

Northern Planning Committee

Agenda

Date:	Wednesday, 18th August, 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.

Please note that members of the public are requested to check the Council's website the week the Planning/Board meeting is due to take place as Officers produce updates for some or of all of the applications prior to the commencement of the meeting and after the agenda has been published.

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 as a correct record.

4. Public Speaking

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

Contact: Sarah Baxter

Tel: 01270 686462

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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. **10/2269M-Application for Heifer Rearing Unit and Extension to Existing Building, Land at Cocks Moss Lane, Marton for Mr Brian Bates** (Pages 5 - 10)

To consider the above application.

6. **10/2328N-Extension to Time Limit on Application P07/0476, Lightwood Green Farm, Lightwood Green Avenue, Dodcott Cum Wilkesley, Nantwich for Mr & Mrs S Bailey** (Pages 11 - 18)

To consider the above application.

7. **Appeal Summaries** (Pages 19 - 20)

To note the Appeal Summaries.

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 28th July, 2010 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

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

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

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr P Hooley (Business Lead - Northern
Office) and Mr N Turpin (Principal Planning Officer)

27 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M Hardy and O
Hunter.

28 DECLARATIONS OF INTEREST/PRE-DETERMINATION

Councillor H Gaddum declared that in writing to the appeal body following
consideration of the previous application by the Northern Planning
Committee on 7 April 2010, she had expressed an opinion regarding
application 10/1711M-Development of Hollands Nursery to Lodge Park (20
No. Timber Lodges) - Resubmission of 10/0076M, Hollands Nursery,
Congleton Road, Gawsorth for Mr T Holland, Metier Property Holdings
and therefore fettered her discretion. Councillor Gaddum exercised her
separate speaking rights as a Ward Councillor and then withdrew from the
meeting during the consideration of this item.

Councillor J Narraway declared a personal and prejudicial interest in
application 10/1711M-Development of Hollands Nursery to Lodge Park (20
No. Timber Lodges) - Resubmission of 10/0076M, Hollands Nursery,
Congleton Road, Gawsorth for Mr T Holland, Metier Property Holdings by
virtue of the fact that he had a business relationship with the owner of
Hollands Nursery. In accordance with the Code of Conduct, he withdrew
from the meeting during consideration of this item.

29 MINUTES OF THE PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 7 July 2010 be
approved as a correct record and signed by the Chairman.

30 PUBLIC SPEAKING

RESOLVED - That the public speaking procedure be noted.

31 10/1711M-DEVELOPMENT OF HOLLANDS NURSERY TO LODGE PARK (20 NO. TIMBER LODGES)- RESUBMISSION OF 10/0076M, HOLLANDS NURSERY, CONGLETON ROAD, GAWSWORTH FOR MR T HOLLAND, METIER PROPERTY HOLDINGS

Note: Having declared a personal and prejudicial interest in this application, Councillor J Narraway withdrew from the meeting during consideration of this item.

Note: Having declared that she had expressed an opinion and therefore fettered her discretion, Councillor H Gaddum exercised her separate speaking rights as a Ward Councillor and then withdrew from the meeting during the consideration of this item.

Note: Mrs D Williams (objector), Colonel G Sparrow (supporter) and Mrs L Dowd (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and an oral update by the Principal Planning Officer.

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

1. A03FP - Commencement of development (3 years)
2. A04AP - Development in accord with revised plans (numbered)
3. A01LS - Landscaping - submission of details
4. A01TR - Tree retention
5. A02TR - Tree protection
6. A06TR - Levels survey
7. A08MC – Low level lighting details to be approved
8. A02NC - Implementation of ecological report
9. A06NC - Protection for breeding birds
10. A01HP - Provision of car parking
11. A12HA - Closure of access
12. A08HA - Gates set back from footway/carriageway
13. The caravans shall be occupied for holiday purposes only/not be a main place of residence
14. The owners/operators shall maintain an up to date register of names and home addresses of all occupiers of the caravans
15. No caravan on the site shall be occupied between 1st January and 1 March inclusive in any year
16. Submission and approval of surfacing materials
17. Submission and approval of a refuse / recycling scheme
18. Submission and approval of full Gas Survey (as recommended by the Phase 1 study)
19. Submission of a scheme to limit the surface water run-off generated by the proposed development
20. Details of foul and surface water drainage to be submitted prior to commencement of development, and implemented in accordance with the approved details prior to use.

21. Phase II contaminated land investigation to be carried out.
22. Details of access gates and piers to be submitted
23. Approval of materials to be utilised on site to prevent electromagnetic interference from the site of Jodrell Bank
24. Removal of Caravan Site Permitted Development rights re lodges 19, 20 and 21 and the recreation area adjacent to the Malypole Farm boundary

32 10/1900M-REINSTATEMENT OF ORIGINAL WING TO EASTERN ELEVATION OF OLD HALL AND CONVERSION OF OLD HALL TO THREE DWELLINGS, PART CONVERTED AGRICULTURAL BUILDING TO 4 DWELLINGS AND AGRICULTURAL BUILDING TO THREE DWELLINGS (RESUBMISSION OF 10/0569M), OVER TABLEY HALL FARM, OLD HALL LANE, TABLEY FOR WEST REGISTER (REALISATIONS) LTD

Note: Mr D Jackson (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered an oral report of the site inspection and an oral update by the Business Lead - Northern Office, and a report regarding the above planning application.

RESOLVED - That the application be DELEGATED to the Head of Planning and Policy, in consultation with the Chairman, to approve following negotiation regarding the restoration of original chimney stack/s

Approval to be subject to:

the completion of a section 106 legal agreement securing a commuted sum for public open space of £21,000 and a commuted sum for recreation/outdoor sports of £7,000 and the phasing of the development to ensure that the works to the listed building are completed prior to the sale of part of the open market housing on the site,

and the following conditions:

1. A03FP - Commencement of development (3 years)
2. A02EX - Submission of samples of building materials
3. A01LS - Landscaping - submission of details
4. A04LS - Landscaping (implementation)
5. A12LS - Landscaping to include details of boundary treatment
6. A01GR - Removal of permitted development rights Classes A-E, Part1
7. A01GR_1 - Removal of permitted development rights Class A, Part 2
8. A17MC - Decontamination of land
9. A06HP - Use of garage / carport
10. A10EX - Rainwater goods
11. A25GR - Obscure glazing requirement
12. A01AP - Development in accord with approved plans
13. Works to be undertaken in accordance with the Noise Report
14. Programme of Archaeological Work

15. Works to be undertaken in accordance with submitted Method Statement and schedule of repairs
16. Roof lights set flush
17. External doors fabricated in timber
18. Breeding birds
19. Lighting details to be approved
20. Bat mitigation measures to be implemented

33 10/1899M-REINSTATEMENT OF ORIGINAL WING TO EASTERN ELEVATION OF OLD HALL AND CONVERSION OF OLD HALL TO THREE DWELLINGS, PART CONVERTED AGRICULTURAL BUILDING TO 4 DWELLINGS AND AGRICULTURAL BUILDING TO THREE DWELLINGS- RESUBMISSION OF 10/0578M (LBC), OVER TABLEY HALL FARM, OLD HALL LANE, TABLEY FOR WEST REGISTER (REALISATIONS) LTD

The Committee considered a report regarding the above planning application.

RESOLVED - That the application be DELEGATED to the Head of Planning and Policy, in consultation with the Chairman, to approve following negotiation regarding the restoration of original chimney stack/s

subject to the following conditions:

1. A03CA - Standard Time Limit
2. A03EX - Materials to match existing
3. A07EX - Sample panel of brickwork to be made available
4. A11EX - Details to be approved of eaves treatment
5. A10EX - Rainwater goods
6. A20EX - Submission of details of windows
7. A01AP - Development in accord with approved plans
8. Localised rebuilding to be done in English Garden Wall Bond
9. Mortar to be agreed with Local Planning Authority
10. Raking out of brickwork joints to be by hand
11. Roof lights set flush
12. Schedule of quoin stones
13. Schedule of window surrounds and mullions
14. Stone renewals to be in natural stone
15. External doors fabricated in timber
16. Decorative or preservative treatment of external timber to be agreed
17. Works to be undertaken in accordance with submitted Method Statement and schedule of repairs

The meeting commenced at 2.00 pm and concluded at 4.38 pm

Councillor B Moran (Chairman)

Application No: 10/2269M

Location: LAND AT, COCKSMOSS LANE, MARTON

Proposal: APPLICATION FOR HEIFER REARING UNIT AND EXTENSION TO EXISTING BUILDING

For MR BRIAN BATES

Registered 29-Jun-2010

Policy Item No

Grid Reference 385590 367650

Date Report Prepared: 3 August 2010

SUMMARY RECOMMENDATION

Approve

MAIN ISSUES

- Impact upon the character and appearance of the area
- Impact upon the amenity of neighbouring properties

REASON FOR REPORT

The application has been called to the Northern Planning Committee by the Local Ward Member, Councillor Carolyn Andrew, in response to the representations made to her by local people regarding the size, appearance and siting of the proposed heifer rearing building in the open countryside.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a single agricultural building, which forms part of the wider agricultural holding of Cocksmoss Farm. The site is located within Countryside Beyond the Green Belt and the Jodrell Bank Outer Zone as identified in the Macclesfield Borough Local Plan.

DETAILS OF PROPOSAL

This application seeks full planning permission to extend the existing building on site to rear heifers.

RELEVANT HISTORY

08/2566P – Erection of new agricultural storage building (determination) – Approval not required 08.01.2009

POLICIES

Local Plan Policy

NE11 – Nature Conservation
BE1 – Design Guidance
GC5 – Countryside Beyond the Green Belt
GC6 – Countryside Beyond the Green Belt
GC14 – Jodrell Bank
DC1 – New Build
DC2 – Extensions and Alterations
DC3 – Amenity
DC6 – Circulation and Access
DC28 – Agricultural Buildings

CONSULTATIONS (External to Planning)

Strategic Highway Manager – No objections

Jodrell Bank – No comments to make

Environmental Health – Comments not received at time of report preparation.

Marton Parish Council - Comments not received at time of report preparation.

OTHER REPRESENTATIONS

None received at time of report preparation. The publicity period continues until 11.08.2010.

APPLICANT'S SUPPORTING INFORMATION

A Design & Access Statement and a Justification Statement have been submitted on behalf of the applicant. These statements outline that the existing building is used for the storage of hay and straw produced from the block of land on which it is located, and is used by the youngstock and milking herd at Cocksmiss Farm.

The enterprise operates as a dairy unit milking approximately 200 cows. The extension will be used to rear replacements for the herd. The proposal to house the replacement heifers at the proposed site is to provide an isolation facility separate to the main herd. This will provide a greater degree of biosecurity. The proposed site is on a block of owned land whereas the main unit at Cocksmiss Farm is tenanted. The landlord is unwilling to invest capital into the unit and therefore it falls upon the tenant to do so.

The proposed building will house 90 - 100 stock during the peak requirement in the winter, which will require approximately 268 square metres of floor space. This area will be provided by the extension, and the existing building will continue to store produce from the land.

OFFICER APPRAISAL

Principle of Development

The proposed building is clearly intended for agricultural purposes and therefore the development is acceptable in principle.

Design / Character

The simple design of the extension is considered to be appropriate and in keeping with the existing building. Located on the east and south sides of the existing building, the extension will be visible from Cocksmiss Lane. However, the existing building is already visible as it is isolated in the centre of a field, despite being located behind land that rises up from the road and then falls away to the application site. Overall, the proposed extension is not considered to be significantly more harmful upon the character and appearance of the countryside than the existing building, having regard to its agricultural purpose and design. However, it is noted that there are gaps along the boundary hedgerow with Cocksmiss Lane, which if filled in with additional hedgerow, would help to reduce the visual impact of the building. Similarly, there may be some potential for further landscaping to the east /south of the building where there are currently tall crops that if permanent, would significantly help to minimise the impact of the building. Additional details are also required to ensure that the proposed creation of banking to the side of the extension has an acceptable landscape impact. Appropriate landscaping conditions are therefore recommended.

It must be acknowledged that it would probably be preferable for the building to be located close to the main farm complex at Cocksmiss Farm, which is approximately 400 metres away, on the opposite side of Cocksmiss Lane. However, the applicant's desire to site it on the detached parcel of land is also understandable given that he owns this land rather than occupies it as a tenant, and also that the rearing of heifers on a unit separate from the main unit will provide advantages to the health status of the herd. This application must be assessed on its merits and its visual impact is considered to be acceptable as noted above and the extension will allow for the continued expansion of the dairy enterprise.

Highways

The Strategic Highways Manager raises no objections to the proposal. The site is served by an existing vehicular access and track. No significant highways safety issues are therefore raised.

Amenity

The proposed extension will be located approximately 100 metres from the garden boundary of the nearest residential property at Moss Wood Cottage. Due to the proposed use there is potential for odours to impact upon the living conditions of neighbours. If the extension was located on the opposite side of the building this could serve to reduce the odour concern. This has been suggested to the applicant's agent and a response is awaited. However, looking at the proposal as it currently stands, having regard to the distance to the nearest property, the rural location of the site, and the fact that animals

could graze the land now without further consent but still have the potential for odour, on balance the proposed extension is considered to have an acceptable impact upon the amenity of neighbouring properties. Formal comments from Environmental Health are awaited; however they have verbally stated that they will not be raising an objection.

Ecology

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

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed extension will serve to support an existing agricultural enterprise, the visual impact of the proposal is acceptable and whilst there is some concern regarding odour emanating from the building due to its proposed use, the impact upon the amenity of neighbouring properties is considered to be acceptable. The proposal therefore complies with policies NE11, GC5, GC6, DC1, DC2, DC3, DC6 and DC28 of the Macclesfield Borough Local Plan, and a recommendation of approval is therefore made.

41.57m

5.60m

THE SITE

Moss Wood
Cottage

Marton House

**Cocks Moss
Farm**

Cocksmoss Wood

#

Application for **Full Planning**

RECOMMENDATION : Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)

Application No: 10/2328N

**Location: LIGHTWOOD GREEN FARM, LIGHTWOOD GREEN AVENUE,
DODCOTT CUM WILKESLEY, NANTWICH, CW3 0EN**

Proposal: EXTENSION TO TIME LIMIT ON APPLICATION P07/0476

For Mr & Mrs S Bailey

Registered 22-Jun-2010

Policy Item No

Grid Reference 363411 342414

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

- Have there been any changes in material circumstances since the previous application (P07/0476 was approved?)
- Impact of the development on:-
 - Protected Species
 - The structural condition of the buildings

REASON FOR REPORT

This application is referred to Northern Planning Committee as the applicant is a Member of the Council.

DESCRIPTION OF SITE AND CONTEXT

The site is located at the southern end of Lightwood Green Avenue, and is currently a working farm with an existing farmhouse and a number of traditional brick and modern farm buildings. The site is located within the open countryside.

Barn 1 is a traditional two-storey red-brick barn with a grey tiled roof; this barn has been extended in the past with a single-storey rear extension and a two-storey side extension. Barn 2 is a similar two-storey barn which has seen a roof lift and numerous alterations to its openings in the past. Barn 3 is an open-ended Dutch barn which runs parallel with Barn 2. There is a separation distance of 13 metres between the two barns. Barns 1, 2 and Upper Lightwood Green Farmhouse are located around a central grass midden. The modern agricultural buildings are mainly located to the south and west of the site.

DETAILS OF PROPOSAL

This application is for the extension to the time limit condition to planning permission P07/0476. This planning permission relates to conversion of barn 1 into three dwellings, the conversion of barn 2 into two dwellings and the conversion of barn 3 into two dwellings with the erection of 5 double garages in 1 block of two and 1 block of three.

RELEVANT HISTORY

P07/0476 - Conversion of Three Barns to Seven Dwellings with Three Detached Garage Blocks, Access Roads, Refuse Collection Bays and Demolition of Other Agricultural Buildings – Approved 29.06.07
7/05181 – Steel framed silage building - Approved 29.03.79

POLICIES

Local Plan policy

NE.2 – Open countryside
NE.9 – Protected Species
NE.16 – Re-use and adaptation of a rural building for residential use
BE.1 – Amenity
BE.2 – Design Standards
BE.3 – Access and Parking
BE.4 – Drainage, Utilities and Resources
BE.5 – Infrastructure

National policy

PPS3 – Housing
PPS7 – Sustainable Development in Rural Areas
PPS9 – Biodiversity and Geological Conservation

CONSULTATIONS (External to Planning)

Ecology: No evidence of bats have been recorded at the site, however no details of the date on which the survey was undertaken or the number of surveyors that undertook the bat activity surveys has been provided. This information is important to allow the Council to assess the submitted survey. Details of provision to be made for breeding birds has been provided with the application and this is considered acceptable, subject to a condition regarding the timing of the works.

Environmental Health: Request conditions regarding contaminated land and construction hours

Highways: No objection

VIEWS OF THE PARISH COUNCIL

No comments received at the time of writing this report

OTHER REPRESENTATIONS

No representations received at the time of writing this report

APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement (Produced by Rodney Bellamy Associates and dated 12th June 2010)

- The applicants wish to change direction and forgo their work with the dairy herd and concentrate on developing their herd of cattle and their growing of crops. In order to do this they need to purchase more land and relinquish land which they currently lease. All the existing buildings are unsuitable for these needs and the aim is to convert the existing brick buildings on the site;
- This is an open countryside location within easy reach of nearby towns. All barns will have a minimum of three bedrooms with four of the dwellings having four bedrooms. Therefore the development will serve couples and young families;
- Many of the original cross walls, window and door openings will be retained, with as much of the agricultural detailing kept where possible;
- New openings have been kept to a minimum as have new rooflights;
- Barn 3 was an open sided barn originally and was a design much used on the Combermere Estate and is a characteristic of the County. The scheme of conversion for this barn seeks to recognise the original repetitive structure of regular brick piers. In-between 2 bays have been left open to emphasise the openness of the barn;
- Vehicular access makes use of the existing farm access, and there are carefully designed new driveways and turning areas;
- The original midden is to be retained in order to maintain the open yard characteristics of the complex

Protected Species Survey (Produced by Pearce Environment Ltd and dated May 2010)

- The results of the bat activity and emergence survey were that there were no bat species detected in the vicinity of the outbuildings
- House Martin and House Sparrow nests were noted on the eaves of barns 1 and 2
- Mitigation measures include bat boxes, a sparrow terrace box and House Martin nest boxes are installed.

Supporting letter from Carroll and Williams Structural Engineers dated 17th June 2010

- All three buildings are in similar condition to the original survey with only minor modifications. These modifications do not substantially alter the findings of the original report
- For clarity a summary of the results from the original structural survey is as follows;

Barn 1

- The age and construction of the property is such that it inevitably contains elements which do not comply with current design standards. Nevertheless there are no obvious problems apart from some unevenness in the roof;
- There is an apparent lack of significant damage due to foundation movement in the areas inspected, suggests that the foundations may be considered to be currently stable and are expected to remain so in the foreseeable future provided there is no intervening cause of instability;
- The internal steel frame performs well but using a system of needles the area could be restored to its former condition;
- Areas of wall localized in the front and rear need to be replaced taking care to match the existing;
- Structurally the building is sound and well suited for conversion to domestic usage

Barn 2

- The age and construction of the property is such that it inevitably contains elements which do not comply with current design standards. Nevertheless there are no obvious problems apart from some unevenness in the roof;
- The apparent lack of significant damage due to foundation movement in the areas inspected, suggests that the foundations may be considered to be currently stable and are expected to remain so in the foreseeable future provided there is no intervening cause of instability;
- Cross tying of the roof appears that is all that is required to the roof;
- The first floor structure is good and needs no significant modification;
- Structurally the building is sound and well suited for conversion to domestic usage

Barn 3

- The age and construction of the property is such that it inevitably contains elements which do not comply with current design standards. Nevertheless there are no obvious problems apart from some unevenness in the roof;
- The apparent lack of significant damage due to foundation movement in the areas inspected, suggests that the foundations may be considered to be currently stable and are expected to remain so in the foreseeable future provided there is no intervening cause of instability;
- The building has performed well to date;
- The roof performs well but the frail purlins will require stiffening;
- The piers should be reinstated and some cross walls introduced to break up the long length and assist in complying with Building Regulations;
- The introduction of a first floor will assist in the stability but the foundations will need checking if substantial extra loads are to be transferred to the piers;
- Subject to the foregoing, the building is well capable of conversion to domestic use.

OFFICER APPRAISAL

SCOPE OF THIS APPLICATION

Extensions to the time limit for implementing existing planning permissions was brought into force on 1 October 2009. The new system was introduced in order to make it easier for developers to keep planning permissions alive for longer during the economic downturn. It includes provisions for a reduced fee and simplified consultation and other procedures.

The Government's advice is for Local Planning Authorities to take a positive and constructive approach towards applications that improve the prospects of sustainable development being brought forward quickly. It is the Government's advice for Local Planning Authorities to only look at issues that may have changed significantly since that planning permission was previously considered to be acceptable in principle.

The guidance states that it is not intended for Local Planning Authorities to re-open debates about principles of any particular proposal except where material circumstances have changed, either in development plan policy terms or in terms of national policy or other material considerations, such as Case Law.

MATERIAL CHANGES IN POLICY/CIRCUMSTANCES SINCE PREVIOUS APPLICATION

The original application was determined under the Borough of Crewe and Nantwich Replacement Local Plan 2011 which is still the prevailing Development Plan for the area.

In this instance it is considered that the circumstances that may have changed since the last application are in terms of protected species and the structural stability of the barns. As part of this application updated information has been provided in relation to both of these issues.

In support of this application a supporting letter has been provided from Carroll and Williams Structural Engineers. The letter states that the site has been revisited and that despite 2 minor alterations in the condition of the barn, the findings of the original report that the buildings are well suited for conversion for domestic usage, the results of this structural survey are accepted.

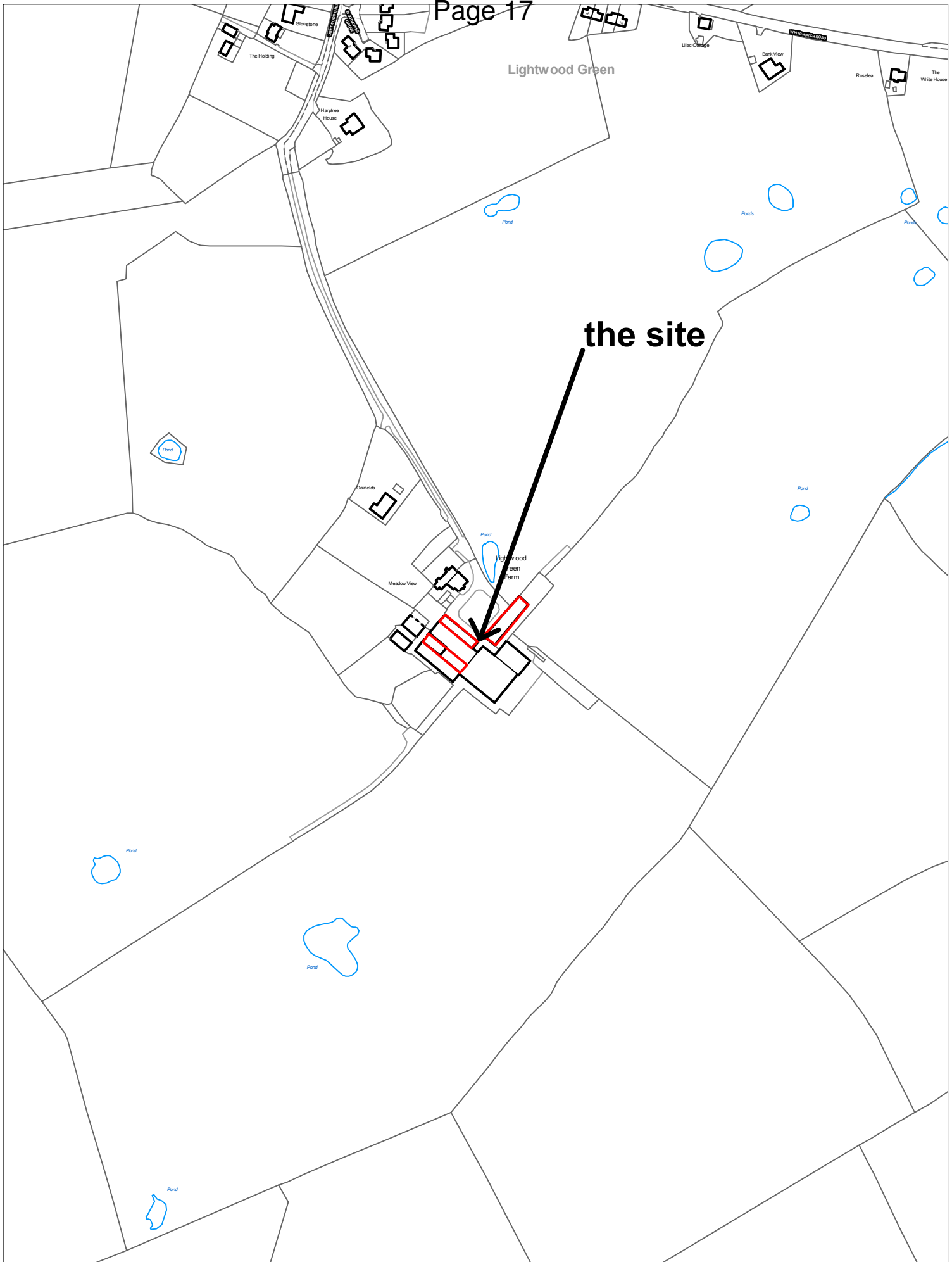
An amended Protected Species Survey has been provided and this concludes that no bats were found within the vicinity of the building and that House Martins and House Sparrows are nesting within the building. After concerns raised by the Councils Ecologist additional information in relation to the date of the survey and the number of surveyors has been provided by the applicants Ecologist and this information is considered to be acceptable. The results of this survey are considered to be acceptable and as a result it is considered that the conditions attached to the original permission regarding protected species plus an

additional condition regarding bird nesting boxes will be adequate to ensure that the development would not have a detrimental impact upon protected species.

The original application was subject to amendments in relation to the layout of the site and a reduction in the number of alterations to the elevations of the barns. It is considered that the design which was accepted in 2007 is still acceptable in this location and will preserve the character and appearance of this group of traditional barn buildings.

CONCLUSIONS AND REASONS FOR THE DECISION

There have been no material changes in circumstance which would warrant a different decision on this application since the previous application was determined. The development would be an appropriate design, preserve the character and appearance of the existing complex of barns which are still capable of conversion to residential use. Furthermore it is not considered that the development would have a detrimental impact upon the conservation status of any protected species.



LIGHTWOOD GREEN FARM, LIGHTWOOD GREEN AVENUE, DODCOTT CUM WILKESLEY, NANTWICH, CW3 0EN
NGR - 363,386 : 342, 393

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 Scale 1:10000

Application for **Extension to Time Limit**

RECOMMENDATION : Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A05EX - Details of materials to be submitted
3. A05EX_1 - Details of materials to be submitted
4. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)
6. A01AP - Development in accord with approved plans
7. No removal of hedgrow without permission
8. Retention of garage spaces
9. Removal of PD rights
10. Drainage details to be submitted to the LPA and approved in writing
11. Contaminated land survey to be submitted to the LPA and approved in writing
12. Windows and doors to be timber with a minimum 55mm reveal
13. All roof lights to be Conservation Area roof lights
14. Bat mitigation measures to be submitted and approved in writing by the LPA
15. Nesting birds condition
16. Ecologist is to be contacted if protected species found on site
17. Restoration and repair of the buildings only
18. Limit residential curtilage to that shown on the submitted plans
19. Removal of modern agricultural buildings prior to the occupation of the barns
20. Details of 2 passing places to be submitted
21. Bin storage details to be submitted
22. Retention of open bays to barn 3 which shall not be enclosed
23. Details of bird nesting boxes to be submitted
24. Hours of construction

Ref Number	Address	Description	Level of Decision Del/Cttee	Over turn Y/N	Rec and Decision	Appeal Decision
09/3877M	RYECROFT FARM, MARTHALL LANE, MARTHALL, WA16 7ST	FIRST FLOOR EXTENSION TO BEDROOM	delegated	n/a	Refuse	Dismissed 24/06/2010
09/3125M	99A, BOLLINGTON ROAD, BOLLINGTON, SK10 5EL	DEMOLITION OF SINGLE- STOREY TIMBER WORKSHOP AND ITS REPLACEMENT WITH A TWO- STOREY ONE- BEDROOM RESIDENTIAL OFFICE/DWELLIN G- RESUBMISSION OF 09/0081P	delegated	n/a	refuse	Dismissed 18/6/10
09/3347M	OAK TREE GARAGE, WARRINGTON ROAD, HIGH LEGH, WA16 0RT	ALTERATIONS/EX TENSION TO EXISTING GARAGE BUILDING TO FACILITATE USE AS AN MoT TESTING CENTRE	delegated	n/a	Refuse	Allowed 13/5/10
09/3080C	LAND TO REAR OF BOUNDARY VILLA FARM, BOUNDARY LANE, CONGLETON, CHESHIRE	APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT FOR RESIDENTIAL USE	Delegated	n/a	Refuse	Dismissed 24/06/2010
09/2082C	LAND OFF, LAMBERTS LANE, CONGLETON, CHESHIRE	ERECTION OF 6000 BIRD FREE- RANGE CHICKEN UNIT	Southern Planning Committee	N	Refuse	Dismissed 24/06/2010
09/2985N	LAND NORTH WEST OF THE BEECHES, AUDLEM ROAD, HATHERTON, NANTWICH, CHESHIRE	CHANGE OF USE OF LAND TO PERMIT THE SITING OF A MOBILE HOME FOR OCCUPATION BY AN ESSENTIAL AGRICULTURAL WORKER	Delegated	n/a	Refuse	Allowed 21/06/2010

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