

Northern Planning Committee

Agenda

Date:	Wednesday, 20th October, 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 - 8)

To approve the minutes of the meeting held on 29 September 2010.

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

E-Mail: sarah.baxter@cheshireeast.gov.uk

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. **10/2821M-Erection of 31 Dwellings (Proposed Revisions to Part of Planning Permission 05/1184p), Henbury High School, Whirley Road, Macclesfield for George Wimpey Manchester Ltd** (Pages 9 - 16)

To consider the above application.

6. **10/3085M-Erection of a Single Storey Pavillion with associated Landscaping and Public Realm Works, Former Henbury High School, Whirley Road, Macclesfield for George Wimpey Manchester Ltd** (Pages 17 - 24)

To consider the above planning application.

7. **10/2927M-Conversion of Existing Building Into 13 Apartments Including Associated Parking, St John The Baptist Church, Church Street, Bollington for The Simply Group** (Pages 25 - 34)

To consider the above application.

8. **10/2959M-Conversion of Existing Building Into 13 Apartments, Including Associated Parking (Listed Building Consent), St John The Baptist Church, Church Street, Bollington for The Simply Group** (Pages 35 - 40)

To consider the above application.

9. **10/2889M-Outline Application for 11no. Apartments, Woodend, Homestead Road, Disley for Mr Michael Cooksey** (Pages 41 - 48)

To consider the above application.

10. **Update for Applications 10/1899P and 10/1900M at Over Tabley Hall Farm, Old Hall Lane, Tabley** (Pages 49 - 50)

To consider the above report.

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 29th September, 2010 at The Capesthorpe Room -
Town Hall, Macclesfield SK10 1DX

PRESENT

Councillor R West (Vice-Chairman)

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

OFFICERS PRESENT

Ms S Dillon (Senior Solicitor), Mr N Turpin (Principal Planning Officer) and Mr
M Scammell (Conservation Officer) and Miss B Wilders (Principal Planning
Officer)

41 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs O Hunter. B
Moran and R J Narraway.

42 DECLARATIONS OF INTEREST/PRE-DETERMINATION

Councillor R E West declared a personal and prejudicial interest in
application 10/3116M-Removal / Variation of Conditions attached to
Application 5/5/5116 Site for Caravans at Elm Beds Farm Poynton
Approved 20.06.61, The Caravan Site, Elm Beds Farm, Elm Beds Road,
Poynton for Mr V Whittaker by virtue of the fact that he was a friend of one
of the objectors who was a Poynton Town Councillor and a Cheshire East
Borough Councillor and in accordance with the Code of Conduct he left
the meeting prior to consideration of the application.

It was moved, seconded and resolved that Councillor M Hardy should take
the Chair for this application as neither the Chairman or Vice Chairman
were available.

In addition it was noted that Members had received correspondence
relating to application 10/2729M-Construct a New Agricultural Building in
order to establish a Free Range Egg Farm, Land at Ullard Hall Lane,
Plumley, Knutsford for Mr B Wharfe.

43 MINUTES OF THE MEETING

RESOLVED

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

44 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

45 10/2729M-CONSTRUCT A NEW AGRICULTURAL BUILDING IN ORDER TO ESTABLISH A FREE RANGE EGG FARM, LAND AT ULLARD HALL LANE, PLUMLEY, KNUTSFORD FOR MR B WHARFE

Consideration was given to the above application.

(Councillor L Halman, Chairman of Lower Peover Parish Council, Councillor Sybil Crossman, Chairman of Plumley with Toft and Bexton Parish Council. Mr S Wade, an Objector, Mr Gerald Coates, a Supporter and Mr B Wharfe, 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. A02EX - Submission of samples of building materials
3. A01LS - Landscaping - submission of details
4. A04LS - Landscaping (implementation)
5. A15LS - Submission of additional landscape details
6. A16LS - Submission of landscape/woodland management plan
7. A03HA - Vehicular visibility at access (dimensions)
8. A24HA - Provision / retention of service facility
9. A01AP - Development in accord with approved plans
- 10.A04BC - No agricultural PD in addition to expressed permission
- 11.A11LP - Subsequent removal of agricultural buildings
- 12.Great Crested Newts - avoidance measures
- 13.badger mitigation
- 14.Submission of odour management plan
- 15.submission of manure management plan
- 16.Manure stored for offsite disposal
- 17.Noise control
- 18.A01TR

19.A02TR

20. A03TR

46 10/2744M-CONSTRUCT A TEMPORARY AGRICULTURAL WORKERS DWELLING TO SUPPORT A NEW FREE RANGE EGG ENTERPRISE, LAND AT ULLARD HALL LANE, PLUMLEY, KNUTSFORD FOR MR B WHARFE

Consideration was given to the above application.

(Councillor L Halman, Chairman of Lower Peover Parish Council, Councillor Sybil Crossman, Chairman of Plumley with Toft and Bexton Parish Council. Mr S Wade, an Objector and Mr B Wharfe, 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. A02EX - Submission of samples of building materials
3. A01LS - Landscaping - submission of details
4. A04LS - Landscaping (implementation)
5. A11EX - Details to be approved
6. A03HA - Vehicular visibility at access (dimensions)
7. A03LP - Temporary buildings (3 years)
8. A09LP - Agricultural occupancy
9. A12LS - Landscaping to include details of boundary treatment
- 10.A01GR - Removal of permitted development rights
- 11.A01AP - Development in accord with approved plans
- 12.Contaminated Land - Phasing reports
- 13.foul and surface water drainage
- 14.surface water drainage
- 15.A01TR
- 16.A02TR

47 10/3116M-REMOVAL / VARIATION OF CONDITIONS ATTACHED TO APPLICATION 5/5/5116 SITE FOR CARAVANS AT ELM BEDS FARM POYNTON APPROVED 20.06.61, THE CARAVAN SITE, ELM BEDS FARM, ELM BEDS ROAD, POYNTON FOR MR V WHITTAKER

(Councillor R E West vacated the Chair for this application and Councillor M Hardy was appointed as Chairman).

Consideration was given to the above application.

(Councillor H Murray, Ward councillor, Mrs Carlson, an objector, Mr Allen, an objector and Mrs Whittaker, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. R07MS - Unneighbourly use
2. R07HW - Unacceptable increase in traffic at the junction of Shrigley Road and Elm Beds Road
3. R03HW - Additional turning movements at the junction of Shrigley Road and Elm Beds Road
4. R02LP - Contrary to Conservation Area policies

(The meeting adjourned at 4.05pm and reconvened at 4.25pm)

48 10/1769M-CONSTRUCTION OF A REPLACEMENT DWELLING ON THE SITE OF BRAMPTON HOUSE INCORPORATING THE EXISTING FACADE, 54, TRAFFORD ROAD, ALDERLEY EDGE FOR MR MJ H

Consideration was given to the above application.

RESOLVED

That the application be refused for the following reasons:-

1. R02CA - Demolition of building in Conservation Area
2. Development fails to preserve the character of the Conservation Area

49 10/1768M-DEMOLITION OF EXISTING DWELLING (CONSERVATION AREA CONSENT), 54, TRAFFORD ROAD, ALDERLEY EDGE FOR MR MJ H

Consideration was given to the above application.

RESOLVED

That the application be refused for the following reasons:-

1. R02CA - Demolition of building in Conservation Area - unacceptable loss of significant feature
2. R04CA - Demolition of building in Conservation Area - contrary to policy BE4 of the Local Plan

(Prior to consideration of the following item Councillor Miss C M Andrew left the meeting and did not return).

50 10/1842M-OUTLINE) DEMOLITION OF THE EXISTING BUILDINGS AND REDEVELOPMENT OF THE SITE TO PROVIDE 10NO. 2 TO 4 BEDROOM TERRACED HOUSES AND 1 NO. 2/3 STOREY APARTMENT BLOCK WITH 7 NO. 2 BEDROOM UNITS WITH ANCILLARY CAR PARKING, OPEN SPACE AND ACCESS OFF VINCENT STREET, VINCENT MILL, VINCENT STREET, MACCLESFIELD FOR MR TWIGG

Consideration was given to the above application.

(Mrs Sarah Thomas, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the completion of a Section 106 Agreement securing financial contributions in lieu of Public Open space on site and affordable housing and subject to the following conditions:-

1. A01OP - Submission of reserved matters
2. A02OP - Implementation of reserved matters
3. A03OP - Time limit for submission of reserved matters
4. A06OP - Commencement of development
5. A08OP - Ground levels to be submitted with reserved matters application
6. A02AP - Detail on plan overridden by condition
7. A12HA - Closure of access
8. A03HA - Vehicular visibility at access (dimensions)
9. Contaminated Land
10. Scaled parameters
11. Car parking provision
12. Contaminated Land

(The following item was taken after Minute No. 52).

51 10/2460M-CONSTRUCTION OF NEW FOODSTORE WITH ASSOCIATED PARKING AND SERVICING FACILITIES. (REVISED SCHEME), CRANFORD COURT, KING STREET, KNUTSFORD FOR ALDI STORES LTD

Consideration was given to the above application.

RESOLVED

That the application be approved subject to the completion of a Section 106 Agreement securing a Travel Plan and 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. A13EX - Specification of bonding of brickwork
5. A22EX - Roofing material
6. A32HA - Submission of construction method statement
7. A30HA - Protection of highway from mud and debris
8. A26HA - Prevention of surface water flowing onto highways
9. A24HA - Provision / retention of service facility
10. A12HA - Closure of access
11. A07HP - Drainage and surfacing of hardstanding areas
12. A07HA - No gates - new access
13. A05HP - Provision of shower, changing, locker and drying facilities
14. A04HP - Provision of cycle parking
15. A01HP - Provision of car parking
16. A11LS - Implementation of landscaping scheme submitted with application
17. A04LS - Landscaping (implementation)
18. A01TR - Tree retention
19. A02TR - Tree protection
20. A08MC - Lighting details
21. A20GR - Hours of deliveries
22. A13GR - Business hours (including Sundays)

23. Provision of off site highways works prior to first use of the building
24. Construction of the access prior to the construction of any part of the approved development (excluding the access)
25. Incorporation of features suitable for roosting bats
26. Development to proceed in strict accordance with the submitted protected species survey
27. Submission of an Environmental Management Plan
28. Submission of an acoustic report
29. Phase II Contamination Investigation required
30. Development to be carried out in accordance with submitted Flood Risk Assessment
31. No pile driving

(The following item was taken after Minute No.50)

52 10/2136M-CONSTRUCTION OF NEW DETACHED ANNEX BUILDING, BOLDER HALL FARM COTTAGE, MUDHURST LANE, DISLEY FOR MR J KELLY

Consideration was given to the above application.

(Mrs P Kelly, the applicant attended the meeting and spoke in respect of the application).

That the application be refused for the following reasons:-

1. R04LP - Contrary to Green Belt / Open Countryside policies
2. R05LP - Harmful to appearance of the countryside

53 APPEAL SUMMARIES

Consideration was given to the Appeal Summaries.

RESOLVED

That the Appeal Summaries be noted.

The meeting commenced at 2.00 pm and concluded at 5.40 pm

Councillor (none)

Application No: 10/2821M

Location: HENBURY HIGH SCHOOL, WHIRLEY ROAD, MACCLESFIELD, SK10 3JP

Proposal: ERECTION OF 31 DWELLINGS (PROPOSED REVISIONS TO PART OF PLANNING PERMISSION 05/1184P)

For GEORGE WIMPEY MANCHESTER LTD

Registered 27-Jul-2010

Policy Item No

Grid Reference 389052 373848

Date Report Prepared:

8th October 2010

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

- Impact of the proposed development on the character and appearance of the area
- Design
- Impact on residential amenity
- Impact on trees
- Landscape and nature conservation issues
- Highway safety
- Housing policy
- Revisions to the Legal Agreement attached to application 05/1184P

REASON FOR REPORT

The proposal is for the erection of 31 dwellings. The Council's scheme of delegation requires the application to be determined by the Northern Planning Committee.

DESCRIPTION OF SITE AND CONTEXT

In February 2006, Macclesfield Borough Council granted planning permission for the redevelopment of Henbury High School for the erection of 123 dwellings. In addition, the permission included an area of Public Open Space comprising a pavilion, a children play area, 2 multi use games areas (MUGA's) and associated car parking for the playing pitches in addition to two access points off Whirley Road.

The committee report for application 05/1184P is attached (as Appendix 1), which highlights the requirements of the Section 106 Agreement. The majority of the issues have been resolved and the capital raised from the development has been used by the former Cheshire County Council to help fund the Macclesfield Learning Zone development and relocation of the synthetic turf

football pitch to Fallibroome High School (now The Fallibroome Academy). The pitches were installed 3 to four years ago.

It should be noted that an application which seeks to revise the design of the pavilion has been submitted by the developer and is being considered by the Northern Committee under application no. 10/3085M, elsewhere on this agenda.

The majority of the first phase of the development (approx. 100 dwellings) has been completed. The estate is known as Jasmine Park.

DETAILS OF PROPOSAL

This proposal seeks the erection of 31 dwellings on an area of the overall site which benefits from planning permission under application 05/1184P for 22 dwellings. The previously approved scheme included 16 no. four bedroom houses and 6 no. five bedroom houses, whereas the proposed dwellings would constitute 15 no. mews properties (2 no. 2 bedroom and 13 no. 3 bedroom) and 12 no. 4 bedroom and 4 no. 5 bedroom detached houses.

RELEVANT HISTORY

05/1184P Erection of 123no. dwellings & area of public open space comprising single storey pavilion, childrens play area, 2no. multi-use games areas, associated car parking & 2no. separate vehicular accesses off Whirley Road – Approved (Subject to a S106 Legal Agreement) 27.02.06

The phasing and delivery of the various requirements of the Section 106 Agreement attached to application 05/1184P have been delegated to the Head of Planning and Policy. It is understood that the Agreement will be completed following the completion of this application.

POLICIES

Local Plan Policy

RT1- Open Space

H1 – Housing Policy

H2 – Environmental Quality in Housing Developments

H5 – Windfall Housing Sites

H8 and H9 – Provision of Affordable Housing

DC1 – New Build

DC3 - Amenity

DC6 – Circulation and Access

DC8 – Landscape

DC9 – Tree Protection

DC37 - Landscape

DC38 – Space, Light and Privacy

Other Material Considerations

Planning permission 05/1184P is a partially implemented planning consent which is a material consideration in determining this application.

CONSULTATIONS (External to Planning)

Highways:

The Strategic Highways Manager makes no objections to the internal changes to the road layout proposed as part of this application and the level of parking provision proposed. The highway conditions included on planning permission 05/1184P should be re-attached to this application.

Environmental Health:

The Contaminated Land Officer has no objection to the application subject to conditions. It is noted that the application is for new residential properties which are a sensitive end use and could be affected by any contamination present. The existing development is subject to a remediation strategy to address the contamination at the site.

Environment Agency:

The EA makes no objections to the application. Informatives should be included on the decision notice which relate to the foul drainage system (to be sited so as not to cause the pollution of any watercourse, well, borehole, spring or groundwater) and only clean surface water from roofs and paved areas should be discharged to any surface water soakaway.

Community Fire Protection Office:

The Community Fire Protection Officer has commented in relation to Access for the Fire Service - the access and facilities for the fire service should be in accordance with the guidance given in Approved Document B supporting the Building Regulations 2000. In relation to Water Supplies – the applicant is advised to submit details of the water main installations in order that the fire hydrant requirements can be assessed. In relation to the Means of Escape – the applicant should be advised that the means of escape should be provided in accordance with the current Building Regulations. The applicant is also advised that they should consider the inclusion of an automatic water suppression subsystem to enhance any proposed design. The above comments should be forwarded to the applicant.

Public Rights of Way:

The property is adjacent to public footpath no 19, Macclesfield, as recorded on the Definitive Map. It appears unlikely, however, that the proposal would affect the public right of way. The PROW Unit would expect an advice note to be added to any planning consent to ensure that developers are aware of their obligations.

VIEWS OF THE PARISH / TOWN COUNCIL

N/A

OTHER REPRESENTATIONS

A letter has been received from the occupier of no. 39 Whirley Road with regard to the proposed double garage which would be sited close to the end of their garden. The writer has queried the height of the garage and raised concern that an old Lime tree within the application site has been omitted off the plans, and this tree could be at risk.

APPLICANT'S SUPPORTING INFORMATION

A Design and Access Statement has been submitted which is on the application file.

OFFICER APPRAISAL

Principle of Development

Following the grant of planning permission under application 05/1184P, the principle of the proposed is considered acceptable, subject to being in accordance with relevant Development Plan policies.

Policy

The relevant Local Plan policies which were considered when accepting the principle of the development when permission was granted for 123 dwellings were considered at length in the report attached as Appendix 1. It is considered that the policies of principle importance when assessing this application relate to the site planning factors. These are the Development Control policies which relate to design (DC1), amenity (DC3), circulation and access (DC6), landscaping (DC8 and DC37), trees (DC9), and amenity (DC38).

Impact on residential amenity and design

The proposed layout has been considered in relation to the distance standards contained within Local Plan policy DC38. It is noted that although the proposed plans illustrate the locations of the adjoining dwellings on Whirley Road and Scholars Close, the plans do not accurately show extensions to these properties. However, following a site visit officers consider that the proposals do satisfy the distance standards. The differences to the scheme when viewed from residents on Scholar Close (over the previously approved scheme) would be that the houses are smaller and an additional 3 dwellings have been worked into the scheme along this boundary of the site. The main differences to residents on Whirley Road would be the addition of a double detached garage to the rear of no. 39 Whirley Road. A revised plan has been received which moves the detached garage by approximately 4m to the north west (so that it straddles the boundary with no. 39 and no. 41 Whirley Road) in order to ensure that an adjacent tree is protected. The relationship between the proposed double garage and the adjoining properties is considered acceptable.

Within the development itself, in general, the proposed layout satisfies the distance standards recommended in the policy and an acceptable impact on residential amenity would be achieved.

The design of the houses are considered to be sympathetic to the houses already built on the site and are of a suitable character to be considered acceptable. The plots to the northern side of the site face onto the open space as they did in the previously approved scheme. The heights of the dwellings vary between the 2 and 2.5 storey dwellings and are considered to be appropriate when related to the previously approved development.

It is considered that the proposed design and layout is acceptable in terms of its impact on the character and appearance of the area and the street-scene of Jasmine Park and a satisfactory layout is achieved in respect of distance standards, outdoor amenity space and outlook.

Highways

The proposed changes do not change the access onto Whirley Road, the proposal alters the road layout and parking provision by virtue of an increase in the number of properties. Many of the units will incorporate a garage and those which don't include a garage would have an appropriate level of dedicated off-street parking. The Strategic Highways Manager has raised no objections and the highway conditions included on application 05/1184P should be re-attached to this application.

Landscape and nature conservation issues

The Nature Conservation Officer does not consider there to be any significant ecological issues associated with the proposed development.

The Landscape Officer raises no objections to the proposed changes to the housing layout. The landscape proposals approved for application 05/1184P will need to be revised accordingly. If the application is approved, appropriate landscape conditions will need to be imposed.

The Council's Arboricultural Officer noted that the development proposals required the removal of an early mature Lime located within the footprint of a detached garage associated with plot R1 (to the rear of no. 39 Whirley Road) ; this contradicted the previously approved scheme on the site which retained the tree. The layout has been amended to reflect the need to retain the Lime with adequate space to accommodate its predicted dimensions. A suitable method statement will be required to be submitted for the garage foundations where they fall within the trees Root Protection Area as identified within BS5837:2005. This can be attached as a condition should the development be approved. There are no other arboricultural implications in relation to the remaining aspect of the proposed site.

Housing policy and supply

Formal comments are awaited from the Housing Strategy and Needs Manager. 31 affordable dwellings were agreed under application 05/1184P, however, it is understood that the additional 9 dwellings would result in an additional requirement for an additional 2 affordable dwellings. The developer is willing to provide these additional dwellings; however, the type of tenure has yet to be agreed. The S106 Agreement will have to reflect this change. More information shall be provided in relation to this matter in an update report.

It is considered that the proposal would contribute to the housing needs of the area and provide a mix of properties. The site is located within a sustainable location, close to local amenities and facilities (there are bus stops and shops at Broken Cross). The density is at least 30 dwellings per hectare, thereby

making efficient use of land. The proposals accord with current housing policies.

OTHER RELEVANT INFORMATION

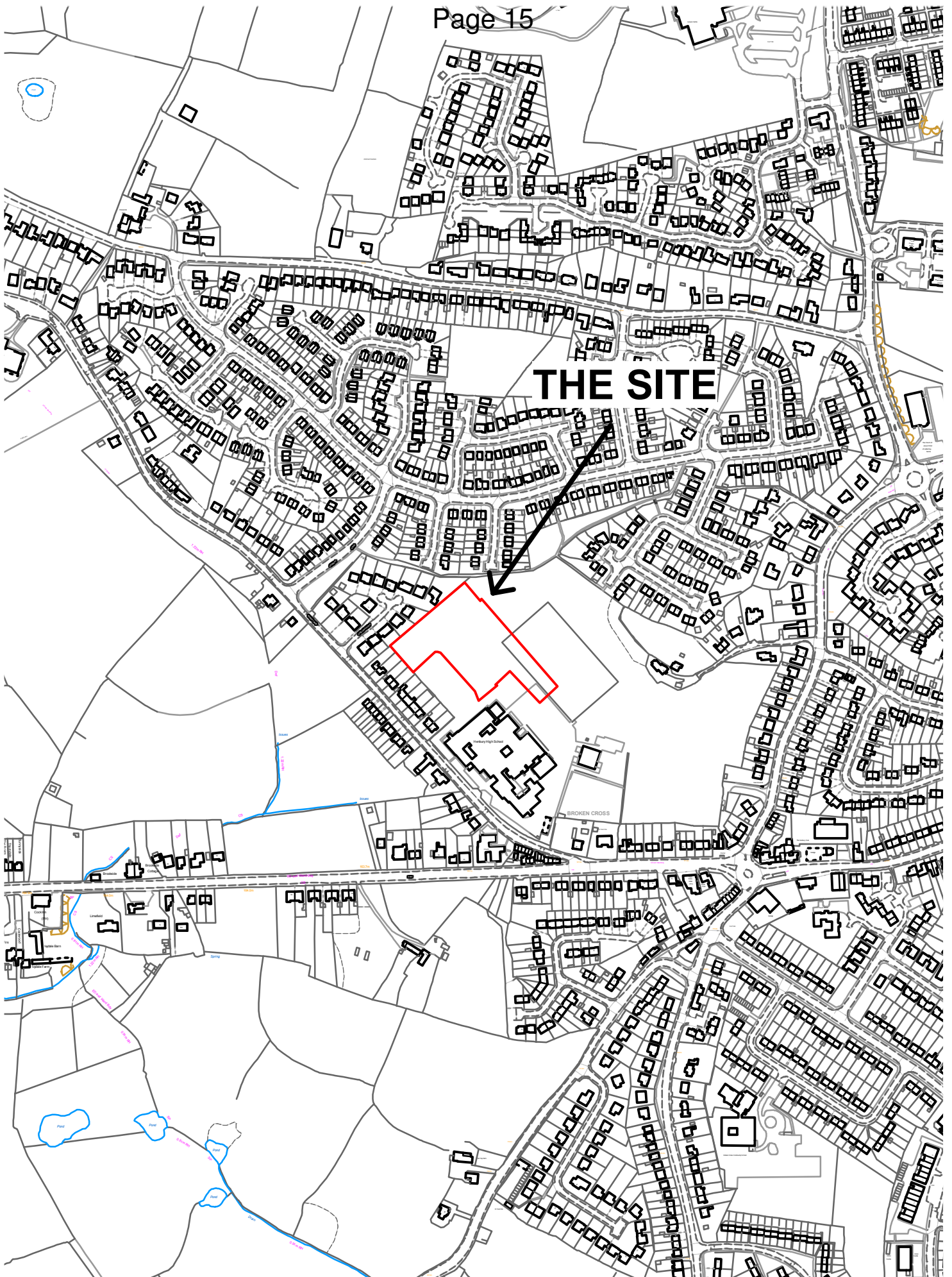
The comments of the Community Fire Protection Officer, Environment Agency and Environmental Health Contaminated Land Officer are noted and appropriate conditions/informatives should be attached as required. The comments of the neighbour are noted and a revised plan has been received which shows the tree to be retained. The proposed garage is considered to have an acceptable impact on nos. 39 and 41 Whirley Road.

SUBJECT TO

Comments are awaited from Leisure Services in relation to the potential requirement for an additional open space contribution in relation to this scheme. If an additional commuted sum is required, then this would need to be included within the revised S106 Agreement, in addition to the additional affordable housing provision.

CONCLUSIONS AND REASON(S) FOR THE DECISION

In summary, it is considered that the revised scheme for the 31 dwellings (in place of 22 previously approved in this area of the site) is acceptable with regards to Local Plan Policies. The site is in a sustainable location and the proposals are considered acceptable with regard to the character and appearance of the area, neighbouring residential amenity, highway safety and the impact on trees. A recommendation of approval is therefore made, subject to the comments of the Housing officer and Leisure Services Officer and subject to a revised S106 Legal Agreement.



10/2821M HENBURY HIGH SCHOOL, WHIRLEY ROAD, MACCLESFIELD, SK10 3JP
NGR- 389,050:373,850



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. A04RM - Ground levels as approved
4. A32HA - Submission of details re: construction
5. A30HA - Protection of highway from mud and debris
6. A22GR - Protection from noise during construction
7. A02EX - Submission of samples of building materials
8. A12LS - Landscaping to include details of boundary treatment
9. A01LS - Landscaping - submission of details
10. A04LS - Landscaping (implementation)
11. A08MC - Lighting details to be approved
12. A01GR - Removal of permitted development rights (plots to be specified)
13. A01TR - Tree retention
14. A02TR - Tree protection
15. A03TR - Construction specification / method statement
16. A09HP - Pedestrian visibility within car parks etc
17. A11HA - Access available for use before occupation
18. A14HA - Construction of highways
19. A15HA - Construction of highways - submission of details
20. A12HP - Retain parking space forward of all garages within development
21. Decontamination of land and remediation
22. Surface water regulation system to be approved.
23. Surface water to be passed through trapped gullies.

Application No: 10/3085M

Location: FORMER HENBURY HIGH SCHOOL, WHIRLEY ROAD, MACCLESFIELD

Proposal: ERECTION OF A SINGLE STOREY PAVILLION WITH ASSOCIATED LANDSCAPING AND PUBLIC REALM WORKS

For GEORGE WIMPEY MANCHESTER LTD

Registered 06-Aug-2010

Policy Item No

Grid Reference 389197 373756

Date Report Prepared: 11 October 2010

SUMMARY RECOMMENDATION	Refuse
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MAIN ISSUES	<ul style="list-style-type: none"> - Impact of the proposed development on the Character and appearance of the area - Design – does the building serve both the sports and communities needs?
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REASON FOR REPORT

This proposal is for the erection of a single storey pavilion with associated landscaping in the vicinity of the building. It is being brought to Committee as it forms part of a large scale development.

DESCRIPTION OF SITE AND CONTEXT

In February 2006, Macclesfield Borough Council granted planning permission for the redevelopment of Henbury High School for the erection of 123 dwellings. In addition, the permission included an area of Public Open Space comprising a pavilion; a children play area, 2 multi use games areas (MUGAs) and associated car parking for the playing pitches in addition to two access points off Whirley Road.

The committee report for application 05/1184P is attached as a background paper to application 10/2821M (an application that effectively increases the number of dwellings by an additional 9 dwellings) which is elsewhere on this agenda. The background report highlights the requirements of the Section 106 Agreement. The majority of the issues have been resolved and the capital raised from the development has been used by the former Cheshire County Council to help fund the Macclesfield Learning Zone development and relocation of the synthetic turf football pitch to Fallibroome High School (now The Fallibroome Academy). The pitches were installed three to four years ago.

The applicants have reviewed the 'community and changing' pavilion specification outlined in the S106 Agreement and now wish to secure planning permission for a revised scheme. In addition, it is necessary for these agreed changes to be incorporated within the S106 Agreement as a Deed of Variation.

DETAILS OF PROPOSAL

The proposed pavilion would measure 24m by 14m. It would have a contemporary design and would incorporate materials which are being used elsewhere on the housing development. The pavilion would include 4 no. unisex changing rooms with en-suite shower, drying and toilet facilities. The changing rooms would measure a total of 32 sq. m in size. The pavilion provides further toilet facilities and a community hall with associated kitchen area. The area around the site has also been reappraised in relation to the landscaping aspects of the scheme.

RELEVANT HISTORY

05/1184P Erection of 123 No. dwellings & area of public open space comprising single storey pavilion, children's play area, 2 No. multi-use games areas, associated car parking & 2 No. separate vehicular accesses off Whirley Road
Approved (Subject to a S106 Legal Agreement) 27.02.06

The phasing and delivery of the various requirements of the Section 106 Agreement attached to application 05/1184P have been delegated to the Head of Planning and Policy. It is understood that the Agreement will be completed following the completion of this application.

POLICIES

Local Plan Policy

RT1- Open Space
DC8 – Landscape
DC37 - Landscape

Other Material Considerations

Planning permission 05/1184P is a partially implemented planning consent which is a material consideration in determining this application.

CONSULTATIONS (External to Planning)

Environmental Health:

The Contaminated Land Officer raises no objections subject to conditions. The site is located on an area of ground which has the potential to create gas. Ground investigations on the surrounding development have identified ground gas issues and low level contamination in the made ground across the site. It

is likely that these conditions may exist at this site and therefore some further investigations are required.

OTHER REPRESENTATIONS

None received.

APPLICANT'S SUPPORTING INFORMATION

A Design and Access Statement has been submitted which is on the application file.

OFFICER APPRAISAL

Principle of Development

Following the grant of planning permission under application 05/1184P and the associated requirements of the S106 Legal Agreement, the principle of a pavilion has clearly been established.

Policy

The relevant Local Plan policies were considered under application 05/1184P, when the principle of the development as a whole was accepted. The leisure contributions were considered and the details are included in the background report which accompanies application 10/2821M which is elsewhere on this agenda.

Design

The pavilion building which was approved under application 05/1184P consisted of two 'Octagon' shaped buildings with a link between the two. The applicant's agent has suggested within the Design and Access Statement that the size and the capacity of the pavilion has been revised in order to deliver a design and viable specification which is still of high quality. The proposed pavilion would provide four unisex changing facilities in addition to a community hall and kitchen area in order to serve the recreation area. The location has not changed from that proposed under the previously approved application, it is still located adjacent to the car parking area, LEAP and football pitches.

The pavilion would be single storey, with a smaller footprint than the previously approved pavilion. The building would have a sloping canopy and would be constructed out of materials similar to those found elsewhere on the estate – red brick and cedar board cladding. The community hall area would incorporate floor to ceiling window glazing.

The Leisure Services Officer has been consulted in relation to the proposed design, and although it is feasible to reconsider the comprehensive design of the building, it is not considered that the proposed building would meet the communities' needs. The building is effectively too small and this has resulted in the provision of some facilities within it which are too cramped. The building

would not be particularly attractive and would purely be functional in appearance. Although there are some positive elements within the overall design of the building it is not considered that the proposals would meet the terms of the original brief.

The deficiency in the buildings design include: -

External layout

Paving is required around the full perimeter of the building. It is currently not shown along the elevation facing the football pitches.

A paved area has been added outside the Community Room door; however it is too small and would create an awkward feature.

The landscaping around the pump house needs to be reconsidered and more detail is required in relation to the pump construction, surface treatments and maintenance requirements.

Bike racks should be provided next to the pavilion.

The building needs to be adequately secure. Therefore, external lighting details are required and details of integral shutters and grills.

Design

The overall shape of the building, with a contemporary design and asymmetric roof is considered to be acceptable. The roof incorporates overhangs which are welcome additions and the palette of materials would also be sympathetic to the recently built housing nearby. However, two of the elevations of the building are very bland. One of these is the main entrance to the building which everyone would see on arrival to the car park. This currently shows one small door. The building needs a clearly defined entrance. Similarly, the elevation fronting the housing and paved area, only consists of a door and window.

The building should have an entrance lobby. The scheme shows a door into a long corridor. This is considered to be too tight and does not represent good design, or accord with Sport England's guidance. The plan would appear to suggest that sports and community users would use the same entrance. This would be impracticable when both are in use. It would be preferable for an entrance lobby to be sited between the changing rooms and community hall, thereby separating the different users.

The buildings would not appear to have been designed to meet the minimum standards to accommodate disabled access – e.g. the corridor does not appear to be wider enough.

Building interior

The building incorporates four changing rooms and the toilet and shower provision is good. Access would be provided directly to the football pitches, which is also beneficial. However, the changing rooms are far too small to be useable, and the area which has been provided is further restricted as the pitch access and door is through the changing area. The bench areas are also too small and there is no space for any spare kit, lockers or equipment.

The officials changing areas are acceptable in terms of their size, however, pitch access should be provided.

The community room would be 60 sq. m and this is considered acceptable. There are good sized windows which provide high levels of natural light and access into the room is good. The connection to the open space is considered to be appropriate.

The store room is acceptable in terms of its size (6 sq. m) however; its access should be from the community room, and not the kitchen.

The size of the kitchen is acceptable. However, the floor to ceiling window should be reduced in size.

The toilets would appear to be of an acceptable size, however direct access to the outside should be provided.

The external store is considered to be acceptable in terms of its access and size.

Disabled access

Further consideration is required with regards to the disabled access / use needs, and measures need to be incorporated into the building which serves not only the grass pitches, but the two court multi-use games areas, which will provide a vital facility for those with mobility issues and wheelchair users. This should follow the Sport England guidance and changes to the layout are required. At present none of the changing rooms could accommodate wheelchairs and the central access corridor is too narrow.

Amenity

As the location of the pavilion has not changed from that previously approved it is not considered that there are any amenity issues arising from this proposal.

Landscaping

The landscaping area is similar to that approved under the previous application. The paved area should be increased so as to ensure that all likely desire lines between the access points, footpaths and pitches are accommodated for.

Drainage

Information has been included within the application in relation to drainage and the location of the pump-house which is proposed to be located within the pavilion. The land drainage system has been designed to ensure that the open spaces and football pitches don't become waterlogged.

Highways

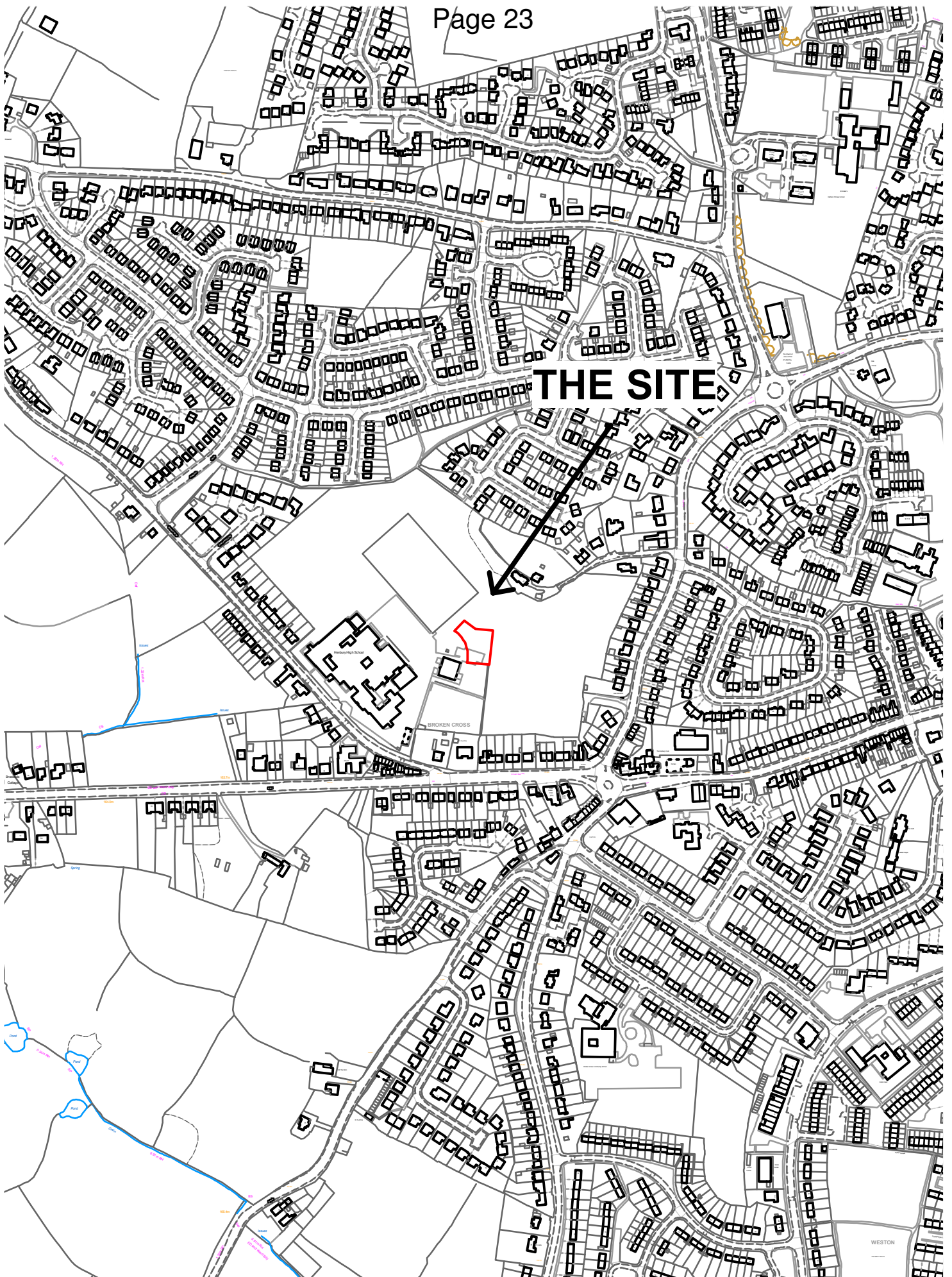
There are no highways issues in relation to this development.

Ecology

There are no ecological issues associated with this application.

CONCLUSIONS AND REASON(S) FOR THE DECISION

In summary, the design and layout of the building is not considered to be acceptable. Although, it should be possible for the Council to consider a comprehensive re-design of the building, it is essential that the pavilion building meets both the sports and communities needs. The building should have a sense of place and should be of an attractive design to ensure that it makes a positive contribution to the open space, and not appear to be purely functional / utilitarian in nature. Discussions are ongoing with the applicant's agent. If the developer were to address the comments made above, then it may be possible for a recommendation of approval to be made, and if this were to be the case then it will be necessary for these agreed changes to be incorporated within the S106 Agreement as a Deed of Variation. However, at this stage, it is considered that the building is too small and lacks essential facilities. A recommendation of refusal is therefore made.



10/3085M FORMER HENBURY HIGH SCHOOL, WHIRLEY ROAD, MACCLESFIELD
NGR- 389,200:373,750



Application for **Full Planning**

RECOMMENDATION : Refuse for the following reasons

1. Inappropriate design and layout to meet the sport and communities' needs.

Application No: 10/2927M

Location: ST JOHN THE BAPTIST CHURCH, CHURCH STREET,
BOLLINGTON, SK10 5PY

Proposal: CONVERSION OF EXISTING BUILDING INTO 13 APARTMENTS
INCLUDING ASSOCIATED PARKING

For THE SIMPLY GROUP

Registered 13-Aug-2010

Policy Item Yes

Grid Reference 393903 377803

Date Report Prepared: 11 October 2010

SUMMARY RECOMMENDATION

Approve

MAIN ISSUES

- Whether the proposal meets the sustainability objectives of PPS3
- Impact upon Listed Building / Conservation Area
- Impact upon nature conservation interests

REASON FOR REPORT

This application is before the Committee as it proposes 13 residential units as part of a church conversion.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a vacant Grade II listed church building with surrounding graveyard. The site is allocated as an Area of Existing Open Space within Bollington Conservation Area, and is situated between an Existing Employment Area and a Predominantly Residential Area as identified in the Macclesfield Borough Local Plan.

DETAILS OF PROPOSAL

This application seeks full planning permission to convert the existing building into 13 duplex apartments and create a parking area within the existing graveyard.

RELEVANT HISTORY

None

POLICIES

Local Plan Policy

NE11 – Nature Conservation
BE1 – Design Guidance
BE3 – Conservation Areas
BE15 – Listed Buildings
BE16 – Setting of Listed Buildings
BE19 – Change of Use of Listed Buildings
RT1 – Open Space
H13 – Protecting Residential Area
DC2 – Extensions and Alterations
DC3 – Amenity
DC6 – Circulation and Access
DC8 – Landscaping
DC9 – Tree Protection
DC40 – Children’s Play Provision and Amenity Space
DC42 – Subdivision of Property for Residential Purposes
DC63 – Contaminated Land

Other Material Considerations

Supplementary Planning Guidance on s106 (Planning) Agreements –
Macclesfield Borough Council – May 2004
Bollington and Kerridge Conservation Area Appraisal 2006

CONSULTATIONS (External to Planning)

Strategic Highways Manager – No objections subject to conditions relating to construction of access / set back of gates

Environmental Health (Contaminated Land) – No objections subject to conditions

Bollington Town Council – Recommend approval

Cheshire Fire Authority – No objections

Housing Strategy and Needs Manager – No requirement for affordable housing

Leisure – Comments not received at time of report preparation

Cheshire Archaeology Planning Advisory Service – No objections

OTHER REPRESENTATIONS

A letter has been received from Bollington Civic Society outlining their support for the application, which shows great ingenuity and imagination.

Three additional letters have been received from local residents and visitors to the churchyard raising the following concerns:

- Increased traffic
- Exacerbate existing parking problems for residents
- On site security issues
- Loss of trees will impact upon character of area and wildlife habitats
- Noise pollution. Restrictions on working practices?
- How will existing graves be maintained or be affected?
- Thought of building over a churchyard that is still in use is distasteful and upsetting
- Out of character

APPLICANT'S SUPPORTING INFORMATION

The applicant has submitted a Structural Appraisal of the building, a bat survey, a report relating to rising damp and timber treatment, a PPS3 housing self assessment checklist and a design and access statement. All these documents can be viewed in full on the application file.

OFFICER APPRAISAL

Housing

The applicants have submitted a PPS3 Housing self-assessment checklist, which identifies that the scheme broadly meets the five listed criteria. The site is located adjacent to a residential area and provides a new use for a vacant building of historical interest to allow its upkeep to be maintained. As the scheme is for less than 15 dwellings, there is no requirement for the provision of affordable housing, and it provides a variety of unit sizes from 1 – 3 bedrooms, which will offer a range of accommodation to suit most needs. The site is within walking distance of shops and public transport in Bollington, and is deliverable and developable. The applicant has stated that renewable energy technologies have been considered but are difficult to incorporate without adversely affecting the Listed Building. Therefore, the primary design strategy will be one of energy use reduction with additional insulation and double glazing.

In terms of open space, there is access to a variety of public facilities in Bollington, and whilst the graveyard will be largely retained by the Church of England and maintained as open space, there is no allocated private open space for residents. Having regard to the Supplementary Planning Guidance on Planning Agreements, where play and amenity space requirements cannot be met within the site, as an alternative the Council can consider a payment in lieu of on site provision, to contribute towards the provision of new or improvement of existing open space elsewhere in the locality. However, in this case the applicant has stated that they would like the Council to consider the proposal as a form of enabling development to bring a listed building into a new sustainable use. The reason for this is that the scheme is projected to

have only limited profitability due to the extent of remedial works required and those that are currently unknown. Figures have recently been submitted, following a request from the case officer, but have not been assessed in detail at the time of writing the report. Members will be informed of the assessment of the submitted viability figures within an update report and whether a section 106 legal agreement is required.

Heritage

The main alterations to the building relate to the windows. The existing leaded windows will be replaced with metal framed, slimline, double glazed units. A stone transom will be added to these windows to replicate the existing window detail, which will hide a new floor level. Cut backs into the new ground floor will allow light into the semi-basement area, and in a similar way cuts backs to the first floor ceiling to provide some natural light to the second floor in addition to the proposed conservation rooflights. The existing stained glass windows on the east elevation fronting onto Church Street will be restored and retained. No additional openings are proposed to the stone walls of the Church.

The Council's Conservation Officer has commented on the proposal and has not raised any objection to the degree of internal alteration, but has raised concerns over the extent of interventions in the roof by the roof lights and air vents. These comments are acknowledged and the applicant's agent has been approached to see if the number of rooflights can be reduced. Most of the roof lights are at a low level and the parapet wall around the roof of the church will serve to screen them from certain vantage points. The high level rooflights are considered to be in an area where the reduction in number could be made, particularly over the stairwell, and it is in this area where the reductions are expected. Subject to the number of these high level rooflights being reduced, the Conservation Officer has indicated that he may withdraw his objection. Additional conditions may also be recommended at that time. Therefore, subject to the receipt of revised plans the proposal is considered to adequately maintain the architectural and historic integrity of the Listed Building, whilst bringing this currently vacant building back into active use.

The proposed car park and loss of trees on the site are considered to be the aspects of the development that will have the greatest visual impact upon the Conservation Area. It is understood that the applicant's agent is working with the Church to obtain the "necessary dispensing order from the Ministry of Justice to relocate the headstones". The agent has stated that as such works are often carried out at redundant churches, and this is a formality. Indeed they cite two examples of other church conversions they have dealt with that involved similar works to graveyards. The Council's Archaeologist has also stated that in light of the information submitted by the applicant, it seems appropriate to conclude that everything reasonable has been done to gain information on the location of burials and that in the (unlikely) event of remains being found during work, measures are in place to ensure that they are dealt with in an appropriate fashion. In the absence of any archaeological

concerns being identified, no further planning issues are raised to this element of the proposal.

It should also be noted that whatever the next use is for this building it is more than likely that some on-site parking will be required given the level of on street parking that currently takes place on surrounding roads.

In terms of the impact upon the character and appearance of the Conservation Area, the external alterations visible from within the Conservation Area are minimal; the trees to be removed are to the rear and side of the building, with the trees along the Church Street frontage remaining. These trees together with the existing wall and additional landscaping will serve to reduce the impact of the parked cars and bin store upon the character and appearance of the Conservation Area to an acceptable level. The proposal is therefore considered to comply with the objectives of policies BE1, BE3, BE15 and BE16 of the Macclesfield Borough Local Plan.

Trees and landscaping

The Arboricultural Officer has commented on the application and raises no objections to the removal of the four trees closest to the building (shown as T3, T4, T6 and T11 on the tree survey drawing). Two weeping Ash trees to the rear of the building (T2 and T5) are also highlighted for removal. However whilst these trees are not commonly found within the Bollington area, they are associated with churchyards, and every effort should be made to preserve them in a safe form. It is considered that these trees could be retained by appropriate pruning. This has been discussed with the agent and whilst their preference is to remove the trees, they are willing to work to retain them. Revised plans are required to show these trees as being retained.

The main concern with regard to trees relates to the car parking area. It is proposed to use Cellweb as a construction technique within the Root Protections Areas of trees. Construction details will be required in order to assess if the proposals will have a detrimental effect on the trees. Details have now been submitted and further comments are awaited from the Arboricultural Officer regarding their acceptability.

In addition, the cars will be parked below the canopies of Lime trees that do result in 'honey dew' deposits. The applicants were asked if the car park could be reconfigured to avoid parking below tree canopies. However, due to the limited size of the application and the constraints of existing (recent) graves, the location of parking is unavoidable. Such an issue is not a reason to refuse planning permission.

Amenity

Having regard to the distance of 25 metres to the houses on the opposite side of Church street, and over 45 metres to the neighbour to the side, and the relationship with these neighbouring residential properties, no significant amenity issues are raised, and the proposal is considered to comply with the

objectives of policies H13, DC3 and DC36 of the Local Plan. However, having regard to the nature of the development and the proximity of residential properties a working hours condition is recommended to protect the living conditions of residents during construction.

Highways

A total of 32 parking spaces are proposed with 6 of these being for the use of visitors to the graveyard, leaving 26 for the use of residents and their visitors. This number of spaces is at the high end of what would be expected for a development of this nature, however, having regard to the parking problems currently faced by residents as raised in the comments received in representation, the Strategic Highways Manager raises no issues in this regard, and this level of parking is considered to be acceptable. The Strategic Highways Manager has also observed that Church Street has a system of street lighting with some on street parking, and the visibility at the existing and proposed access is good. Therefore, no significant highway safety issues are raised, subject to conditions relating to the construction of the new access and the setting back of the gates to allow vehicles to pull clear of the carriageway whilst waiting for the gates to open.

Nature Conservation

Since the original submission of the application an additional bat survey has been submitted. This shows that whilst there is evidence of bat activity within and around the church no evidence of a roost was recorded during the survey.

The Nature Conservation Officer advises that bats do not present a constraint upon the proposed conversion of the church building. However as bats are active around the site, it is recommended that as much existing vegetation as possible is retained and that native species or ornamental species of value for wildlife are included in any landscaping scheme for the site to ensure there is no loss of bat foraging habitat. In addition there should be no illumination of trees or boundary features that could be used by foraging commuting bats. Any proposed lighting should therefore be low level and directional. A condition is also recommended to require the incorporation of features into the scheme for use by roosting bats to secure a nature conservation enhancement in accordance with policy NE11 of the Local Plan and the national guidance contained within PPS9.

Contaminated Land

The site includes a fuel tank and therefore there is the potential for contamination of the site and the wider environment to have occurred, and as the application is for new residential properties which are a sensitive end use and could be affected by any contamination present. The Site Investigation Report submitted in support of the application recommends that chemical testing of soil samples is carried out. Therefore, the Contaminated Land Officer recommends that a condition is attached requiring a remediation

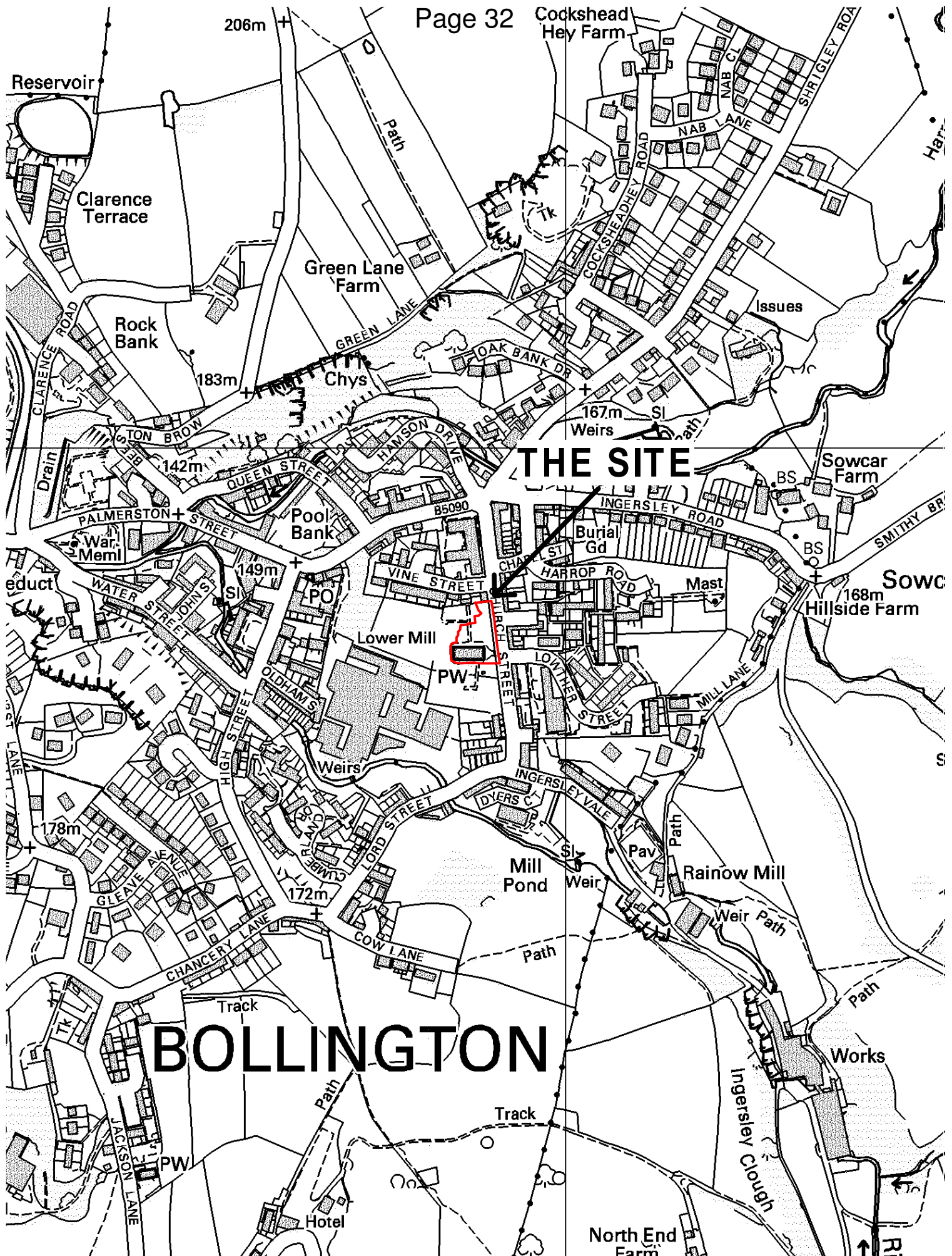
statement to be submitted to ensure that the site is suitable for its end use and the wider environment

Subject to

Responses from any outstanding consultees, and the receipt of revised plans that reduce the number of rooflights, set back the proposed entrance gates and identify trees T2 and T5 for retention. The application may also be subject to a section 106 agreement requiring a financial contribution towards the provision of off site open space.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposal is considered to bring this Listed Building, which has been vacant since 2006, back into active use, without significant harm to other matters of public interest. Therefore, for the reasons outlined above, a recommendation of approval is made, subject to the receipt of revised plans.



10/2927M ST JOHN THE BAPTIST CHURCH, CHURCH STREET, BOLLINGTON, SK10 5PY

NGR 393,900:377,800

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Application for **Full Planning**

RECOMMENDATION : Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A11EX - Details to be approved
5. A02HA - Construction of access
6. A08HA - Gates set back from footway/carriageway
7. A01TR - Tree retention
8. A02TR - Tree protection
9. A01LS - Landscaping - submission of details
- 10.A04LS - Landscaping (implementation)
- 11.A03TR - Construction specification/method statement
12. Contaminated land
13. Enhancement for bats
14. External lighting details to be approved

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Application No: 10/2959M

Location: ST JOHN THE BAPTIST CHURCH, CHURCH STREET,
BOLLINGTON, SK10 5PY

Proposal: CONVERSION OF EXISTING BUILDING INTO 13 APARTMENTS,
INCLUDING ASSOCIATED PARKING (LISTED BUILDING
CONSENT)

For THE SIMPLY GROUP

Registered 13-Aug-2010

Policy Item Yes

Grid Reference 393902 377803

Date Report Prepared: 11 October 2010

SUMMARY RECOMMENDATION

Approve

MAIN ISSUES

- Impact upon architectural and historic integrity of the Listed Building

REASON FOR REPORT

This application is before the Committee as it proposes 13 residential units as part of a church conversion. An accompanying application for full planning permission (10/2927M) also appears on this agenda.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a vacant Grade II listed church building with surrounding graveyard. The site is allocated as an Area of Existing Open Space within Bollington Conservation Area, and is situated between an Existing Employment Area and a Predominantly Residential Area as identified in the Macclesfield Borough Local Plan.

DETAILS OF PROPOSAL

This application seeks Listed Building Consent to convert the existing building into 13 duplex apartments.

RELEVANT HISTORY

None

POLICIES

Local Plan Policy

BE18 – Listed Building Consent

CONSULTATIONS (External to Planning)

Bollington Town Council – Recommend approval

Cheshire Archaeology Planning Advisory Service – No objections

OTHER REPRESENTATIONS

A letter has been received from Bollington Civic Society outlining their support for the application, which shows great ingenuity and imagination.

Three additional letters have been received from local residents and visitors to the churchyard raising the following concerns:

- Increased traffic
- Exacerbate existing parking problems for residents
- On site security issues
- Loss of trees will impact upon character of area and wildlife habitats
- Noise pollution. Restrictions on working practices?
- How will existing graves be maintained or be affected?
- Thought of building over a churchyard that is still in use is distasteful and upsetting
- Out of character

APPLICANT'S SUPPORTING INFORMATION

The applicant has submitted a Structural Appraisal of the building, a bat survey, a report relating to rising damp and timber treatment, a PPS3 housing self assessment checklist and a design and access statement. All these documents can be viewed in full on the application file.

OFFICER APPRAISAL

The main alterations to the building relate to the windows. The existing leaded windows will be replaced with metal framed, slimline, double glazed units. A stone transom will be added to these windows to replicate the existing window detail, which will hide a new floor level. Cut backs into the new ground floor will allow light into the semi-basement area, and in a similar way cuts backs to the first floor ceiling to provide some natural light to the second floor in addition to the proposed conservation rooflights. The existing stained glass windows on the east elevation fronting onto Church Street will be restored and retained. No additional openings are proposed to the stone walls of the Church.

The Council's Conservation Officer has commented on the proposal and has not raised any objection to the degree of internal alteration, but has raised concerns over the extent of interventions in the roof by the roof lights and air vents. These comments are acknowledged and the applicant's agent has been approached to see if the number of rooflights can be reduced. Most of the roof lights are at a low level and the parapet wall around the roof of the

church will serve to screen them from certain vantage points. The high level rooflights are considered to be the area where the reduction in number could be made, particularly over the stairwell, and it is in this area where the reductions are expected. Subject to the number of these high level rooflights being reduced, the Conservation Officer has indicated that he may withdraw his objection. Additional conditions may also be recommended at that time. Therefore, subject to the receipt of revised plans the proposal is considered to adequately maintain the architectural and historic integrity of the Listed Building, whilst bringing this currently vacant building back into active use.

Other material planning considerations

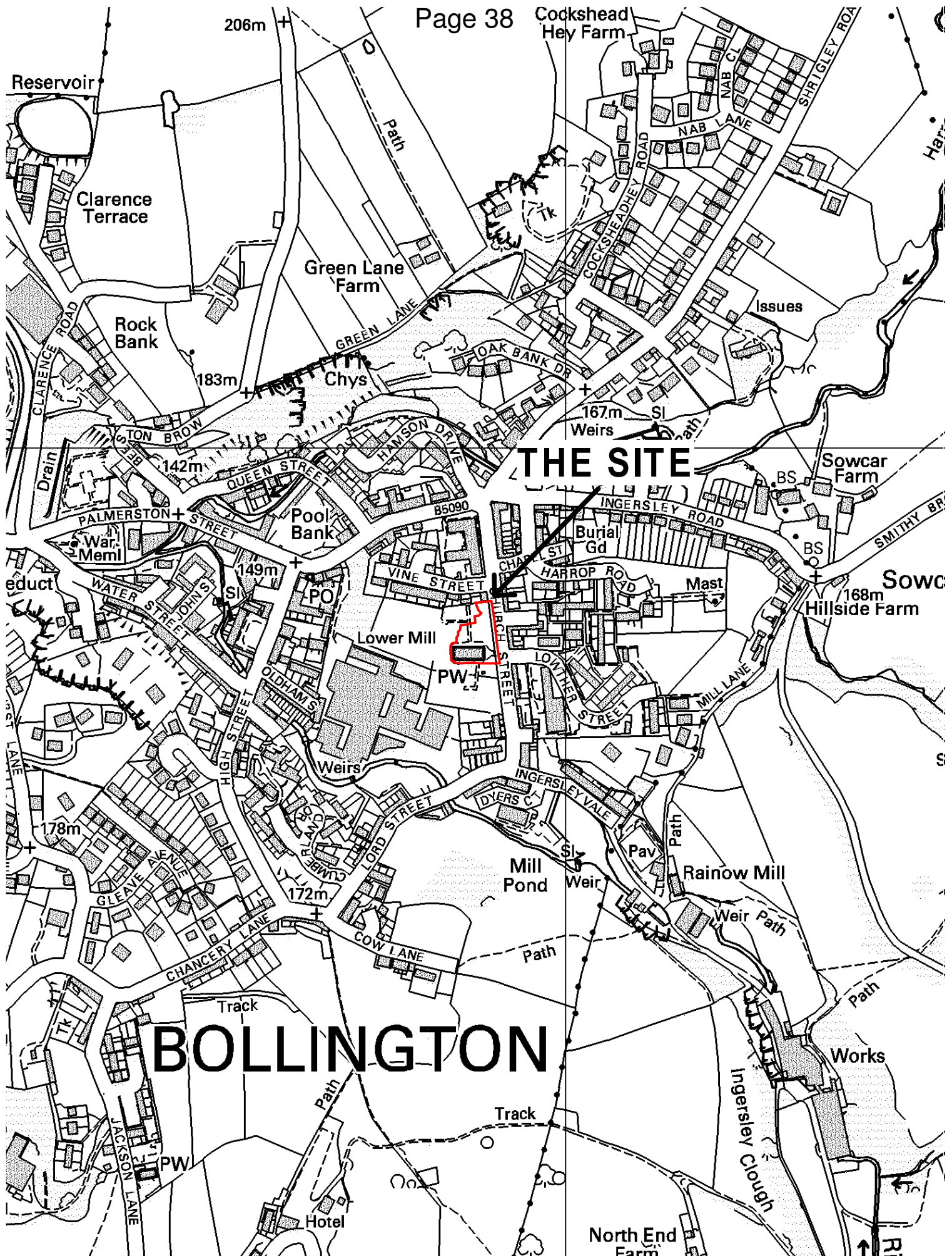
The comments received in representation primarily relate to non listed building matters and have been addressed in the accompanying planning application report for 10/2927M.

Subject to

The receipt of revised plans that reduce the number of rooflights.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposal is considered to bring this Listed Building, which has been vacant since 2006, back into active use, without significant harm to the architectural and historic integrity of the Listed Building. Therefore, for the reasons outlined above, a recommendation of approval is made, subject to the receipt of revised plans.



10/2927M ST JOHN THE BAPTIST CHURCH, CHURCH STREET, BOLLINGTON, SK10 5PY

NGR 393,900:377,800

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Application for **Listed Building Consent**

RECOMMENDATION : Approve Subject to Following Conditions

1. A07LB - Standard Time Limit
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A11EX - Details to be approved

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Application No: 10/2889M
Location: WOODEND, HOMESTEAD ROAD, DISLEY, SK12 2JW
Proposal: OUTLINE APPLICATION FOR 11NO. APARTMENTS

For MR MICHAEL COOKSEY

Registered 20-Aug-2010
Policy Item No
Grid Reference 397158 384681

Date Report Prepared: 6th October 2010

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES

- Impact upon the character of the area
- Impact upon residential amenity
- Impact upon Highway safety
- Impact upon Protected Trees

REASON FOR REPORT

This application seeks outline consent for 11 apartments and is brought before the Northern Planning Committee in accordance with the Council's Scheme of Delegation.

DESCRIPTION OF SITE AND CONTEXT

The site in question is a large open plot of land which prior to its demolition accommodated a 20 bed care home.

The site is located within the village of Disley and access is via Homestead Road which is unadopted highway.

Properties within this particular road occupy similar substantial plots of land which are occupied by a varying style of detached residential properties.

DETAILS OF PROPOSAL

Members will note from the planning history below that the principle of a residential development at this site was established at appeal under planning application 02/0881P for 10No. apartments. Since then a number of applications have been submitted to the Local Planning Authority for consideration.

In 2005 a proposal was submitted for 11 apartments at this site under application 05/0209M. This was refused due to Macclesfield Borough Council's restrictive housing policy which was in place at the time.

This application was followed by Application 06/1662P which received full planning consent in 2006 for 9 apartments subject to a condition which restricted the standard time limit for implementation, also due to the restrictive housing policy which was then in place. By virtue of this restrictive condition the applicant had until the 28th January 2009 to implement the consent.

The last application to come before Committee was application 08/2389P which sought a renewal of consent for application 06/1662P for the construction of 9 apartments, the scheme put forward was identical to that approved under application 06/1662P. This was approved by Members subject to conditions

The application which is now before Committee seeks outline planning permission for 11 apartments. Approval is sought for reserved matters relating to access, layout and scale only.

RELEVANT HISTORY

08/2389P	Erection of 9 Apartments Approved 2008
06/1662P	Demolition of existing building and erection of 9no apartments (amended scheme) Approved 23.08.06
05/0209P	Residential development of 11 apartments (amended scheme to include one additional unit at second floor) Refused 23.03.05
03/3358P	Residential development of 10 apartments Approved 28.01.04
03/2146P	Residential development of 10 apartments Withdrawn 30.10.03
02/0881P	Residential development of 10 apartments Refused 12.06.02 Appeal Allowed 30.01.03
01/0803P	Residential development of 10 apartments Refused 30.05.01 Appeal dismissed 07.01.02

POLICIES

Local Plan Policy NE11 (Nature Conservation), H1, DC41 (housing); BE1, DC1 (design and character); DC3, DC38 (amenity); DC6 (circulation and access); and DC8, DC9 (landscaping and tree protection), DC63 (Contaminated Land).

Other Material Considerations

CONSULTATIONS (External to Planning)

MOD Airfield Safeguarding – No safeguarding Objections

The Strategic Highways and Transportation Manager: No objections subject to conditions

Environmental Health (Contaminated Land) – Advise that the proposal is for a sensitive end use and the site may be contaminated therefore in

accordance with the advice set out within PPS23: Planning and Pollution Control a Phase I survey is advised and advice note drawing the applicants attention to regulation regarding contaminated land

VIEWS OF THE PARISH / TOWN COUNCIL

Disley Parish Council object to the application on the grounds that the proposal is overdevelopment of the site and concerned about the percentage increase of traffic on the Jackson Edge Road.

OTHER REPRESENTATIONS

None received at the time of writing up this report

APPLICANT'S SUPPORTING INFORMATION

A comprehensive Planning, Design and Access Statement has been submitted along with supporting information. These documents are available to view online and provide an understanding of the existing and future context of the proposal, planning policy and design issues relating to it.

OFFICER APPRAISAL

Principle of Development / Policy

The scheme proposed in most respects is similar to that of the previous approved planning application 08/2389P.

Having regard to the planning history of this site the key issues with regard to this application relate to the principle of a further two residential units on the site and the impact upon highway safety.

Proposals for new housing developments are now assessed against the criteria set out within Planning Policy Statement 3: Housing and the Local Planning Authority Guidance Note. The Guidance Notes provide a 6 criteria checklist which broadly relates to the following: housing objectives of the local area and the wider Borough; sustainability; efficient use of land; quality of housing and Sustainability Audit.

Whilst a self-assessment checklist has been submitted the applicant has failed to carry out a sustainability audit in support of this application. However a design and access statement has been submitted with the application and sets out the context of the site which is within a 250m from Disley village centre and offers easy access to a number of facilities ranging from shops, a post office, schools, doctors as well as public transport, it is considered that the proposal will provide the redevelopment of a Brownfield site in a sustainable location.

The Council's Housing Need Survey published in 2004 identifies a need for 1 to 2 bed roomed properties throughout the Borough. This permission seeks consent for 10 two bed roomed properties and 1 larger 'penthouse' apartment. From the indicative plans submitted the proposal generally accords with the Housing Need Survey and satisfies the objectives set out within PPS3 in terms of meeting local housing needs.

Other policies of relevance to this application are as follows Policies H1, DC41 (housing); BE1, DC1 (design and character); DC3, DC38 (amenity); DC6 (circulation and access); and DC8, DC9 (landscaping and tree protection).

This application seeks consent for reserved matters relating to Access, layout and scale. However indicative plans relating to appearance and Landscaping have also been submitted.

Access/ Highway safety

Access to the site is to be served of Homestead Road via the existing site entrance which is located to the north east of the site. The access proposals sought are the same as approved under planning application 08/2389P.

As previously approved, parking provision for residents is to be sited within the basement and parking for visitors is within the grounds. In order to accommodate parking for the additional 2 apartments now proposed the applicant seeks to provide an increase in parking provision from 21 to 22 spaces. As with the previous approved scheme visitor parking is to be located externally.

The Council's Strategic Highways and Transportation Manager has been consulted on the application and advises that this proposal is served off Homestead Road which is traffic calmed with low vehicular movements. The creation of two additional residential properties, amounting to 11 in total, on this site is unlikely to have a harmful impact upon highway safety. No objection is raised with regard to Highway safety subject to conditions relating to visibility splays.

Layout

The front elevation of the proposed building is to be sited approx 12m from Homestead Road and will occupy virtually an identical footprint as the building previously approved under application 08/2389P which is still extant.

Alterations to the proposal however include a single storey extension which projects approx 10m from the rear elevation and will take advantage of the existing sloping topography of the site to create accommodation for the proposed basement apartment which will include a terrace area above for one of the proposed apartments at ground floor.

The site measures approx 0.3 hectares in area. Although large in scale the building is considered to sit comfortably within the site and with ample communal garden space to wards the rear of the property.

Having regard to the scale of the plot, the siting of the proposed extension and given that a very similar scheme has been approved under application 08/2389P no concerns are raised with regard to the layout of the proposal.

Scale

The proposed development seeks consent for a two storey building with a third floor within the roof space and will accommodate 11 No. 2 bedroom apartments. Indicative plans have been submitted illustrating the internal layout with one apartment at basement level, four apartments at ground floor, four apartments at first floor and two apartments at second floor. Apart from the addition of a small scale extension on the rear elevation the scale, bulk, height and mass of the main part of the building is to remain unchanged from what has been approved under application 08/2389P therefore no issues are raised with regard to the impact upon the character and appearance of the surrounding area

Amenity

The proposed external changes are considered to be minimal, and will not create any additional residential amenity issues. Sufficient space exists to the boundaries of the site. Furthermore, it is not considered that the extra apartment would create sufficient traffic or disturbance to impact on adjoining occupiers.

Forestry and Landscaping

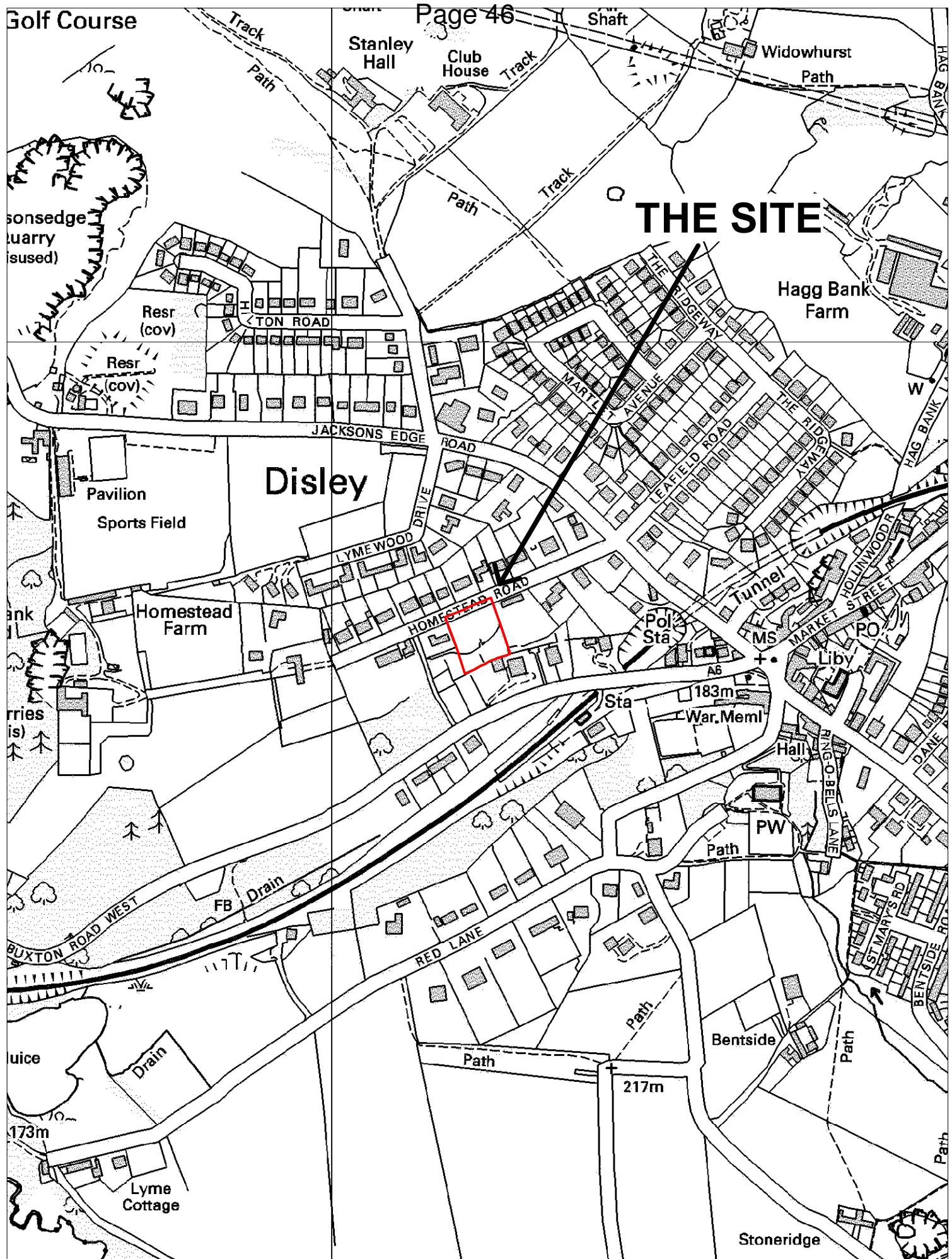
The Forestry Officer has been consulted on the application and advises that the development can be implemented without detracting from both on and off site trees. Therefore no objections are raised subject to conditions.

Ecology

The Council Ecologist has been consulted and no objections are raised.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The principle of a residential development for apartments at this site has already been formally accepted under application 08/2389P and the circumstances of the site are considered to have remained largely unaltered. It is considered that the creation of two additional 2 bed apartments to form 11 apartments on this site complies with the objectives set out within National and Local Planning policies for new housing and sustainability objectives and will not have a harmful impact upon highway safety. The proposed development is therefore considered to be acceptable and is recommended for approval subject to condition.



10/2889M - WOODEND, HOMESTEAD ROAD, DISLEY, SK12 2JW

N.G.R. - 397,160 - 384,680

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Application for **Outline Planning**

RECOMMENDATION : Approve subject to following conditions

1. A01OP - Submission of reserved matters
2. A02AP_1 - Detail on plan overridden by condition
3. A03OP - Time limit for submission of reserved matters
4. A06OP - Commencement of development
5. A30HA - Protection of highway from mud and debris
6. A32HA - Submission of construction method statement
7. AEX21 - submit samples of building materials
8. AGR51 - no windows to be inserted
9. AHA91 - no gates
10. ALS21 - implementation of landscaping scheme
11. ALSG1 - Landscaping - submission of details
12. ARM41 - details of ground levels submission
13. DGLC1 - Hours of working during construction
14. Access to CTO specification
15. Access to specified gradient
16. Basement for parking of vehicles only
17. Details of highway verge
18. Vehicular visibility
19. Turning facility
20. Pedestrian visibility
21. Existing access to be closed
22. Secure cycle store
23. Visitor cycle provision
24. Parking to be surfaced and marked out
25. Contaminated Land
26. Pile Driving

Update for Applications 10/1899P and 10/1900M at Over Tabley Hall Farm, Old Hall Lane, Tabley

Members recommended the application be delegated to the Head of Planning & Housing for approval subject to discussions taking place between the applicant and the Conservation Officer regarding the inclusion of chimneys on the listed farmhouse. The applicant undertook excavations within the farmhouse and no evidence was found that a chimney historically existed. The Conservation Officer was privy to the excavation information and associated photographs and he concurs with the findings. He has stated that without evidence of such a feature we should not impose reinstatement as this would falsify the history of this building. This information was discussed with the Chairman and he has agreed that chimneys should not form part of the proposed development.

The Listed Building Consent will therefore be approved subject to the conditions as listed on the committee report. The Full planning application will be approved subject to conditions (including those additionally agreed by Members) and subject to the signing of a s106 legal agreement.

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