DC38. A recommendation of approval is therefore made.



10/0127M - 53 GRANGE PARK AVENUE WILMSLOW

N.G.R: 384.206 - 381.898

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Application for **Householder**

RECOMMENDATION : Approve subject to following conditions

1. A04AP - Development in accord with revised plans (numbered)
 2. A03LS - Submission of landscaping scheme for retrospective planning permission
 3. A07LS - Landscaping (implementation for retrospective planning application)
 4. A12LS - Landscaping to include details of boundary treatment
 5. Ground levels and retaining wall as shown on the revised plans to be implemented within 6 months
 6. Details of the finish of the retaining wall to be submitted and approved with 1 month
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Application No: 10/0742M
Location: VICTORY HALL, TOWN LANE, MOBBERLEY, KNUTSFORD, WA16 7JQ
Proposal: MOBBERLEY VICTORY HALL COMMUNITY COMPLEX - RE-FURBISHMENT & EXPANSION AT THE REAR WITH EXTENSIONS TO THE SIDE ELEVATIONS.
For MOBBERLEY PARISH COUNCIL
Registered 21-Apr-2010
Policy Item No
Grid Reference 379044 379773

Date Report Prepared: 25 June 2010

SUMMARY RECOMMENDATION

APPROVE subject to conditions

MAIN ISSUES

- Whether the proposals constitute inappropriate development in the Green Belt and if so, whether very special circumstances exist to justify approval
- The impact of the proposal on the Conservation Area
- The design/visual impact of the proposals
- Highway safety considerations

REASON FOR REPORT

The application is referred to the Northern Planning Committee as the applicants are Mobberley Parish Council and the application raises a number of policy issues.

DESCRIPTION OF SITE AND CONTEXT

Mobberley Victory Hall is located in an elevated position at the junction of Town Lane and Church Lane in the village of Mobberley. The Victory Hall is a part two-storey, part single storey building which is used as a community facility and managed by the Mobberley Victory Hall Memorial Club. The main part of the building was constructed in the 1920's, with the original part of the building having been clad in timber. A number of single storey brick extensions have been added to the rear of the building at a later date. A bowling green is located to the rear of the Victory Hall with parking areas located to the side and rear of the building. Vehicular access is off Church Lane, close to the junction with Town Lane. The application site also contains an area of rough grassland to the west of the bowling green and parking area.

This land is a Site of Nature Conservation Importance. A number of trees are located to the west, south and east of the site. The site is located within Mobberley Conservation Area and lies within the Green Belt.

DETAILS OF PROPOSAL

Planning permission is sought for the refurbishment and expansion of the existing Victory Hall building. As originally submitted, the proposal also included the formation of a one-way traffic system through the site which would result in the existing vehicular access point becoming IN ONLY and the proposed new track to an existing field access off Town Lane becoming an EXIT ONLY. Additionally a car park extension was also proposed adjacent to the existing bowling green. However the new track and car park extension have been removed from the application following concerns raised by officers.

RELEVANT HISTORY

24340P

Pre-Planaps application (Jan 77-Apr 82)

ALTNS & EXTNS TO LICENCED CLUB

VICTORY HALL MENS CLUB MOBBERLEY

approved with conditions 19801105

08/0764P

Full Planning

ERECTION OF A SMOKING SHELTER (RETROSPECTIVE)

VICTORY HALL, TOWN LANE, MOBBERLEY, KNUTSFORD, CHESHIRE,
WA16 7JQ

approved with conditions 20080923

09/1148M

Full Planning

REFURBISHMENT AND EXPANSION OF PAVILLION & EXTENSION TO
SIDE ELEVATION OF THE MAIN HALL

VICTORY HALL, TOWN LANE, MOBBERLEY, KNUTSFORD, CHESHIRE,
WA16 7JQ

Withdrawn 20091118

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
RT9 Walking and Cycling
EM1 Integrated Enhancement and Protection of the Region's Environmental Assets
EM16 Energy Conservation & Efficiency

Local Plan Policy

NE11 Nature Conservation
NE13 Nature Conservation
BE1 Design Guidance
BE3 Conservation Areas
GC1 New Buildings
T2 Integrated transport policy
DC1 New Build
DC2 Extensions and Alterations
DC6 Circulation and Access
DC9 Tree Protection

Other Material Considerations

PPG2: Green Belts
PPS5: Planning for the Historic Environment

CONSULTATIONS (External to Planning)

Strategic Highways Manager: originally commented that the details submitted do not provide sufficient information to allow the determination of the application in terms of the internal road design in the application. However, although though the existing access is poor, the proposal will not intensify of the vehicular use of the existing access and no highway objections are raised. Conditions are proposed to formally demark the car park spaces and to provide better signage to improve the use of the existing access.

Public Rights of Way: it appears unlikely that the proposal would affect the public right of way.

VIEWS OF THE PARISH/TOWN COUNCIL

Not applicable as Mobberley Parish Council are the applicants.

OTHER REPRESENTATIONS

None received to date.

APPLICANT'S SUPPORTING INFORMATION

A Design & Access Statement, Heritage Statement and Tree Survey have been submitted in support of the application. Full copies of these documents are available to view on the Council's website.

The Design & Access Statement is a comprehensive document which provides a background to the proposal, explains the need for the development and deals with site works. The D & A Statement states that the proposed extensions to the Hall represent a 32% increase in footprint.

OFFICER APPRAISAL

Principle of Development

The principle of extending non-residential buildings in the Green Belt is inappropriate development for which very special circumstances are required.

Green Belt

Local Plan policy GC1 deals with new buildings in the Green Belt and reflects the advice contained within PPG2. The policy states that approval will not be given, except in very special circumstances, for the construction of new buildings unless it is for one of the listed purposes, none of which apply in this case. As the proposed extensions to the Hall are inappropriate development, very special circumstances need to be demonstrated to outweigh the harm caused by inappropriateness and any other harm.

With regard to the impact of the proposal on openness, the proposed extensions would be located on the existing developed part of the site. The extensions/alterations would be located to the rear of the existing building and whilst the extensions would result in additional bulk and massing, given the scale, position and location of the extensions and existing boundary treatment, it is considered that the impact of the extensions on openness would be limited.

As stated, a comprehensive Design & Access Statement has been submitted with the application. This effectively sets out what the Parish Council considers to be the very special circumstances in support of the proposal. To summarise it is stated that the Victory Hall is an essential ingredient to the village life of Mobberley and has been so since the 1920's. The Hall is used by a variety of local groups and organisations however due to the limitations of the existing building, some groups are unable to use the Hall and it does not provide adequate facilities for disabled users. Additionally the existing building is not energy efficient due to poor insulation, a number of existing flat roofs and a lack of double glazing. It is also stated that the top water drainage system is inadequate and unsatisfactory and that the boiler house frequently floods. It is also stated that the rear elevation of the Hall, with the conglomerate of flat roofs and remote brick building with no windows, is out of keeping with the rest of the building which has mock tudor cladding.

The existing and proposed floorplans indicate that the existing hall comprises a main hall with an adjoining smaller room, a snooker room, lounge, beer cellar, storage areas, a kitchen and toilet facilities. The refurbished/extended hall would contain similar facilities, albeit in some cases on a slightly larger scale. Additional toilet facilities would be provided, including disabled facilities.

The proposals would result in the removal or alteration of existing flat roofed extensions and will generally improve the appearance of the rear elevation of the building as well as providing opportunities for improved insulation and for the use of solar panels. It is considered that the Victory Hall is an important community facility located in a relatively central location within Mobberley and that it is important to ensure that the building remains useable and viable. In this case it is considered that the very special circumstances put forward are sufficient to justify the proposed development and to outweigh the harm caused by inappropriateness and the limited additional harm.

Design

The site lies in an elevated position within the Conservation Area. Local Plan Policy BE3 states that development will only be permitted in or adjoining a Conservation Area which preserves or enhances the character or appearance of the Conservation Area. Special attention will be paid to matters of bulk, height, materials, colour and design.

As previously stated, the proposed extensions and alterations are to the rear elevation of the Hall. The extensions are to be constructed from a mixture of Cheshire brick and mock tudor cladding to match the original hall. Three solar panels and a number of rooflights are to be installed to the rear roof slopes.

The Council's Conservation Officer has been consulted on the application and whilst he comments that the extensions could have been better designed, given the Conservation Area context, he notes that they won't be particularly prominent. No objections are therefore raised by him.

The Conservation Officers comments are noted and it is agreed that the extensions would not be prominent. The proposal represents a significant improvement when compared to the existing situation of a series of flat roofed extensions. The overall design and appearance of the proposals are therefore considered to be acceptable and compliant with Local Plan policies BE3, DC1 and DC2.

Highways

As originally submitted, the application also contained a proposal to alter the existing access and parking arrangements to provide for a one way system and an enlarged car park. However this element of the application has now been withdrawn following concerns raised by officers. The access and parking arrangements therefore remain as existing.

The Strategic Highways Manager notes that the existing access and egress to the site is poor and that any improvement that could be gained is beneficial in highways terms. It is also noted that there is a considerable area of car park on the site that has not been formally marked out. The Strategic Highways Manager considers that the proposal will not result in an intensification of the use of the existing access as a result of the refurbishment and extension of

the buildings. On this basis it is considered acceptable and safe to use the existing access to serve the development.

The justification for the extension relies on improving the use of the community facility and therefore the conclusion that there would be no intensification in use of the access should be carefully considered. Taking into account the local nature of the use and the existing use of the Hall it is not considered likely that there would be a material intensification of the number of vehicles using the access that could warrant a refusal on highway safety grounds. The location of the access can be improved to road users by improving the signing and this can be dealt with through condition.

Amenity

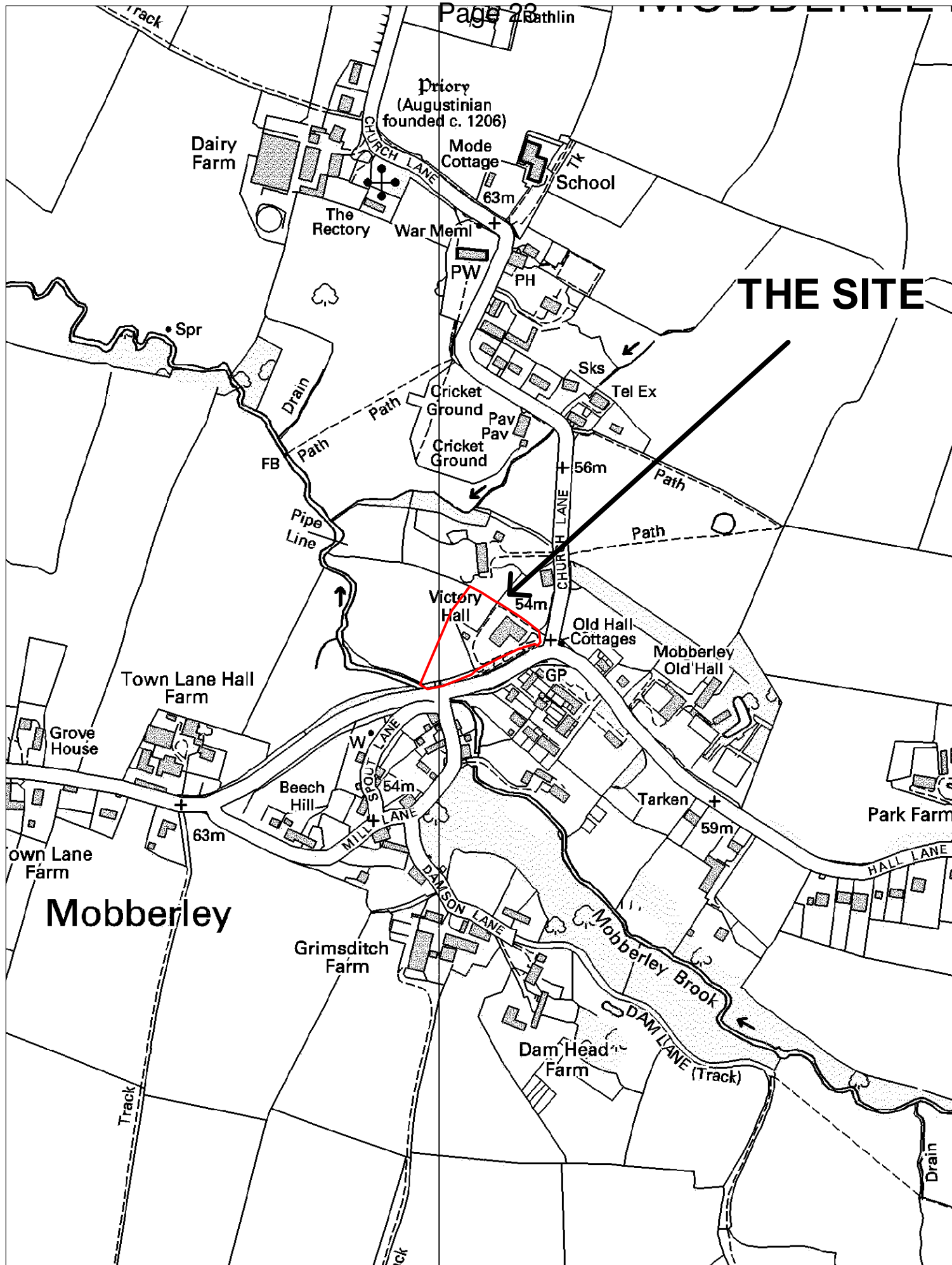
Two residential properties lie to the north of the site. Due to extensive boundary screening, only one property, Gorsey Brow directly overlooks the site. However, due to the distance between this property and the rear elevation of the Hall, the orientation of the properties and the scale of the proposal, it is not considered that there would be any significant adverse impact on the amenity of this property.

Ecology

The Council's Nature Conservation Officer has been consulted on the application and originally objected to it noting that part of the proposal is located within an SBI and that no ecological information has been submitted with the application. Further comments are now being sought following the deletion of the parts of the proposal affecting the SBI and any additional comments received will be provided in an update to Members.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed extensions are inappropriate development in the Green Belt for which very special circumstances are required. In this case it is considered that very special circumstances exist which outweigh the harm caused by inappropriateness. The Victory Hall is an important community facility and the extensions are required to improve the facility in terms of the internal space and facilities required, the design and appearance of the building, the energy efficiency of the building and accessibility for disabled users. The impact of the proposal on the character and appearance of the Conservation Area is acceptable as is the impact of the proposal on the amenity of nearby residential occupiers. The proposal will utilise the existing access and parking facilities. This is considered acceptable as the proposal is unlikely to result in the material intensification of the use of the vehicular access to the site.



10/0742M - VICTORY HALL, TOWN LANE MOBBERLEY

N.G.R.; 379.045 - 379.768

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Scale 1:10000

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. A09EX - Rainwater goods
5. A20EX - Submission of details of windows
6. A21EX - Roof lights set flush
7. A32HA - Submission of construction method statement
8. Details of proposed solar panels to be submitted and agreed
9. Scheme to be submitted and agreed for the demarcation of the existing car park prior to use of the extended Hall
10. Scheme of signing of the access to be submitted and approved