

# Northern Planning Committee

## Agenda

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<b>Date:</b>	<b>Wednesday, 19th January, 2011</b>
<b>Time:</b>	<b>2.00 pm</b>
<b>Venue:</b>	<b>The Capesthorne Room - Town Hall, Macclesfield SK10 1DX</b>

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The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

**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 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**
- 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 - 6)

To approve the Minutes as a correct record.

- 4. Public Speaking**

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

**Contact:** Sarah Baxter

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**E-Mail:** [sarah.baxter@cheshireeast.gov.uk](mailto: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. **10/4083M-Variation of Conditions 9, 10, 12 Relating To 06/2254p (Appeal Decision App/C0630/A/07/2033939). The purpose of this Application is to Ensure One of the Units can be occupied Full Time by a Manager including during the Closed Season, Rode Heath Wood, Back Lane, Eaton for Mr & Mrs Noad (Pages 7 - 16)**

To consider the above application.

6. **10/4381M-4 no Detached Dwellings, Land to the rear of 140, Prestbury Road, Macclesfield for Mr A Northover, Lockside Estates Ltd (Pages 17 - 26)**

To consider the above application.

7. **10/4558M-House extension and refurbishment comprising: - New attic conversion - New rear extension - New raised decking to rear garden - Internal refurbishment - New raised car park in curtilage to front garden, 6, Ashwood Road, Disley, Stockport, Cheshire for Graham Prest (Pages 27 - 34)**

To consider the above application.

8. **10/3535M-Change of Use of Part Building from B2 Industrial Use to 19 Residential Apartments, Clarence Mill, Clarence Road, Bollington for Clarence Mill Ltd (Pages 35 - 48)**

To consider the above application.

9. **10/3536M-Change of Use of Part Building from B2 Industrial Use to 19 Residential Apartments, Clarence Mill, Clarence Road, Bollington for Clarence Mill Ltd (Pages 49 - 56)**

To consider the above application.

10. **10/4447M-Internal alterations to provide remodelled living accommodation, alterations to existing Courtyard outside rear entrance and new detached garage, 10, Hawthorne Park, Wilmslow, Cheshire for I Gow (Pages 57 - 66)**

To consider the above application.

11. **10/3545M-Full Planning Permission 06/0236P Mixed Use Development Comprising 87 no Apartments and 1077sq m Business Floorspace with Associated Car Parking, Access and Servicing Arrangements, Land and Buildings at Park Green, Macclesfield for P H Property Holdings Ltd c/o Agent (Pages 67 - 104)**

To consider the above application.

12. **10/3614M-Extension of Time for Permission 06/0234P (Conservation Area Consent) - Part Demolition of Non-Listed Buildings for Redevelopment (Conservation Area Consent), Land and Buildings at Park Green, Macclesfield for PH Property Holdings Limited (Pages 105 - 110)**

To consider the above application.

13. **10/3615M-Extension of time for Permission 06/0235P (Listed Building Consent) Demolition of Extension and Porch on Georgian Mill with External and Internal Alterations Including Windows, Replacement Roof and Removal of Internal Partitions and Staircases (Listed Building Consent), Land and Buildings at Park Green, Macclesfield for PH Property Holdings Limited (Pages 111 - 116)**

To consider the above application.

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## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 22nd December, 2010 at The Capesthorne Room -  
Town Hall, Macclesfield SK10 1DX

### **PRESENT**

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

Councillors J Crockatt, H Gaddum, M Hardy, 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 (Northern Area Manager), Mr N Jones (Principal Development Officer) and Mr A Ramshall (Conservation Officer)

### **78 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Miss C M Andrew and Mrs O Hunter.

### **79 DECLARATIONS OF INTEREST/PRE DETERMINATION**

Councillor R E West declared a personal and prejudicial interest in application 10/4254M-Variation of Conditions 1 & 2 from Approval 5/5/5116 to allow Maximum of 12 Caravans to be occupied between 1st March and 15th January annually, The Caravan Site, Elm Beds Farm, Elm Beds Road, Poynton for Mr Victor Whittaker by virtue of the fact that he had a close relationship with one of the objectors to the application and in accordance with the Code of Conduct he left the meeting prior to consideration of the application.

Councillor R J Narraway declared a personal interest in applications 10/4083M-Variation of Conditions 9,10, 12 Relating To 06/2254P (Appeal Decision App/C0630/A/07/2033939). The Purpose of this application is to ensure one of the Units can be occupied full time by a Manager including during the closed season, Rode Heath Wood, Back Lane, Eaton for Mr & Mrs Noad, 10/3803M-Application to remove condition 12 on Planning Permission 06/2254P (Appeal reference APP/C0630/A/07/20339390) for change of use of land to allow siting of 32 timber clad twin unit Caravans, access works and landscaping, Rode Heath Wood, Back Lane, Eaton for Mr David & Mrs Yvette Noad, 10/3805M- Application to remove condition 3 on Planning Permission 09/1509M (Appeal reference APP/R0660/A/10/2121609/NWF) for change of use of land to allow siting of 32 timber clad twin unit Caravans, access works and landscaping, Rode Heath Wood, Back Lane, Eaton for Mr David & Mrs Yvette Noad and

10/3805M- Application to remove condition 3 on Planning Permission 09/1509M (Appeal reference APP/R0660/A/10/2121609/NWF) for change of use of land to allow siting of 32 timber clad twin unit Caravans, access works and landscaping, Rode Heath Wood, Back Lane, Eaton for Mr David & Mrs Yvette Noad by virtue of the fact that he was a Member of North Rode Parish Council that had considered the applications, however he had not participated in any of the debates. In accordance with the Code of Conduct he remained in the meeting during consideration of the applications.

**80 MINUTES OF THE MEETING**

RESOLVED

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

**81 PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

**82 10/4254M-VARIATION OF CONDITIONS 1 & 2 FROM APPROVAL 5/5/5116 TO ALLOW MAXIMUM OF 12 CARAVANS TO BE OCCUPIED BETWEEN 1ST MARCH AND 15TH JANUARY ANNUALLY, THE CARAVAN SITE, ELM BEDS FARM, ELM BEDS ROAD, POYNTON FOR MR VICTOR WHITTAKER**

(During consideration of the application, Councillor D A Neilson arrived to the meeting. As a result he did not take part in the debate or vote on the application),

Consideration was given to the above application.

(Mr Adams, Clerk to Poynton Town Council and Mrs Hargraves, an objector 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. R01CA - Adverse effect on Conservation Area
3. R07HW - Unacceptable increase in traffic at the junction of Shrigley Road and Elm Beds Road

**83 10/4083M-VARIATION OF CONDITIONS 9,10, 12 RELATING TO 06/2254P (APPEAL DECISION APP/C0630/A/07/2033939). THE**

**PURPOSE OF THIS APPLICATION IS TO ENSURE ONE OF THE UNITS CAN BE OCCUPIED FULL TIME BY A MANAGER INCLUDING DURING THE CLOSED SEASON, RODE HEATH WOOD, BACK LANE, EATON FOR MR & MRS NOAD**

Consideration was given to the above application.

(Mr Robert Holmes, representing Mere Parish Council and an objector attended the meeting and spoke in respect of the application).

Consideration of the item was adjourned in order to contact the agent for the applicant in order to discuss the change in recommendation from refusal to deferral.

The agent was unable to be contacted and consideration of the application took place after Minute No. 86.

**RESOLVED**

That the application be deferred to the next Northern Planning Committee on 19 January 2011 in order to enable Officers to assess the information, which had been submitted by the agent shortly prior to the meeting, as well as ensuring all interested parties were consulted on the planning application.

Members requested it be minuted that every effort was made by Officers to contact the agent for the applicant in order to discuss the change in recommendation from one of refusal to deferral.

In addition Officers were asked to contact the Planning Inspectorate in order to inform the Inspectorate of the reason why the application was deferred to the next planning meeting for determination.

(This was a change in Officer recommendation from one of refusal to deferral).

- 84 **10/3803M-APPLICATION TO REMOVE CONDITION 12 ON PLANNING PERMISSION 06/2254P (APPEAL REFERENCE APP/C0630/A/07/20339390) FOR CHANGE OF USE OF LAND TO ALLOW SITING OF 32 TIMBER CLAD TWIN UNIT CARAVANS, ACCESS WORKS AND LANDSCAPING, RODE HEATH WOOD, BACK LANE, EATON FOR MR DAVID & MRS YVETTE NOAD**

Consideration was given to the above application.

(Mr Robert Holmes, representing Mere Parish Council and an objector attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be refused for the following reason:-

Closed season condition required in conjunction with holiday occupancy conditions to prevent caravans being occupied as a main place of residence, contrary to policies controlling development in the countryside.

- 85 **10/3805M- APPLICATION TO REMOVE CONDITION 3 ON PLANNING PERMISSION 09/1509M (APPEAL REFERENCE APP/R0660/A/10/2121609/NWF) FOR CHANGE OF USE OF LAND TO ALLOW SITING OF 32 TIMBER CLAD TWIN UNIT CARAVANS, ACCESS WORKS AND LANDSCAPING, RODE HEATH WOOD, BACK LANE, EATON FOR MR DAVID & MRS YVETTE NOAD**

Consideration was given to the above application.

RESOLVED

That the application be refused for the following reason:-

Closed season condition required in conjunction with holiday occupancy conditions to prevent caravans being occupied as a main place of residence, contrary to policies controlling development in the countryside.

(The following item was considered after minute no. 87).

- 86 **10/4283M-DEMOLITION OF HOLFORD HOUSE AND THE ERECTION OF A REPLACEMENT DWELLING, ALONG WITH THE RELOCATION OF TWO EXISTING PARK HOMES, HOLFORD HOUSE, HOLFORD DRIVE, MOSSWAYS PARK, WILMSLOW, CHESHIRE FOR W FLANNIGAN**

Consideration was given to the above application.

RESOLVED

That the application be refused for the following reasons:-

1. R02RD - Loss of privacy
2. R05LP - Harmful to appearance of the countryside
3. Contrary to Green Belt policy

- 87 **10/4280M-REPLACEMENT DWELLING, CHRISOVALANTOU, MERESIDE ROAD, MERE FOR MR G CAVILL, BWD LTD**

This application was withdrawn prior to the meeting.

(The following item was considered after Minute No. 85).



**88 BROADHEATH HOUSE, SLADE LANE, OVER ALDERLEY, ALDERLEY  
EDGE - JUDICIAL REVIEW OF DECISION TO GRANT PLANNING  
PERMISSION**

Consideration was given to the above report.

RESOLVED

That the report be noted.

**89 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 3.50 pm

Councillor B Moran (Chairman)

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**Application No:** 10/4083M

**Location:** RODE HEATH WOOD, BACK LANE, EATON

**Proposal:** VARIATION OF CONDITIONS 9, 10, 12 RELATING TO 06/2254P (APPEAL DECISION APP/C0630/A/07/2033939). THE PURPOSE OF THIS APPLICATION IS TO ENSURE ONE OF THE UNITS CAN BE OCCUPIED FULL TIME BY A MANAGER INCLUDING DURING THE CLOSED SEASON.

**For** MR & MRS NOAD

**Registered** 15-Oct-2010

**Policy Item** No

**Grid Reference** 387269 366585

#### **SUMMARY RECOMMENDATION**

Approve subject to conditions

#### **MAIN ISSUES**

- Whether there is a functional need for a residential managerial presence to justify an isolated dwelling in the countryside.

### **REASON FOR REPORT**

This Application was deferred from the last Committee on 22 December to allow for extra time to assess the additional information that has been submitted relating to the financial and functional aspects of the proposal, and to provide all interested parties the opportunity to comment on the proposal in light of the neighbour notification inconsistency with previous applications on this site.

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

The application site comprises a caravan site that is currently under construction within existing woodland. The site is located within Countryside Beyond the Green Belt as identified in the MBLP.

### **DETAILS OF PROPOSAL**

This application seeks to vary conditions 9, 10 and 12 from appeal reference APP/C0630/A/07/20339390 to allow one of the units (plot 10 on the approved layout plan) to be occupied all year round by a full time site manager.

Condition 9 states, *"The caravans shall be occupied for holiday purposes only."*

Condition 10 states, *“The caravans shall not be occupied as a person’s sole or main place of residence.”*

Condition 12 states, *“No caravan shall be occupied between 14<sup>th</sup> January and 1<sup>st</sup> March in any year.”*

## **RELEVANT HISTORY**

09/3544M - Change of use of land to allow the siting of 23 timber clad twin unit caravans – Not determined, Appeal allowed 12.07.2010 (Costs awarded against the Council)

09/1509M – Change of use of land to allow the siting of 23 timber clad twin unit caravans - Refused 14.08.2009, Appeal allowed 12.07.2010 (Costs awarded against the Council)

08/2729P - Creation of temporary access (in location of existing field access) to allow delivery of static caravans, and erection of boundary fence and gates - Approved with conditions 26/03/09

08/2291P - Variation of conditions 5 (lighting), 7 (ecology) and 21 (drainage) on application 06/2254P (pre-commencement conditions) to allow works to commence on the internal road only, in accordance with the badger licence granted by Natural England - Withdrawn 18.11.2008

06/2254P - Change of use of land to site 32 timber-clad twin-unit caravans, alterations to access and landscaping - Refused 06.11.2006, Appeal allowed 03.12.2007 (Costs awarded against the Council)

## **POLICIES**

### **Regional Spatial Strategy**

DP1 - Spatial Principles

DP4 - Make the Best Use of Existing Resources and Infrastructure

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

DP8 - Mainstream Rural Issues

RDF2 - Rural Areas

W7 - Principles for Tourism Development

### **Local Plan Policy**

RT13 - New Tourist Attractions

GC5 - Countryside Beyond the Green Belt

GC6 – Countryside Beyond the Green Belt

### **Other material considerations**

- Good Practice Guide for Tourism
- PPS7 (Sustainable Development in Rural Areas)

- PPG13 (Transport)
- Tourism Matters – A report on Tourism in Macclesfield Borough (2002)
- A Vision and Strategy for tourism to 2015 - Cheshire and Warrington Tourism Board (2004)
- PPS4 (Planning for Sustainable Economic Growth)
- Circular 11/95 Use of Conditions in Planning Permission

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

North Rode Parish Council – Object on the grounds that the application is premature as there are no units at Rode Heath Wood being occupied. Similar sites have permanent barriers in the closed season.

### **OTHER REPRESENTATIONS**

None received

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

A supporting letter has been submitted on behalf of the applicant suggesting that in addition to the variation of conditions outlined above, a new condition is imposed to read:

*“The occupation of the caravan to be sited on plot 10 shall be limited to a person solely or mainly employed as an on site manager for the holiday park (including any dependents of such a person residing with them)”*

The supporting letter also makes reference to paragraph 24 of the Good Practice Guide where it acknowledges that for many types of holiday parks a residential managerial presence is essential. The responsibilities of the site manager are also listed. In this case the high quality service that the site is seeking to provide requires an on site presence. The policy tests in Annexe A to PPS7 for occupational dwellings in the countryside are also addressed.

Additional information has been received that further outlines the responsibilities of and requirements for a site manager, how the site will operate, the financial basis upon which the business is planned, and how income is generated after the sale of the lodges. The applicant has requested that this information is kept confidential due to its commercial sensitivity. They state that the information is for use by officers and professional representatives of the Council and should not be made available to the general public.

### **OFFICER APPRAISAL**

#### **Principle of Development**

The proposed variation of conditions will have the effect of providing a unit of permanent residential accommodation for a site manager. Paragraph 24 of The Good Practice Guide on Planning for Tourism states that, *“a residential managerial presence is often essential, to achieve quality service to the*

*customer, security for the property, and to meet the obligations of health and safety regulations”.*

Policy GC6 of the Macclesfield Borough Local Plan states that in the open countryside new dwelling will normally be allowed if *“they are required for a person engaged in agriculture, forestry, or other rural enterprise appropriately located in the countryside, and a location in the countryside is essential for the efficient working of the enterprise”*. PPS7 identifies that isolated new houses in the countryside require special justification for planning permission to be granted. In this case it is considered that as an occupational dwelling, paragraph 15 of Annex A to PPS7 is relevant where it advises Local Authorities to *“apply the same stringent levels of assessment to applications for such new occupational dwellings as they apply to applications for agricultural and forestry workers’ dwellings”*. The following tests should therefore be applied to the extent that they are relevant to the nature of the enterprise concerned.

**(i) Clear evidence of a firm intention and ability to develop the enterprise concerned.**

It is acknowledged that significant investment has been made in the site by providing some infrastructure, hard and soft landscaping and some of the caravans. The site has also been marketed with a website, promotional literature and with advertisements in the press, and it is understood that a number of the units have been sold. Collectively, these factors are considered to indicate a firm intention and ability to develop the caravan park.

**(ii) Functional need.**

Due to the supporting information submitted on behalf of the applicant outlines the responsibilities of the site manager, which they consider demonstrate a functional need for an on site manager. These are:

- To provide high quality support and 24 hour service to visitors.
- On site security during open and closed periods.
- To deal with late/early arrivals/departures.
- To manage the travel plan including picking up / dropping off at stations, local restaurants and attractions (including out of hours).
- Emergency repairs during the open and closed season.
- To manage deliveries / waste collections etc.
- To manage cleaning and other staff who will often work outside normal working hours.

The above information does indicate that there is a role for a manager on the site. However, the functional test in PPS7 is whether, *“it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times”*.

The additional information that has now been submitted expands on these details. The luxury experience offered on the site is one that includes 24 hour support for visitors, which includes a security presence and provides peace of

mind for visitors, due to the relatively isolated, woodland position of the site. CCTV will also be operated from the manager's accommodation to provide 24 hour surveillance. The applicant states that the site owners' house cannot be used for this purpose due to its distance from the site entrance, and they maintain that it would be unreasonable to expect the site owner to be available 24/7, when a manager has been appointed for this purpose. The site telephone system will enable all lodge visitors to contact the manager during weekends and evenings should there be illness, fire, breach of security, malfunction of lodge. An on site presence during the closed season will also provide suitable security for the site when the caravans are not occupied.

Lodge owners will be able to access the site and their accommodation unaccompanied, however, rental clients will not. Rental clients will also need to be shown how the facilities work, and they may need help at any time of the day. In terms of subletting, Members should be aware that the first half of the site, granted under application 06/2254P, is subject to a legal agreement that restricts occupation of the caravans to the caravan owner and members of their family. The other half of the site, granted under applications 09/1509M and 09/3544P is not subject to this restriction and the Inspector in these appeals agreed with the view that in planning terms there is no objection to the sub letting of the caravans.

The site will have its own minibus which will be available for the transportation of all visitors. This will be owned and run by the site, and a charge will be made for the service. In addition the site manager, a receptionist, cleaning staff, and maintenance / gardeners will be appointed as the site develops, and arrangements are in place for the internal and external cleaning of the lodges.

As noted above Paragraph 24 of The Good Practice Guide on Planning for Tourism states that, *"a residential managerial presence is often essential, to achieve quality service to the customer, security for the property, and to meet the obligations of health and safety regulations"*. Several sites across the Borough are known to have on site managers, and the acknowledgement of residential managerial presence in the Good Practice Guide is a sign that such a presence is not unusual. The site is currently in the stages of development, and the question may be asked whether the proposal for manager's accommodation is premature. However, it is understood that nine of the lodges have been sold and are due to be sited from March 2011. 24 hour support is offered on the site, whether there are nine or forty nine caravans on the site. Arguably, when the site is in its early stages of development, and not occupied as it would be when complete, the security risks may be greater, and 24 hour presence is even more necessary.

Paragraph 15 of Annex A to PPS7 which relates specifically to occupational dwellings in the countryside states that Local Authorities should apply the criteria and principles included in paragraphs 3 -13 of the Annex, which refer to permanent and temporary agricultural dwellings. Paragraph 3 states that new permanent dwellings should only be allowed to support existing agricultural activities on well established agricultural units. Applying this to the

current proposal, the caravan site, although approved, is not operational and therefore cannot be considered to be well established. However, as the Managers accommodation is to be provided within one of the approved caravans that would otherwise be sold, consideration should be given to treating the proposal as a temporary dwelling, as it would be for a new farming activity, and granting approval on that basis.

Having regard to the above details, it is considered that a functional requirement for an on site manager has been demonstrated. The need is to some extent reinforced by the willingness of the site owner to forego any profits that could be achieved by the sale and occupation of unit 10 for holiday purposes, in favour of providing the caravan himself, and then paying a site manager to occupy it in the interests of the business. However, due to the proposal coming at the initial stages of the development of the site, it may be appropriate to consider a 3 year temporary permission, subject to the other tests being met. The applicant's agent has suggested this approach in the event that the Council have concerns regarding the long-term prospects of the business.

**(iii) Clear evidence that the proposed enterprise has been planned on a sound financial basis.**

The applicants have now submitted information that they wish to keep confidential, but which provides evidence of the business upon which the business is planned. This information includes, a 5 year business plan (2008 – 2013), a letter from the applicant's bank confirming the offer of a development loan, and draft accounts for the period from 1 February 2008 to 31 July 2009.

The applicants have had their land independently valued and it is understood that the development loan is secured against the value of the land, and was agreed on the basis of the submitted business plan. Due to the luxury market that the development is aimed towards, the figures that are involved are considerable, and it is clear that thorough business planning has been carried out to satisfy the bank and the applicant, who has a considerable financial commitment in the land.

Concerns were previously raised regarding the income stream once all the units are sold. The applicant has confirmed that income will be derived from a variety of sources including an annual pitch fee, rental income, sales from Ladera shop, gas and electricity sales, telephone calls, mini bus travel, and the re-sale of lodges. Collectively, this is anticipated to be a significant sum, particularly once the site is full, and will easily cover site manager wages whilst still providing a considerable amount for reinvestment into the business.

Again, as noted above, should Members have any concerns regarding the financial basis upon which the business is planned, it should be noted that the application seeks to use a caravan for manager's accommodation, rather than a new permanent dwelling. As such, concerns about the prematurity of this



accommodation could be addressed by a temporary 3 year permission, after which the situation on the site can be reassessed.

It is considered that sufficient information has been submitted to demonstrate that the enterprise has been planned on a sound financial basis, to justify a managerial presence, particularly for an initial three year period.

**(iv) The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.**

The caravan is sited to provide ready access to the entrance and across the site as a whole. It is considered that the identified functional need is best met within one of the approved caravans on the site, thereby minimizing the number of structures on the site. No other suitable accommodation is considered to be available.

**(v) Other normal planning requirements, e.g. siting and access, are satisfied.**

As the application seeks to utilise one of the caravans that was shown on the plans approved as a result of the 2007 appeal, it is considered that all other normal planning requirements are satisfied.

#### **Other material planning considerations**

The proposed variation of the of conditions is not considered to have any significantly greater impact upon the character and appearance of the countryside, highway safety, residential amenity, trees, or any other matter of public interest compared to the previous permission.

In the event that planning permission is granted, a further application will need to be made to vary the requirements of the unilateral undertaking (that covers this part of the site), which restricts the occupation of the caravans to owners and their families, and to the period between 1 March and 14 January in any year.

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

The Good Practice Guide on Planning for Tourism identifies that a residential managerial presence is often essential on holiday parks / sites. In this case, it is considered that the applicant has now demonstrated that the tests of Annex A to PPS7 relating to occupational dwellings have been met, to the extent that they are relevant to the development proposed. However, due to the early stages of the enterprise, and potential future uncertainties, it is considered that permission should be granted for a temporary period of three years, in line with the established approach for agricultural (and other occupational) dwellings outlined in PPS7. This will give the applicant the best chance of success by providing the 24 hour support that is essential to the operation of the business, whilst providing the Council with the safeguard of being able to reassess the situation in three years time. Accordingly, a recommendation of approval is made on that basis.

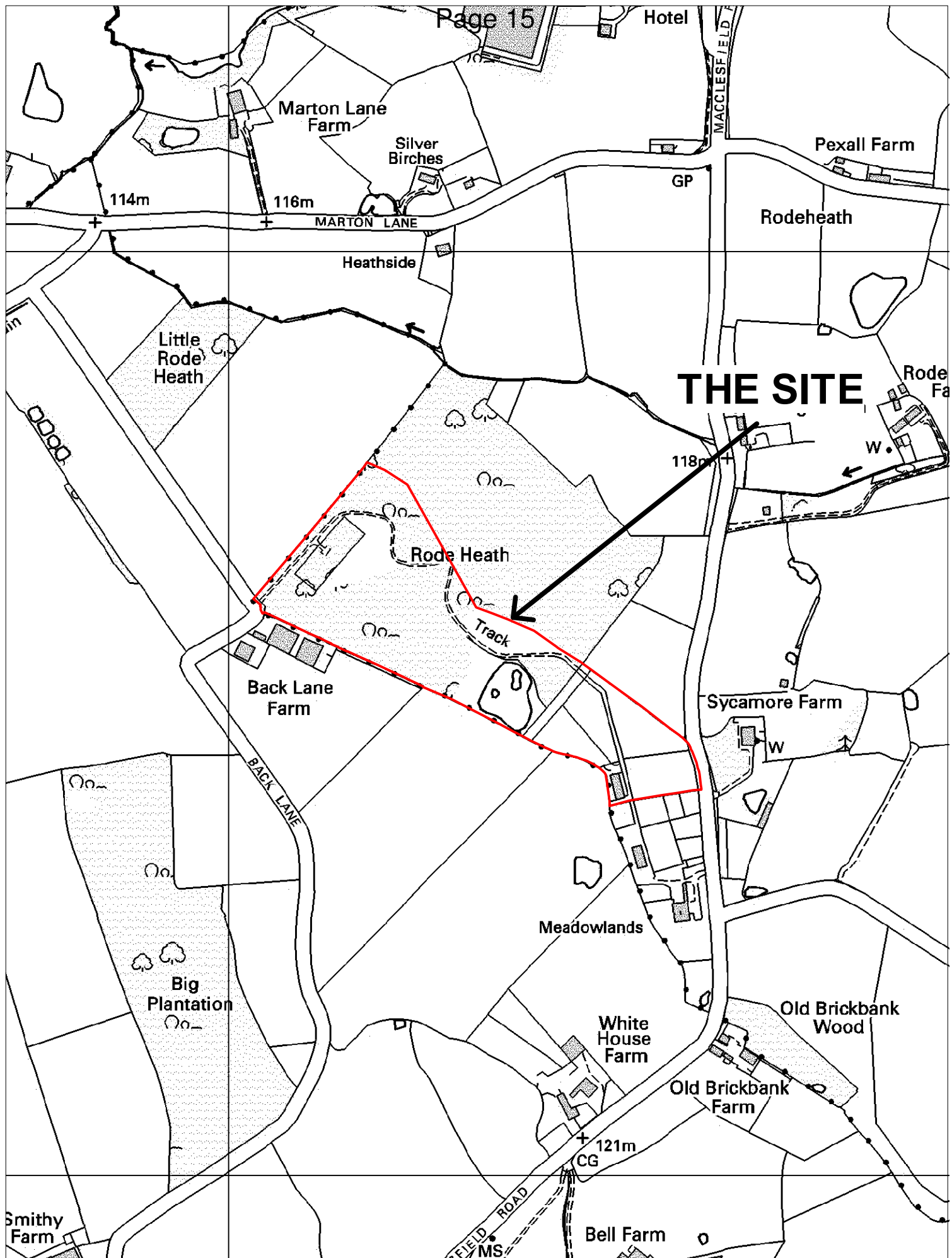
In the event that the application is approved, all the relevant conditions attached to the appeal decision on application 06/2254P will have to be re-imposed as this decision will be a stand alone new permission in its own right. These conditions will be listed in the update report. However, conditions 9, 10, and 12 will need to be amended by the insertion of the words *“other than the caravan on plot 10, for a period of three years from the date of this permission,”* and a new condition will need to be re-imposed restricting occupation to the site manager, as follows:

*“For the first three years from the date of this permission, the occupation of the caravan to be sited on plot 10 shall be limited to a person solely or mainly employed as an on site manager for the holiday park (including any dependents of such a person residing with them). After this time, the caravan shall then revert back to its holiday use, unless further planning permission is granted for its use as site manager’s accommodation.”*

Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. Occupation of unit 10 by site manager only



10/4083M - RODE HEATHWOOD BACK LANE EATON  
N.G.R: 387.258 - 366.561

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**Application No:** 10/4381M  
**Location:** LAND TO THE REAR OF, 140, PRESTBURY ROAD,  
MACCLESFIELD  
**Proposal:** 4NO DETACHED DWELLINGS  
**For** MR A NORTHOVER, LOCKSIDE ESTATES LTD  
**Registered** 04-Nov-2010  
**Policy Item** Yes  
**Grid Reference** 390517 374221

**Date Report Prepared: 7 January 2011**

#### **SUMMARY RECOMMENDATION**

Refuse

#### **MAIN ISSUES**

- Impact upon the character and appearance of the Conservation Area
- Impact upon the residential amenity of neighbouring properties
- Impact upon nature conservation interests
- Impact upon trees of amenity value

#### **REASON FOR REPORT**

The application has been called to Committee by the local Ward Member, Councillor Arnold citing local concern over the impact upon the Conservation Area, loss of trees and backyard development as his reasons.

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

The application site comprises a detached dwelling with substantial rear garden. The site is located within a Predominantly Residential Area in the Prestbury Road Conservation Area as identified in the Macclesfield Borough Local Plan 2004.

#### **DETAILS OF PROPOSAL**

This application seeks full planning permission to erect four detached dwellings, each with a detached garage, within the rear gardens of 140 Prestbury Road, and make alterations to the existing vehicular access.

#### **RELEVANT HISTORY**

10/2193M – Outline application for 4no. blocks of 6no. retirement apartments (24no. apartments in total) – Invalid 13.08.2010

(The Council considered that this outline application submitted which sought to reserve the matter of landscaping did not provide a sufficient level of detail to adequately assess the impact of the proposal upon the Conservation Area.)

## **POLICIES**

### **Regional Spatial Strategy**

DP1 (Spatial Principles)  
DP2 (Promote Sustainable Communities)  
DP4 (Make the Best Use of Existing Resources & Infrastructure)  
DP5 (Manage Travel Demand, Reduce the Need to Travel & Increase Accessibility)  
DP7 (Promote Environmental Quality)

### **Local Plan Policy**

NE11 (Nature Conservation)  
BE1 (Design Guidance)  
BE3 (Conservation Areas)  
H1 (Phasing Policy)  
H2 (Environmental Quality in Housing Developments)  
H5 (Windfall Housing Sites)  
DC1 (Design New Build)  
DC3 (Amenity)  
DC6 (Circulation and Access)  
DC8 (Landscaping)  
DC9 (Trees)  
DC38 (Space, Light and Privacy)  
DC41 (Infill Housing Development or Redevelopment)

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

Highways – No objections subject to the receipt of a revised plan and conditions.

Environmental Health – Comments not received at time of report preparation

Environment Agency – Object on the grounds that the proposed development is unacceptable because it involves building in close proximity to a culverted ordinary watercourse, Whitfield Brook.

## **OTHER REPRESENTATIONS**

Fifteen letters of representation have been received from neighbours at 113, 115, 136, 138 Prestbury Road, 18, 20, 26, 28, 30, 34 Birch Avenue, 12, 14, 16, 18 Bittern Grove and 53 Victoria Road, objecting to the proposal on the following grounds:

- Realignment and reduction in height of boundary wall will not preserve or enhance Conservation Area contrary to policies BE2 and BE3.
- Loss of mature trees / woodland protected by TPO
- Arboricultural Survey supplied is inconcise
- Damage to wildlife habitats including infilling of pond
- Badgers present on site and witnessed by a Council Officer.
- Damage to Whitfield Brook
- Increased risk of flooding from ponds and watercourse
- Loss of privacy / unneighbourly
- Loss of sunlight
- Proximity to existing houses
- No turning facility for service vehicles
- Proposed houses will have substandard outlook and restricted daylight due to remaining tree cover
- Increase in noise
- Lack of pavement to Prestbury Road raises safety concerns
- Clear example of “garden grabbing”, which amendments to PPS3 seek to prevent
- Previously refused applications, and a dismissed appeal, at 146 and 148 Prestbury Road.
- No need for development of greenfield sites of this type.
- Applicant has previously opened his garden up to the public under the National Garden Scheme, and has claimed to have in excess of 25,000 plants, many of which will be lost if the development goes ahead.
- Impact upon water table
- Increase in traffic
- Submitted documentation refers to both outline and full planning applications, which is not helpful
- New access will compromise safe vehicular access/egress to/from 111, 113 and 115 Prestbury Road.
- Impact of contractors’ vehicles parked on Prestbury Road upon highway safety.
- Application states that existing stone wall will be lowered and existing stone coping will be “replaced”. This should be altered to “reinstate” as replace is not in the spirit of preserve or enhance.
- Development should satisfy the requirements of the Habitats Directive.
- Policies NE7, NE11, NE14, BE2, BE3, H2, DC1, DC3, DC6, DC8 and DC9 should be taken into consideration
- If approval is granted conditions should be attached relating to ridge heights, landscaping and setting, max area of dwellings, removal of PD rights, and tree protection.

Two letters have also been received from David Rutley MP advising of neighbour’s objections to the proposals.

## **APPLICANT'S SUPPORTING INFORMATION**

The applicant has submitted a design and access statement outlining the proposal's compliance with relevant planning policies. A PPS3 Housing Self Assessment Checklist has also been submitted, together with a Heritage Statement, an Extended Phase 1 Habitat Survey and an Arboricultural Survey and Constraints Report.

## **OFFICER APPRAISAL**

### **Principle of Development**

Amendments to PPS3 published in June 2010 have revised the definition of previously developed land in Appendix B of PPS3 has been revised to exclude private residential gardens. An additional sentence has also been added to paragraph 41 of the PPS, which explains that brownfield land is the priority for development, to say that *"there is no presumption that previously developed land is necessarily suitable for housing, nor that all of the curtilage should be developed"*.

Much has been made in the press that this change would signal the end of "garden grabbing" and the development of flats. However, the implication of these changes needs more careful consideration. The Macclesfield Borough Local Plan includes policies which allow for the development of sites within settlement boundaries for housing subject to the proposals satisfying a number of criteria. There is nothing in these policies to restrict these developments only to proposals on previously developed land. It is acknowledged that the site no longer constitutes previously developed land, and therefore fails to meet one of the key objectives of PPS3 in making effective use of land by re-using land that has been previously developed. However, having regard to the location and accessibility of the site to jobs, shops and services within Macclesfield Town centre; the increased density and more efficient use of land, the principle of the development is considered to be acceptable, and in accordance with the overriding objectives of PPS3.

### **Design / Conservation Area**

The application site shares boundaries with properties on Prestbury Road, Birch Avenue and Bittern Grove, and the property and its gardens are located within the Prestbury Road Conservation Area. The surrounding area comprises a variety of house types, and the fairly traditional design of the proposed dwellings is not considered to be unduly out of keeping with the character of the area. The most visible change within the Conservation Area will be the proposed alterations to the front boundary wall to facilitate the new amended access.

The application site is very steeply sloped to the rear of 140 Prestbury Road, on either side of Whitfield Brook, and the proposed dwellings and their garages are located at different levels across this area. The proposed dwellings are relatively evenly spread across the rear half of the application site and were originally proposed to be constructed in brick and render with clay roof tiles. Each dwelling will be set in its own fairly spacious curtilage.



Bridges are proposed in two locations where the access road crosses the Brook, although no details of the bridges have been provided to date.

The Conservation Officer has commented on the application and has raised concerns that any building in the garden of this property would contribute to undermine the main characteristic of the area, that of large gardens with tree cover. This would then result in harm to the Conservation Area. Additionally, he notes that the revised entrance would have the appearance of an estate entrance rather than a single house, and the wall is a particular feature of the Conservation Area and should not be demolished or altered in any way. Concerns were also raised over the use of render and lay tiles.

The comments from the Conservation Officer are acknowledged, however, it should be noted that public viewpoints of the rear of 140 Prestbury Road are limited. Nonetheless, the existing garden area is clearly overlooked and appreciated in the context of the Conservation Area by many surrounding dwellings. The boundary of the Conservation Area follows the boundary of the application site to the rear and the existing large dwellings along Prestbury Road set in substantial mature gardens do make a significant contribution to the character of the Conservation Area. The curtilages of the new dwellings will not be of a size that is commensurate with others within the Conservation Area and the introduction of new development in this area is not considered to preserve the character or appearance of the Conservation Area. The proposal is therefore contrary to policy BE3 of the Macclesfield Borough local Plan.

The applicant's agent has confirmed that the materials can be amended to remove any reference to render and the roof material changed to blue slate. Furthermore, to the Prestbury Road frontage, the boundary wall is a typical feature of the Conservation Area, however, the walls vary in height and width along Prestbury Road. Therefore, the reduction in the height of the wall and the relocation of the access is not considered to cause significant harm to the character or appearance of the Conservation Area. There is also potentially a significant impact upon protected trees which may have an associated harmful impact upon the Conservation Area, however, this is explained further below.

### **Trees / Landscaping**

A significant number of both individual and groups of trees within the preliminary management recommendations/comments are identified as being retainable. It is not clear from the submitted information what this means in terms of the proposed development. The Council's Arboricultural Officer has visited the site and observed that the amended access would compromise trees protected as part of the Preservation Order G10 1975 TPO. The loss of the group of trees and associated mature shrubs located adjacent to the existing access, and to the south east of the main property is also regrettable, and will have a negative impact on the building and its setting within the Conservation Area.

The difference in levels between Whitfield Brook and the ground between the existing fountain and trees 1290, 1291, and 1292 is over 5.5 metres. The submitted detail identifies a 'no dig' construction where the access road passes through Root Protection Areas (RPA). No details have been included in respect of how the access road will connect into the Bailey Bridge. It appears a significant fall needs to be accommodated over a very short distance. This information will be required as part of the application in order to assess whether its implementation will have a detrimental impact upon protected trees.

The access road extends beyond the Bailey Bridge directly adjacent to the large mature Pine identified as T1307. The intended construction detail is noted but the extent of the works required to facilitate the road immediately adjacent to the trees stem, and supporting buttress roots will inevitably lead to the tree's demise.

The proposed dwelling located within the southern corner of the site presents a very poor social proximity to the adjacent trees T1319 & T1340. Both the Sycamore and group of Pines are identified within the report as prominent specimens Cat B. This is an unacceptable tree / property relationship which inevitable will lead to pressure for excessive pruning or felling in order to improve and address issues of light, nuisance, perceived fear and absence of utilisable space. Boundary and off site trees are also an issue in relation to this plot again presenting a very poor social proximity to the intended dwelling. The associated garage also stands within the RPA of a number of trees which provide a degree of separation and screening for the properties located on Birch Avenue.

The proposed dwelling located within the western corner of the site has a number of trees to the south and west which have not been included within the tree survey, this includes trees located 9 metres from the front elevation, 3 metres from the side elevation, and 5 metres from the rear north western corner. T2369 a mature Lime noted within the survey as a Cat B specimen and to be retained is located only 5 metres from the properties rear elevation. This is again an un-acceptable and very poor social proximity/ relationship between the intended property and adjacent trees, which provide a degree of separation and screening for the properties located on Bittern Grove. Issues of light, nuisance, perceived fear and absence of utilisable space will again be a factor.

The northern most property is sandwiched between T2374 and T1350 the latter being identified as retainable. The tree is located only 4 metres from the gable elevation which precludes its consideration as a long-term feature. The same issues are also pertinent in respect of T1348 (Cat B) and the adjacent proposed property. Construction of the property and adjacent detached garage is located outside the trees RPA, but long-term retention will not be feasible given the inevitable negative relationship issues.

In addition to the specific comments above there are levels issues all across the site which would need to be addressed. It is difficult to provide an

accurate figure but it appears that in excess of over 40 identified trees along with numerous others, which have not been included within the survey will require removal to facilitate development. This will have a significant impact on the woodland, which extends along the Whitfield Brook corridor with a number of prominent trees removed along with the introduction of a domestic garden curtilage aspect altering the dynamics of the woodland and its future management. The loss of landscape space in order to accommodate both natural regeneration and planned planting should not be under estimated as well as the impact on the Prestbury Road Conservation Area.

In light of the Arboricultural Officer's comments, it is considered that insufficient information has been submitted to demonstrate that the proposal will have an acceptable impact upon trees of amenity value in the immediate area, and subsequently the Conservation Area.

### **Amenity**

The proposed new access drive is to be located between 138 and 140 Prestbury Road, and does come very close to the boundary with 138. The driveway would be used by cars, pedestrians and service vehicles and the degree of activity associated with vehicle movements is likely to result in an unacceptable impact upon the living conditions with the garden of 138, and to a lesser extent number 140 by virtue of noise and disturbance.

Proposed dwellings 3 and 4 are located immediately to the rear of 140 Prestbury Road, but set at a significantly lower level. The potential for overlooking these new dwellings from the existing house, is minimised by the retention of existing vegetation in the rear garden of 140, thereby ensuring an acceptable living environment for the occupiers of these two new properties. No other amenity issues are raised with regard to properties 3 and 4 due to their positioning and their relationship with neighbouring properties. With regard to dwellings 1 and 2 these will share boundaries with properties on Birch Avenue and Bittern Grove respectively. The properties on Birch Avenue and Bittern Grove are not currently overlooked from the rear as they look out onto what is currently the wooded garden of 140. From the ordnance survey plan both dwellings 1 and 2 meet the minimum distance guidelines between buildings outlined in policy DC38 of the Macclesfield Borough Local Plan, but are likely to provide unobstructed views of the rear gardens of 22 and 24 Birch Avenue, and 14 Bittern Grove particularly, although other properties will also be affected. However it is notable that 14 Bittern Grove has a rear conservatory that will reduce the separation distance to below the guideline distance of 25 metres. Additionally policy DC41 of the Local Plan advises that in areas which enjoy higher space, light and privacy standards than the minimum prescribed standards, then new dwellings should meet the higher local standard. In this respect it is considered that clarification regarding the on site trees is required before an accurate assessment of the full impact upon the living conditions of neighbours can be made.

### **Highways**

The Strategic Highways Manager has commented on the proposal and notes that it is necessary to improve the access to serve the additional four

dwellings within the site. The proposed access alterations do provide a suitable means of access in terms of width and visibility. The internal road layout would remain private and although the road alignment and passing places is acceptable there is a need for refuse turning head at the end of the road. A revised plan has been submitted to show a standard refuse turning head. No highway safety issues are therefore raised subject to conditions relating to the construction of the access.

### **Ecology**

The submitted ecological reports include an extended Phase 1 Habitats survey, bat & breeding birds surveys, and a great crested newt survey. The Nature Conservation Officer has commented on the proposal and he advises that the field investigations and assessments were found to be of satisfactory standard, although the assessment of impacts on bats is incomplete as presence/ absence of roosts has not been confirmed, nor have bat activity/foraging usage of the site.

It is concluded that no local or statutory designated wildlife sites will be adversely impacted by the proposal. The nearest designated site is Macclesfield Riverside Park LNR some 500m away.

The site currently supports a significant number of trees which are currently indicated to be retained. Other habitats of note include grassland and the Whitfield Brook which runs through the site, although largely culverted at this location. The current tree and scrub coverage is considered of local value to breeding birds.

The varied habitats encountered on the site have the potential to support various protected species. Given ponds are present on the site a full GCN survey was completed which found no evidence of breeding in the ponds. Water voles are not present on the Whitfield Brook at this location and the riparian habitats would appear to be unsuitable.

Eighteen mature trees on the site were identified to present potential for roosting bats, although full bat surveys have not been completed to date. Due to the present uncertainty surrounding the trees to be removed / retained, it is not clear whether any of the trees with roosting potential are to be lost. If any of these trees are to be removed then follow up dawn/dusk roost surveys and bat activity surveys will be required. Again, at present, due to the absence of sufficient arboricultural information, it is not possible at this time to say that the proposal will not have a detrimental impact upon protected species, or that the tests of the Habitats Directive are met.

It should also be noted that the reports over the presence of badgers on the site will be investigated further and reported to Members in an update.

### **Other considerations**

The Environment Agency has objected to the proposal on the grounds that the proposal involves building in close proximity to the culvert which could impose a load on the culvert which could then lead to its collapse of the

culvert and flooding of property and could seriously affect the stability of the building next to it. It may be possible to overcome this objection if it is demonstrated that the proposed building do not impose a load on the culvert. The Environment Agency recommend that there is a minimum 5 metre buffer zone between the culvert and any building. As it currently stands therefore as a potential flood risk, the proposal is contrary to the objectives of PPS25: Development & Flood Risk.

A site meeting has been arranged with the applicant and his agent to clarify the situation regarding the trees on site, and the full impact of the proposed development. The outcome of this meeting will be reported to Members in the update report.

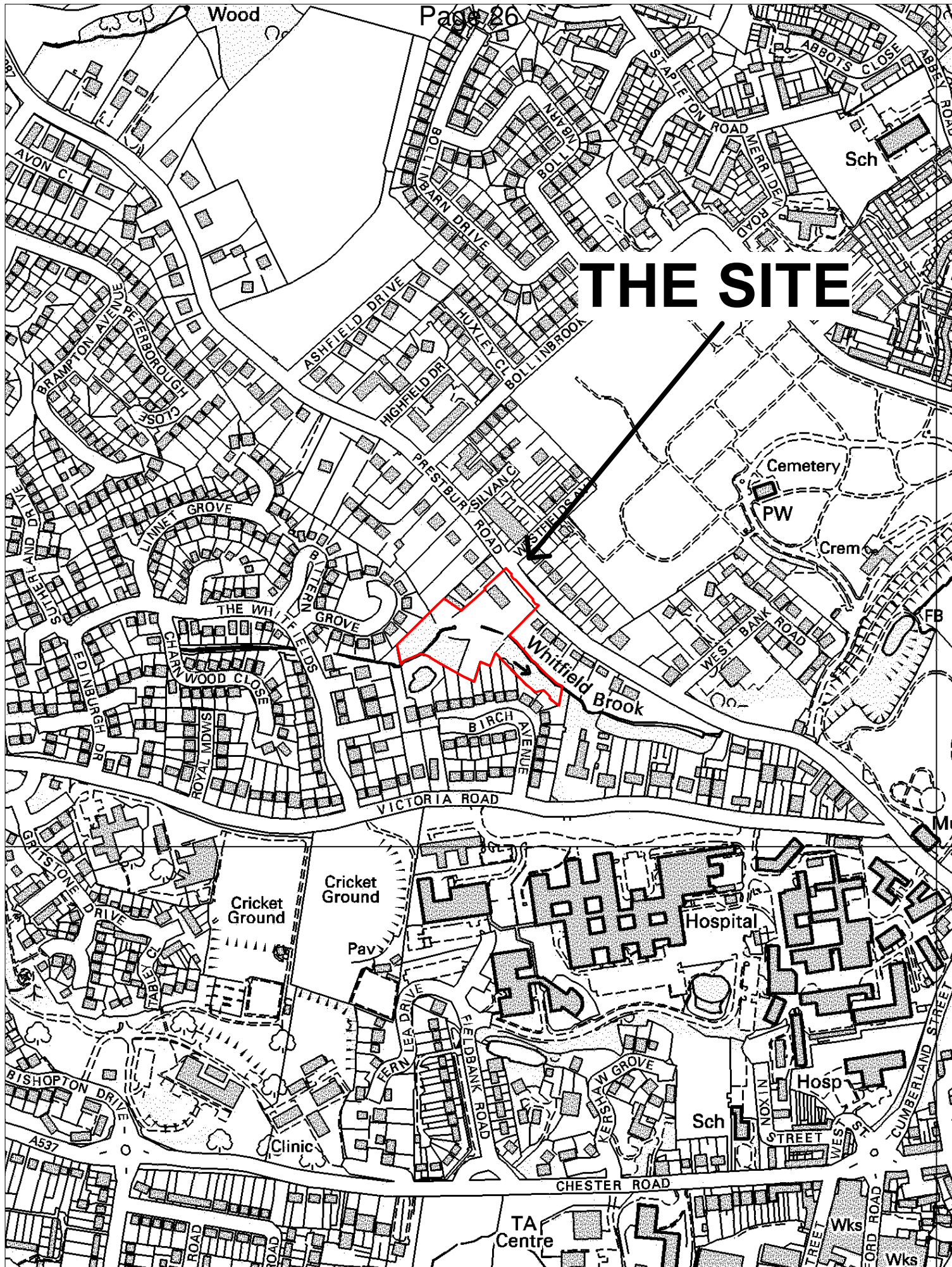
### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

As outlined in the preceding text, from the information submitted with the application, there is not considered to be sufficient detail submitted to allow a full assessment of the impact of the proposal upon trees. As a result the full impact of the development in terms of the character and appearance of the Conservation Area, the living conditions of neighbouring properties and the impact upon nature conservation interests cannot be established. However, in terms of the details that have been submitted, it is considered that the character and appearance of the Conservation Area is not preserved, there is harm to the living conditions neighbours arising from the new access road, and the proximity of one of the dwellings to Whitfield Brook presents an identifiable flood risk. The proposal is therefore considered to be contrary to policies BE3 and DC3 of the Macclesfield Borough Local Plan, and national guidance contained within PPS25. Accordingly, a recommendation of refusal is made.

Application for **Full Planning**

### **RECOMMENDATION : Refuse for the following reasons**

1. R04MS - Insufficient information
2. R02LP - Contrary to Conservation Area policies
3. R01LP - Contrary to Local Plan policies
4. R01PL - Contrary to national policies



# THE SITE

10/4381M LAND TO THE REAR OF, 140, PRESTBURY ROAD, MACCLESFIELD  
 NGR- 390,510:374,230

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#  
 Scale 1:5000

**Application No:** 10/4558M

**Location:** 6, ASHWOOD ROAD, DISLEY, STOCKPORT, CHESHIRE, SK12 2EL

**Proposal:** House extension and refurbishment comprising: - New attic conversion - New rear extension - New raised decking to rear garden - Internal refurbishment - New raised car park in curtilage to front garden

**For** Graham Prest

**Registered** 22-Nov-2010

**Policy Item** No

**Grid Reference** 397987 384973

**Date Report Prepared:** 10 January 2011

#### **SUMMARY RECOMMENDATION**

Refuse

#### **MAIN ISSUES**

- Impact upon the character of the area
- Impact upon amenity of neighbouring property

#### **REASON FOR REPORT**

The application has been called in by the local ward Member, Councillor Thompson citing local concern regarding the impact upon the character of the area and the impact upon neighbouring properties as her reason.

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

The application site comprises a single-storey link detached property (linked by its garage to number 8) with front and rear gardens. The site slopes from the south west boundary with Ashwood Road down to the north east boundary with the canal, and is located within a Predominantly Residential Area as identified in the Macclesfield Borough local Plan.

#### **DETAILS OF PROPOSAL**

This application seeks full planning permission to erect a rear dormer / first floor extension, single-storey rear extension, raised decking to the rear garden and a raised car parking area to the front.

#### **RELEVANT HISTORY**

10/0902M - House Extension and Refurbishment Comprising: New Attic Conversion, New Rear Extension, Extend Existing Front Gable, New Raised

Decking to Rear Garden, Internal Refurbishment, New Raised in Curtilage  
Car Parking to Front Garden – Withdrawn 13.05.2010

## **POLICIES**

Regional Spatial Strategy – DP1

Local Plan Policy – BE1, DC1, DC2, DC3, DC6

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

Environmental Health – No objections

British Waterways – No comments to make

Ministry of Defence – No safeguarding objections

Disley Parish Council – Comments not received at time of report preparation

## **OTHER REPRESENTATIONS**

Eight letters of representation have been received from neighbours at 4, 8, 10, 12, 14, 15, 18 and 19 Ashwood Road objecting to the proposal on the following grounds:

- Trees / hedges will have to be removed to allow access to front parking area, contrary to what is stated on application form.
- Cannot access parking area from existing drive due to steepness of existing drive. 3D views inaccurate in this regard.
- Potentially provide parking for motorhome/commercial vehicle which is unacceptable.
- Danger to number 4 if a vehicle overshoots.
- Loss of amenity – loss of privacy, light and overbearing.
- Proposed dormer extension is out of keeping with all others and gives property two-storey appearance.
- Hazard to integrity of existing sewer. Drainage information is wrong.
- Duty of Council to ensure that a daylight reduction assessment is carried out.
- Elevated car park out of keeping
- Inaccuracies in drawings
- Impact upon adjacent properties during construction
- Risk of subsidence due to soft ground and steep slope. Geological survey should be undertaken
- Scale of development is not proportionate to its plot.
- May reduce value of neighbouring properties.
- Application should be considered in its entirety, leaving no potential for permitted development rights to circumvent the planning rules.
- No mention made of separate underground watercourse.
- Question use of words “house” and “attic” in description of development.



- Site plan showing relationship with number 4 misrepresents distances between two properties.
- Rear eaves level is shown to be 3 metres on the plans, whereas on site measurements show this to be in excess of 3 metres, which questions whether the rear extension can be done under permitted development.
- Plans not available for viewing

## **OFFICER APPRAISAL**

### **Design / character**

The design of the extensions is considered to be appropriate and in keeping with the existing building. The rear dormer extension replicates the gable features of the existing building and the cat-slide roof on the single-storey extension is considered to be an acceptable way of achieving a rear extension in design terms. However, it is the impact upon the character of the area that does raise some concerns. The existing property is one of several bungalows on Ashwood Road that form part of an elevated ribbon of development along the canal to the rear. There are two types of bungalows, those with rear facing gables and those with roofs sloping down towards the canal. The buildings are clearly visible from the towpath, and therefore both the front and rear elevations of the properties are clearly visible from public vantage points. The existing buildings have been altered in a variety of ways with single-storey conservatory extensions and dormer windows.

The proposed dormer extension is larger than other dormer windows, however rather than being flat roofed, it has a more contemporary gabled appearance. It is notable that the existing bungalows with rear facing gables are set further back from the canal, thereby reducing their visual impact, however, the dormer will be viewed in the context of other rear dormers and rear extensions, together with these rear gabled properties, therefore, on balance, the rear dormer is considered to have an acceptable impact upon the character of the area.

Similarly, the single-storey rear extension is set down in the site in an attempt to minimise its visual impact. Again, this will be viewed in the context of other extensions along this ribbon of development and is not considered to be unduly out of character.

The rear decking will come to within 2 metres of the rear boundary and will have a height of 3.5 metres to the top of the balustrade. It is acknowledged that the two neighbouring properties already have raised decking or decked terraces, and therefore the principle is accepted. However, due to the proximity of the decking to the rear boundary, its height, scale and prominence when viewed from the canal and tow path, and the scale of the extensions, it is considered that the decking will contribute unacceptably towards an over developed appearance of the site, and will be detrimental to the character and appearance of the area, contrary to policies BE1 and DC1 of the Macclesfield Borough Local Plan.

At the front of the property, the accuracy of the plans has been questioned with the applicant's agent, as the site plan does not reflect the size of the front garden. Clarification is sought on this matter and will be reported to Members in an update. Solar panels are also shown on the front roof slope, which are considered to be acceptable in principle. However, details of these panels will need to be conditioned in the event that the application is approved

### **Amenity**

No amenity concerns are raised by the proposed dormer extension due to the scale of the development and relationship with neighbouring properties. The single-storey rear extension will project 3 metres from the rear elevation of the building with a maximum height of 3.4 metres where it meets the existing building dropping down to 2.8 metres at its rearmost part. The extension will comply with the 45° guideline to the nearest habitable room window of number 8, but is likely to breach that same guideline to number 4. Additionally due to the set back of number 4, the extension will present an extended solid brick wall to the rear amenity space of number 4. As number 8 is set on a similar line to the application property, the impact of the side wall will not be significantly harmful. Concerns are therefore raised over the single –storey extension in terms of its impact upon the living conditions of number 4. However, a 3 metre high flat roof extension could be constructed under permitted development, which would have a similar impact upon this neighbour, and be visually less acceptable. This is considered to be a realistic fallback position, and in light of this should be afforded considerable weight. Therefore, if the single-storey extension is accepted it would give the Council the opportunity to impose landscaping conditions that could help to minimise the impact of the development upon the neighbours and the wider area. This would not be possible if the permitted development route is pursued. Having regard to these factors, in the event that the application is approved it is considered that the fallback position, together with possible landscaping conditions, is sufficient to outweigh the identified harm to the neighbour, and therefore no significant amenity issues are raised by the single-storey rear extension.

The rear decking will project a further 3 metres from the rear extension, in an elevated position. The submitted elevations show the relationship with the existing boundary treatment that exists, and this indicates that it will be possible to sit out on the decking and look over the boundary fence and hedge. Due to the extent of projection of the decking, these views will allow occupiers of the decking to look back towards the rear elevations of neighbouring properties and over their rear gardens, thereby significantly reducing their privacy. The simple presence of people sitting out on the decking in an elevated position is considered to be intrusive and un-neighbourly, taking into account the existing site context. The decking is therefore not considered to comply with policy DC3 of the Macclesfield Borough Local Plan.

No amenity issues are raised with regard to the front parking area, and the side facing landing window could be conditioned to be obscurely glazed to prevent additional overlooking.

### **Other considerations**

With regard to the comments received in representation not addressed above, it is confirmed that the inaccuracies in the plans are being discussed with the applicant's agent and will be reported to Members in an update. The risk to the occupiers of number 4 if a vehicle overshoots the parking area, the impact upon the integrity of the existing sewer, drainage issues, impact upon neighbouring properties during construction, the risk of subsidence, and the impact upon the value of surrounding properties are not considered to be material planning considerations in this case, and therefore cannot be afforded any weight in the determination of the application.

There is no requirement for a daylight reduction assessment to be submitted with the planning application. The impact upon the daylight received by neighbouring properties can be adequately assessed by a site visit. Reference is made to an underground watercourse, and no mention being made of it within the planning application; however there is no evidence to suggest this is a limiting factor for the development.

Concern has been raised regarding the description of development. The applicant chose to use words "attic" and "house" in this description and the Officers are satisfied that the description adequately reflects the proposed development.

Concern has also been raised over the inability to view the plans online and at Disley library. The publicity period was extended to 5 January 2011 to address this issue.

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

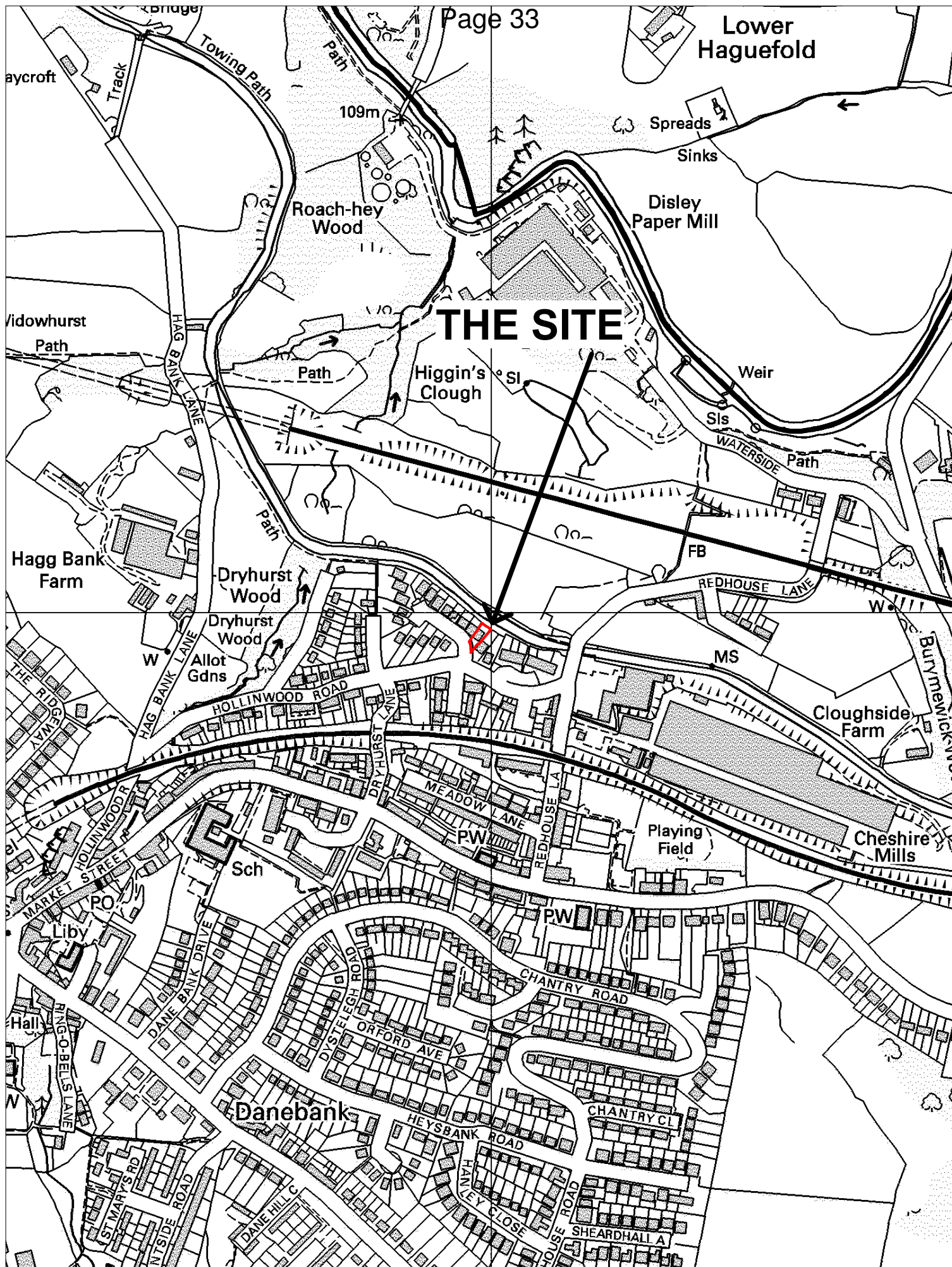
For the reasons outlined above the proposed extensions are considered to have an acceptable impact upon the character of the area and the living conditions of neighbouring properties. However, the elevated rear decking is considered to have an adverse impact upon the character of the area and the residential amenity of neighbouring properties, contrary to policies BE1, DC1 and DC3 of the Macclesfield Borough Local Plan. Accordingly a recommendation of refusal is made.

It should be noted that clarification is required regarding the inconsistencies on the submitted plans, and to allow a full, accurate assessment of the impact of the raised parking area. The recommendation is therefore subject to this additional information.

Application for **Householder**

**RECOMMENDATION : Refuse for the following reasons**

1. R02RD - Loss of privacy
2. R03RD - Cramped development
3. R01LP - Contrary to Local Plan policies



**THE SITE**

10/4558M 6, ASHWOOD ROAD, DISLEY, STOCKPORT, CHESHIRE, SK12 2EL  
 NGR: 397,680m - 385,210m

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#  
 Scale 1:5000



**Application No: 10/3535M**

**Location: CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ**  
**Proposal: CHANGE OF USE OF PART BUILDING FROM B2 INDUSTRIAL USE TO 19 RESIDENTIAL APARTMENTS**

**For CLARENCE MILL LTD**

**Registered 26-Oct-2010**  
**Policy Item Yes**  
**Grid Reference 393426 378151**

**Date Report Prepared: 6 January 2011**

### **SUMMARY RECOMMENDATION**

Refuse

### **MAIN ISSUES**

- Impact of the development on a Grade II Listed Building & character of the Macclesfield Canal Conservation Area
- Highway Safety and car parking provision
- Sustainability of the site
- Provision of 30% Affordable Housing
- Provision of commuted sum in lieu of Public Open Space - formal and informal play provision and amenity provision & and Recreation / Outdoor Sports facilities.

### **REASON FOR REPORT**

In accordance with the Council's Constitution, this application is being brought before Members as the development will create 19 No. new apartments. The threshold for delegated items being No.10 units.

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

The application site is Clarence Mill, a mid 19<sup>th</sup> Century Cotton Mill, which is a Grade II Listed Building situated within Macclesfield Canal Conservation Area. The site is designated as a mixed use area within the Macclesfield Borough Local Plan.

The main building has five floors. The lower ground and ground floors have been subdivided to accommodated 23 businesses of mixed uses, comprising; A1 - retail, A2 –financial and professional services, A3 -cafe, B1 - offices, B2 – general and light industry.

The two upper floors of the building have already been converted into No.87 apartments.

## DETAILS OF PROPOSAL

This application seeks full planning permission for the change of use and conversion of the 1<sup>st</sup> floor of the main building (the Cracker floor) from B2 – general industrial to No. 19 two bed plus apartments. The total floorspace to be converted is 2650m<sup>2</sup>.

## RELEVANT HISTORY

- 00/1716P      CONVERSION TO RESIDENTIAL USE OF UPPER TWO STOREYS OF MAIN BUILDING; ALTERATION TO ROOF; DEMOLITION OF BRICK BUILT WORKS AND CONVERSION OF DETACHED BUILDING TO OFFICE ACCOMMODATION (FULL)  
APPROVED WITH CONDITONS 07.08.00
- 00/1793      CONVERSION TO RESIDENTIAL USE OF UPPER 2 STOREYS OF MAIN BUILDING, ALTERATION TO ROOF, DEMOLITION OF BRICK BUILT WORKS AND CONVERSION OF DETACHED BUILDING TO OFFICE ACCOMMODATION (LBC)  
APPROVED WITH CONDITONS
- 01/1954P      CONSTRUCTION OF THREE-STOREY CAR PARK INCORPORATING PART OF EXISTING BRICK OUTBUILDING  
APPROVED WITH CONDITONS 13.12.01
- 02/2415P      CHANGE OF USE OF PART OF FIRST FLOOR TO 16NO. APARTMENTS (LBC)  
APPROVED WITH CONDITIONS 17.02.03
- 02/2416P      CHANGE OF USE OF PART FIRST FLOOR TO 16NO. APARTMENTS  
RESOLUTION TO APPROVE, SUBJECT TO CONDITIONS,  
**S.106 INCOMPLETE**
- 04/1540P      CONVERSION OF THREE STOREY DETACHED WORKSHOP TO 9NO. TOWN HOUSES- L.B.C (RESUBMISSION OF 04/0587P)  
APPROVED WITH CONDITIONS 13.08.04
- 04/2386P      CONVERSION OF UPPER TWO FLOORS OF A THREE STOREY DETACHED WORKSHOP TO 9NO. TOWN HOUSES (RESUBMISSION OF 04/1560P) CHANGE OF USE  
RESOLUTION TO APPROVE, SUBJECT TO CONDITIONS,  
**S.106 INCOMPLETE**



- 10/2202M CHANGE OF USE TO CHURCH (D1)- FULL  
APPEAL LODGED AGAINST NON-DETERMINATION  
DECEMBER 2010
- 10/2206M CHANGE OF USE TO CHURCH (D1)- LBC  
APPEAL LODGED AGAINST NON-DETERMINATION  
DECEMBER 2010

## **POLICIES**

### **National Planning Policy**

PPS1 – Delivering Sustainable Development  
PPS3 – Housing  
PPS5 – Planning and the Historic Environment  
PPG13 - Transport

### **Regional Spatial Strategy**

DP4 - Making the best use of existing resources and infrastructure  
DP5 & RT2 – Manage Travel Demand

### **Local Plan Policy**

BE1 –Design  
BE3 – Conservation Area  
BE6 – Macclesfield Canal Conservation Area  
BE15- Repair and enhancement of Listed Buildings  
BE19- Change of Use of Listed Buildings  
DC3- Amenity  
DC14- Noise  
DC16- Existing Infrastructure  
DC38- Space, Light and Privacy  
DC40- Provision of Play and Amenity Space  
DC42- Subdivision of Property for Residential Purposes

### **Other Material Considerations**

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

#### **British Waterways:**

No objection, subject to an Informative.

#### **Manchester Airport:**

No safeguarding objections.

**Highways:**

Recommend refusal based on insufficient information in respect of car parking.

**Leisure:**

The Leisure Department do not object to this application subject to the following comments:

The application is for 19 two bedroom plus apartments and as such clearly passes the trigger for the need for the provision of Public Open Space and Recreation / Outdoor Sports facilities.

In accordance with the Supplementary Planning Guidance on S106 [planning] agreements, the commuted sums for the provision of offsite facilities in lieu of on site provision is as follows.

POS – formal and informal play provision and amenity provision.

Based on 19 two bed apartments the com sum for offsite provision would be £57,000 and would be used for improvements, enhancements and additions to the facilities at Adlington Road Play area, Coronation Gardens, Coronation Play Area and Bollington Recreation Ground.

Rec / Outdoor Sport – based on the apartments all being 2 bedrooms, the com sum for offsite provision would be £9,500 and would be used at Adlington Road Play area, Coronation Play Area and Bollington Recreation Ground. If affordable housing were to be provided as part of the scheme, a reduction on the Rec/ Sport com sum would be made for those affordable units.

**Environmental Health:**

***Land Contamination***

No objection, subject to a condition requiring a land contamination report and remediation works as necessary.

***Noise and Amenity***

In order to avoid noise nuisance, loss of amenity and potential sleep disturbance being caused to future occupiers of the proposed apartments, it is advisable to ensure that compatible room uses are designed into the room layouts of the apartments – both on the horizontal and the vertical plane.

It is noted from the plans of the cracker floor (Tower first floor) that certain instances of incompatible room usages are apparent in respect of apartment numbers T16, T17, T18 and T19 in terms of the fact that bedrooms of one

apartment adjoin the living / dining room of the adjoining apartment. It is recommended that consideration is given to redesigning the room arrangement and if this is not possible, then that an increased degree of sound insulation is incorporated into the party walls.

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

Bollington Town Council recommend refusal for the following reasons:

- Over-development of the site -there are conflicting planning application for the same parking spaces (example 10/2202M & 10/2206 – Proposed Church - Block D)
- The multistory car park is also poorly maintained and will force traffic to park elsewhere.
- The 278 Agreement has not been signed
- Poor access and road maintenance exacerbating pedestrian safety concerns
- Further loss of amenity for local residents

## **OTHER REPRESENTATIONS**

### **Bollington Civic Society**

Bollington Civic Society have no objection to this application in principal, but question the direction this application takes Clarence Mill. The original plan was to convert two top floors to domestic use while retaining commercial activities on the two lower floors together with public facing activities along the canal side floor. The applicant already has planning permission for 16 apartments on the first floor, as yet undeveloped, and now seeks permission for further apartments to cover the rest of the floor, for which, we believe, plumbing services have already been installed.

This looks like another step in the conversion of the whole building to apartments by salami slicing applications. In which case we believe there should really be a proper consideration of the wider implications - do we really want the whole building to be residential only? Are we to lose the public facing canal side? Do we want to reduce the industrial/commercial employment capacity in this part of Bollington?

We also think that there has been inadequate consideration of the traffic and parking implications. Huge changes are implied by a variety of applications recently or presently being considered by CEC. We believe it is wrong to consider the traffic and parking implications for each of these applications in isolation. There needs to be a review in the light of all applications, including looking at the potential of the whole building being turned over to residential occupation.

We believe the applicant should really be submitting an application for the future of the whole site, including a comprehensive traffic and parking study.

Clarence Mill Residents Association (CMRA) object to the proposals for the following reasons:

- The car parking situation has been out of control for some time specifically on weekdays as, with the number of commercial units in use, there are not enough spaces for everyone to park and residents often cannot. This is without the certain increase of traffic resulting from a potential 19 new owners and up to twice that amount in additional vehicles.
- The increase of traffic moving up and down Clarence Road will cause additional noise for residents at both Clarence Mill and Carter Bench House which sits close to the road opposite the Mill building
- The planning conditions applicable to the Landlord of Clarence Mill (Rupert Beckwith-Moore) specify completion of the footpath to Clarence Terrace remain outstanding and should be met before any further expansion of his properties can be considered
- The significant impact of the work on the Cracker floor to input 19 apartments is unacceptable for those owners/residents already in situ at that end of the building, and with no access for the many workmen, their materials, equipment other than the residential stairs or lifts. These are private to current residents and would be seriously affected by noise, dirt and damage over the building period.

Three further objections have been received from residents at the Mill for the following reasons:

- There is already a consent in place for 16 units that hasn't been acted upon, (02/2416P)
- There are a number of vacant apartments within the Mill that haven't been sold/let, therefore it is inappropriate to grant additional apartments when there are sufficient
- It is important to strike the right balance between residential and industrial/employment at this site to alleviate increasing traffic congestion, and also to provide employment for local residents
- A highways study / parking assessment is currently being carried out, and the applications should not be determined until the findings are taken into account
- Industrial / Employment opportunities must be retained, given the closure of the Kay Metzler site

- There is sufficient housing stock with this building
- The agent's estimate of increased parking problems with an Industrial use are disputed, as it would depend on the use, e.g. a storage use would not create high numbers of personnel
- Bicycle storage is poor at present, and there is insufficient space for the storage of a further 20 bicycles in stairwells. It is recommended that a more secure internal bicycle storage solution is proposed that caters for both new and existing apartments
- Comments submitted in respect of 10/2202M should be taken into account in respect of parking provision on site, the new proposals would introduce at least a further 19 new cars

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

- Design and Access Statement
- Planning Policy Statement (PPS1) Planning and Climate Change
- PPS3 Housing Checklist
- Affordable Housing Statement

### **OFFICER APPRAISAL**

#### **Principle of Development**

The application site falls within a Mixed Use area, and the building is in a mixed use at present with commercial uses on the ground and lower ground floor and apartments occupying the upper two floors.

The principle of converting parts of the Mill and adjoining buildings to residential uses has been accepted in the past, as recent as 2004. One of the key changes to planning policy since then is the need for sustainable forms of development. The application site is located on Clarence Road, within moderate walking distance of local amenities and shops. There are bus stops in both directions on Palmerston Street, which provides a half hourly bus service, Monday-Saturday to and from Macclesfield. There are a number of businesses on site, therefore in theory; a resident of the Mill could also work at the Mill, although unlikely in most cases. It is considered that the site is relatively sustainable from these perspectives.

There are two incomplete applications 02/2416P & 04/2386P where the applicant has chosen not to complete the legal agreements, for unknown reasons. In 2002 there was a resolution to grant planning permission for the conversion of part of the 1<sup>st</sup> floor of the Mill to create No. 16 apartments. In 2004, a resolution to grant consent for the conversion of the two upper floors of the workshop to the rear of the Mill to create No.9 townhouses was made. Both of these applications have now lapsed.

Within a Mixed Use area residential uses can be considered acceptable. The impact of the use on the character and appearance of the Conservation Area, the setting of the Listed Building all require consideration. Residential amenity issues, parking and highway safety also need to be addressed.

## **Policy**

Clarence Mill is an important Listed Building within Bollington, sited immediately adjacent to the Macclesfield Canal, it is readily visible and accessible from the canal by way of the new footbridge, as well as being visible from a number of other vantage points within Bollington, due to its elevated position. The area is visited frequently by local residents, walkers, and visitors to Bollington. The Visitors Centre is accommodated on the ground floor of the Mill, which encourages the Public to visit the site.

The maintenance and upkeep of this building are therefore important to secure its future. It is noted that the roof has recently been replaced, and that work is on-going to replace the windows on the Cracker Floor.

The conversion of the first floor to residential use would generate a significant income, which is likely to cover some of the costs to repair and maintain the building into the future, however, no financial assessment or viability study have been submitted with the application, so this is difficult to assess.

## **Highways and Parking Provision**

The Strategic Highways Manager has raised significant concerns with regards to off street parking facilities at this location. A previous application (10/2202M) at this site had provided parking surveys which highlighted the lack off street parking provision at peak times at this location.

There are 189 unallocated parking spaces, including 4 disabled spaces on site, the majority of which are located within the multi-storey car park.

The car park is in dual use, during the day it is predominantly used by employees to the site, and at the evening and at weekends it is predominantly used by residents. This appears to cause conflicts, as each of the apartment owners has purchased a car parking space with their apartment, however, these spaces are unallocated and the car park works on a first come, first served basis.

Insufficient information has been provided in terms of the hours of operation of the businesses, so it is difficult to assess the busiest periods, but it is assumed it will be during peak hours 7-10am and 4-7pm weekdays and 8-1pm on Saturdays, when many businesses will be operating and residents will be at home.

In respect of application 10/2202M, for the conversion of the upper floors of the workshop to be converted to a church, over 40 representations were made, predominantly in respect of car parking problems. The Clarence Mill

Residents Association has made representations on behalf of the residents in this application. There concerns about car parking remain unchanged.

There are 23 businesses on site, which employ 197 staff. Of these, 179 drive to work. We have to assume that the majority of which will use the multi-storey car park on site.

The developer has not submitted parking surveys with this application; however, parking surveys were submitted in respect of 10/2202M; however the information contained within these surveys was incomplete, and therefore insufficient to adequately assess the impact of the development on the parking situation on site.

From a survey we carried out on 6 December 2010, 133 spaces were in use at 10am, however, it should be noted that building works are on-going on the multi-storey car park, and residents have been asked to remove cars not in use from the site during the building works, to ease parking pressures, furthermore at this time there was adverse weather conditions with heavy snow, which may have prevented people travelling to work. Previous surveys show a higher volume of cars parked on site at this time.

It should be noted that not all of the 87 apartments have been sold/let. With full occupancy a number of additional cars would use the car park.

From visiting the site on 4<sup>th</sup> January, it was noted that the repair works to the car park are on-going, with the first floor being re-surfaced. This has displaced approximately 45 cars, which are parked elsewhere on site, some on landscaped areas, some on a triangular piece of land to the rear of the site, some on the road.

The Strategic Highways Manager considers that each apartment should have its own allocated parking space. The residents have paid for them, and it is within the terms of their lease. These spaces should be ring fenced for use by residents, and could not be *re-used* by the employees. This would leave 102 spaces available for the employees, which we know is insufficient, as 179 employees drive to work. The number of available spaces would fall further should this application be approved, or if the appeal for the church is successful, all of which may lead to parking pressures in the locality, and may result in cars parking on the road, which may result in Highway safety issues.

Very little information has been submitted in respect of parking provision with this application. We are told at paragraph 1.10 of the Design and Access Statement that:

*“Off street parking provision is available within the curtilage of Clarence Mill where there are 189 spaces serve the mixed employment and residential uses on the site. If the application floorspace were reoccupied for office use, the 2560m<sup>2</sup> would generate a parking requirement of some 80 spaces. It is clear that residential use for 19 apartments will generate a much lower parking requirement....”*

19 two bed apartments would require a minimum of 150% off street parking provision which would total 29 car parking spaces. These spaces would need to be allocated and form part of a lease agreement.

The existing B2 use would have a maximum parking standard attached to it of 1 space for every 45m<sup>2</sup>, as set out in Policy RT2 of the Regional Spatial Strategy. This equates to a **maximum** provision of 58 spaces and not the 80 that the developer has quoted. However it should be noted that not all B2 (General Industry/Light Industry) businesses would generate this level of parking, and as this floor of the building has laid vacant for a number of years, it is questioned whether the fallback position of a B2 operator is a realistic alternative in the current financial climate.

Due to the lack of information submitted regarding off street parking provision and the evidence contained with a recent parking survey provided by this developer, in relation to this site, the Highways Authority has no alternative but to recommend refusal due to lack of information regarding off street parking and highways safety in relation to displaced parking.

### **Amenity**

In respect of residential amenity, the key consideration is in respect of noise generation between the apartments. The proposal would have to meet Class E of the Building Regulations 2010 in respect of soundproofing and noise insulation.

The Environmental Health Department advise that to avoid noise nuisance, it is advisable to ensure that compatible room uses are designed into the room layouts of the apartments, the current proposals do not achieve this and would need to be redesigned.

The apartments have been designed to comply with the Space, Light and Privacy standards as set out with Policy DC38 of the Local Plan. The proposals are not considered to raise any overlooking or loss of privacy issues.

### **Housing**

The Housing Department do not raise any objection to the proposals, subject to the provision of 30% affordable housing, which equates to 6 apartments.

The Strategic Housing Market Assessment (SHMA) 2010 identifies that for the former Macclesfield Borough there is a net requirement for about 555 affordable homes per annum. The priority is therefore for the provision of affordable housing. This is further split into sub-areas and shows that there is an overall net requirement for 318 affordable homes in the Macclesfield & Bollington sub-area, the number of 2 bed properties required in the sub-area is 175.



The affordable housing requirement taken from the SHMA 2010 for 2 bed properties in the Macclesfield & Bollington sub-area is supported by the current affordable housing waiting list held by Housing Strategy, which shows there are 100 people who require 2 bed properties in Macclesfield & Bollington for Intermediate Tenure. The Cheshire Home Choice CBL database also shows there are currently 6 applicants who require a 2bed flat and have selected Bollington as their 1<sup>st</sup> choice.

The SHMA carried out in 2010 stated that targets need to support a better mix of housing tenure types in all locations. The SHMA 2010 shows that overall for affordable housing need in Cheshire East there is a 65% requirement for social rented housing and a 35% requirement for intermediate tenures.

In accordance with current planning policy 6no. units should be provided as affordable housing, the mix of the tenure requirements should be as those detailed in the SHMA 2010.

Planning Policy also states *“where the applicant is not a registered social landlord planning permission may be granted for the whole scheme providing the applicant enters into a legal agreement whereby there are secure arrangements to ensure that the benefits of the affordable housing will be enjoyed by subsequent occupiers as well as the initial occupiers”*.

The preferred option is that the developer undertakes to provide any social rented element through a Registered Social Landlord who becomes a signatory to the section 106 agreement.

The developer has indicated that it is not financially viable to provide any affordable housing, due to the costs involved to repair and maintain the Mill; however, no evidence has been submitted to substantiate this.

## **Design**

The only external alterations proposed are to replace the loading doors with windows. The overall character and appearance of both the conservation area and the setting of the adjacent listed building will be preserved, and possibly enhanced by the scheme.

The Conservation Officer raises no objection to application 10/3536M for Listed Building Consent.

## **Ecology**

The proposal does not raise any ecological issues.

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

Whilst the proposal could bring some redevelopment benefits, insufficient information has been submitted with the application in respect of car parking arrangements, in particular, how the car park operates at present, and how

car parking could be provided for the additional apartment owners, when it appears that the car park is nearing full capacity at present.

Furthermore, the development has indicated an unwillingness to enter into a legal agreement to provide any affordable housing or a commuted sum in lieu of Public Open Space, informal play provision, amenity provision, recreation or outdoor sport, as he indicates it would make the scheme unviable, however, no viability assessment has been submitted with the application, therefore, this is impossible to assess.

The Council's Supplementary Planning Guidance on s106 Planning Agreements clearly sets out the thresholds for the provision of affordable housing (over 15 units) and Public Open Space Requirements (over 6 units) however, the developer is now questioning the lawfulness of the requested contributions under the Community Infrastructure Levy. The requested contributions have been properly assessed and fully comply with both National and Local Planning Policy. All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of development, in accordance with the CIL regulations.

It should be noted that the same developer has not completed legal agreements in respect of 2 other planning applications for residential development in 2002 and 2004 as outlined above.

In the absence of the parking information and a viability assessment, there is no alternative but to recommend the application be refused, based on insufficient information.

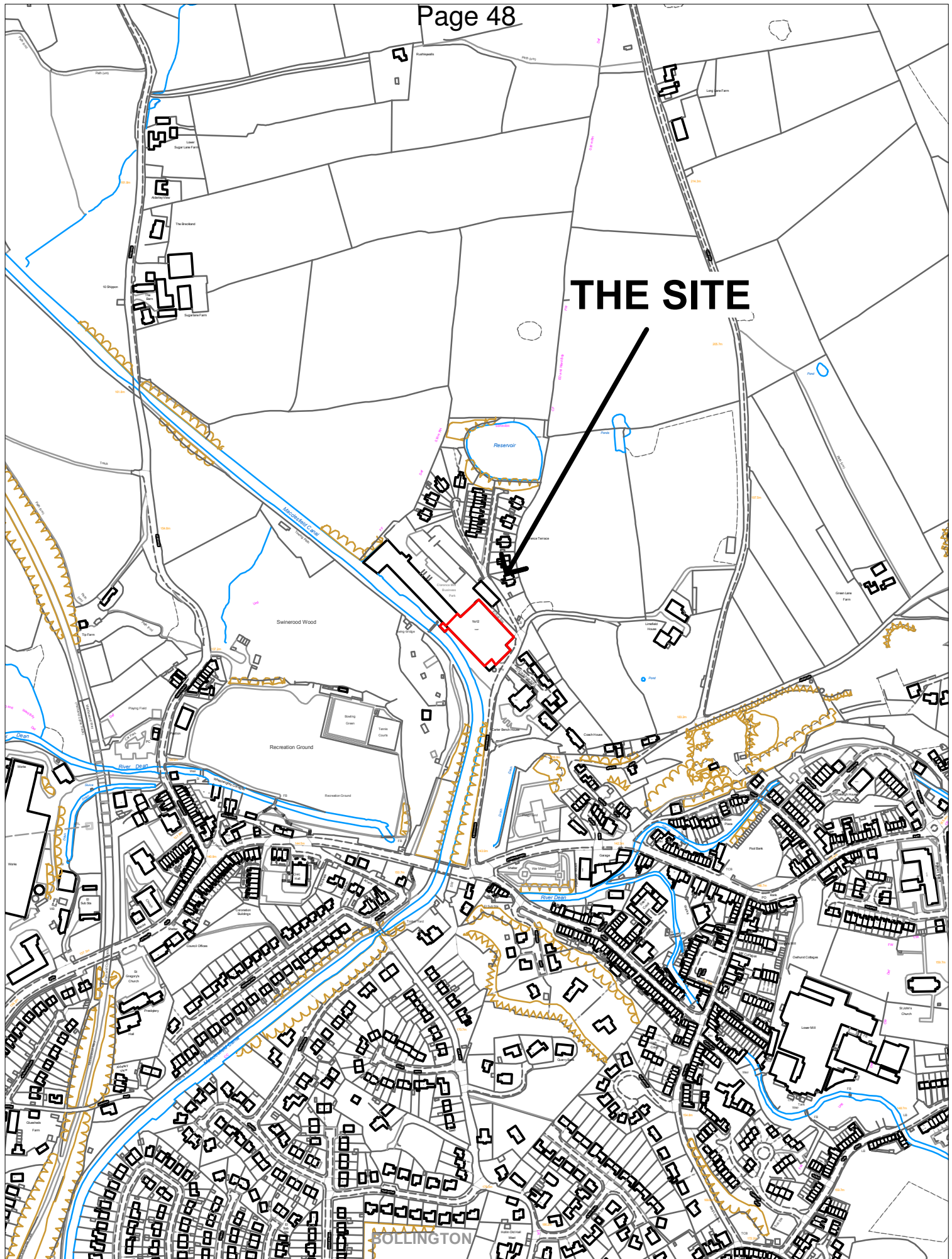
### **ANY OTHER INFORMATION**

This application has been advertised by means of Neighbour Notification and Site Notice, however, as it is a Listed Building within a Conservation Area is also requires a Press Advertisement. The Press Advertisement was not listed over the Christmas Period, and has been listed on week commencing 4 January; as a result, the last date for comments has been extended to 2 February 2011. It is recommended that the application be delegated to the Head of Planning and Housing to refuse planning permission, subject to any additional representations made, in consultation with the Chairman of the Committee.

Application for **Full Planning**

**RECOMMENDATION : Refuse for the following reasons**

1. R04MS - Insufficient information submitted in respect of car parking provision
2. R04MS\_1 - Insufficient information submitted in respect of the financial viability of the scheme to allow for the Affordable Housing provision and Public Open Space contributions to be waived



10/3535M CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ  
 NGR- 393,430;378,150

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**Application No: 10/3536M**

**Location: CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ**  
**Proposal: CHANGE OF USE OF PART BUILDING FROM B2 INDUSTRIAL USE TO 19 RESIDENTIAL APARTMENTS**

**For CLARENCE MILL LTD**

**Registered 26-Oct-2010**  
**Policy Item No**  
**Grid Reference 393426 378151**

**Date Report Prepared: 6 January 2011**

#### **SUMMARY RECOMMENDATION**

Approve, subject to conditions

#### **MAIN ISSUES**

Impact of the development on a Grade II Listed Building

#### **REASON FOR REPORT**

In accordance with the Council's Constitution, this application is being brought before Members as the development will create 19 No. new apartments. The threshold for delegated items being 10 No. units.

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

The application site is Clarence Mill, a mid 19<sup>th</sup> Century Cotton Mill, which is a Grade II Listed Building situated within Macclesfield Canal Conservation Area.

The main building has five floors. The lower ground and ground floors have been subdivided to accommodate 23 businesses of mixed uses, comprising; A1 - retail, A2 –financial and professional services, A3 -cafe, B1 - offices, B2 – general and light industry.

The two upper floors of the building have already been converted into No.87 apartments.

#### **DETAILS OF PROPOSAL**

This application seeks Listed Building Consent for the conversion of the 1<sup>st</sup> floor of the main building (the Cracker floor) from B2 – general industrial to No. 19 two bed plus apartments, with both internal and external alterations to the building.

**RELEVANT HISTORY**

- 00/1716P CONVERSION TO RESIDENTIAL USE OF UPPER TWO STOREYS OF MAIN BUILDING; ALTERATION TO ROOF; DEMOLITION OF BRICK BUILT WORKS AND CONVERSION OF DETACHED BUILDING TO OFFICE ACCOMMODATION (FULL)  
APPROVED WITH CONDITONS 07.08.00
- 00/1793 CONVERSION TO RESIDENTIAL USE OF UPPER 2 STOREYS OF MAIN BUILDING, ALTERATION TO ROOF, DEMOLITION OF BRICK BUILT WORKS AND CONVERSION OF DETACHED BUILDING TO OFFICE ACCOMMODATION (LBC)  
APPROVED WITH CONDITONS
- 01/1954P CONSTRUCTION OF THREE-STOREY CAR PARK INCORPORATING PART OF EXISTING BRICK OUTBUILDING  
APPROVED WITH CONDITONS 13.12.01
- 02/2415P CHANGE OF USE OF PART OF FIRST FLOOR TO 16NO. APARTMENTS (LBC)  
APPROVED WITH CONDITIONS 17.02.03
- 02/2416P CHANGE OF USE OF PART FIRST FLOOR TO 16NO. APARTMENTS  
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**S.106 INCOMPLETE**
- 04/1540P CONVERSION OF THREE STOREY DETACHED WORKSHOP TO 9NO. TOWN HOUSES- L.B.C (RESUBMISSION OF 04/0587P)  
APPROVED WITH CONDITIONS 13.08.04
- 04/2386P CONVERSION OF UPPER TWO FLOORS OF A THREE STOREY DETACHED WORKSHOP TO 9NO. TOWN HOUSES (RESUBMISSION OF 04/1560P) CHANGE OF USE  
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- 10/2202M CHANGE OF USE TO CHURCH (D1)- FULL  
APPEAL LODGED AGAINST NON-DETERMINATION  
DECEMBER 2010
- 10/2206M CHANGE OF USE TO CHURCH (D1)- LBC  
APPEAL LODGED AGAINST NON-DETERMINATION  
DECEMBER 2010

## **POLICIES**

### **National Planning Policy**

PPS1 –Delivering Sustainable Development  
PPS5 – Planning for the Historic Environment

### **Regional Spatial Strategy**

DP4 - Making the best use of existing resources and infrastructure

### **Local Plan Policy**

BE15- Repair and enhancement of Listed Buildings  
BE18 – Listed Building Consent for alterations  
BE19- Change of Use of Listed Buildings

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

Bollington Town Council recommend refusal for the following reasons:

- Over-development of the site -there are conflicting planning application for the same parking spaces (example 10/2202M & 10/2206 – Proposed Church - Block D)
- The multistory car park is also poorly maintained and will force traffic to park elsewhere.
- The 278 Agreement has not been signed
- Poor access and road maintenance exacerbating pedestrian safety concerns
- Further loss of amenity for local residents

It is considered that these issues relate more to the Full Planning Application 10/3535M, and will be considered in more detail under that application.

## **OTHER REPRESENTATIONS**

A letter of objection has been submitted by Bollington Civic Society, however, the objection relates more to the principle of the development rather than the Listed Building Consent, as such it too has been transferred to 10/3535M.

Two further representations have been submitted by Mr. Dean and Mr. Bush, residents of Clarence Mill, however, they also relate to the full planning application, as they refer to car and cycle parking issues. They have been transferred onto 10/3535M.

## **APPLICANT'S SUPPORTING INFORMATION**

- Design and Access Statement
- Planning Policy Statement (PPS1) Planning and Climate Change
- PPS3 Housing Checklist
- Affordable Housing Statement

## **OFFICER APPRAISAL**

### **Principle of Development**

Subject to the development maintaining the architectural and historic integrity of the building, and no original or other important features being lost, then no objection is raised to the principle of the development.

Clarence Mill is an important Listed Building within Bollington, sited immediately adjacent to the Macclesfield Canal, it is readily visible and accessible from the canal by way of the new footbridge, as well as being visible from a number of other vantage points within Bollington, due to its elevated position. The area is visited frequently by local residents, walkers, and visitors to Bollington. The Visitors Centre is accommodated on the ground floor of the Mill, which encourages the Public to visit the site.

The maintenance and upkeep of this building are therefore important to secure its future. It is noted that the roof has recently been replaced, and that work is on-going to replace the windows on the Cracker Floor, which is commended.

The conversion of the first floor to residential use would generate a significant income, which is likely to cover some of the costs to repair and maintain the building into the future.

### **Policy**

Policy BE18 of the Macclesfield Borough Local Plan sets out the criteria for permitting alterations, partial demolitions and extensions to Listed Buildings. It advises:

- Extensions must respect the character and scale of the original building and not be allowed to dominate it
- Replacement doors, windows and other features in non traditional materials will not be permitted
- Particular attention must be paid to the retention of the original plan form, roof construction and interior features, as well as the exteriors of listed buildings
- Extensions will normally be required to be built of materials matching those of the original building



- Flat roofed extensions to pitched roof buildings will not normally be permitted

### **Design**

The first floor of the building has been empty for some time and was equipped with some domestic services when the upper floors were converted. The subdivision of the floor space and installation of new services will not cause any additional harm to the building.

The only external alterations proposed are to replace the loading doors with windows. This is considered to be acceptable, particularly as these doors were themselves window conversions.

The physical alterations proposed are considered to respect the original architectural features of the building and maintain its historic integrity.

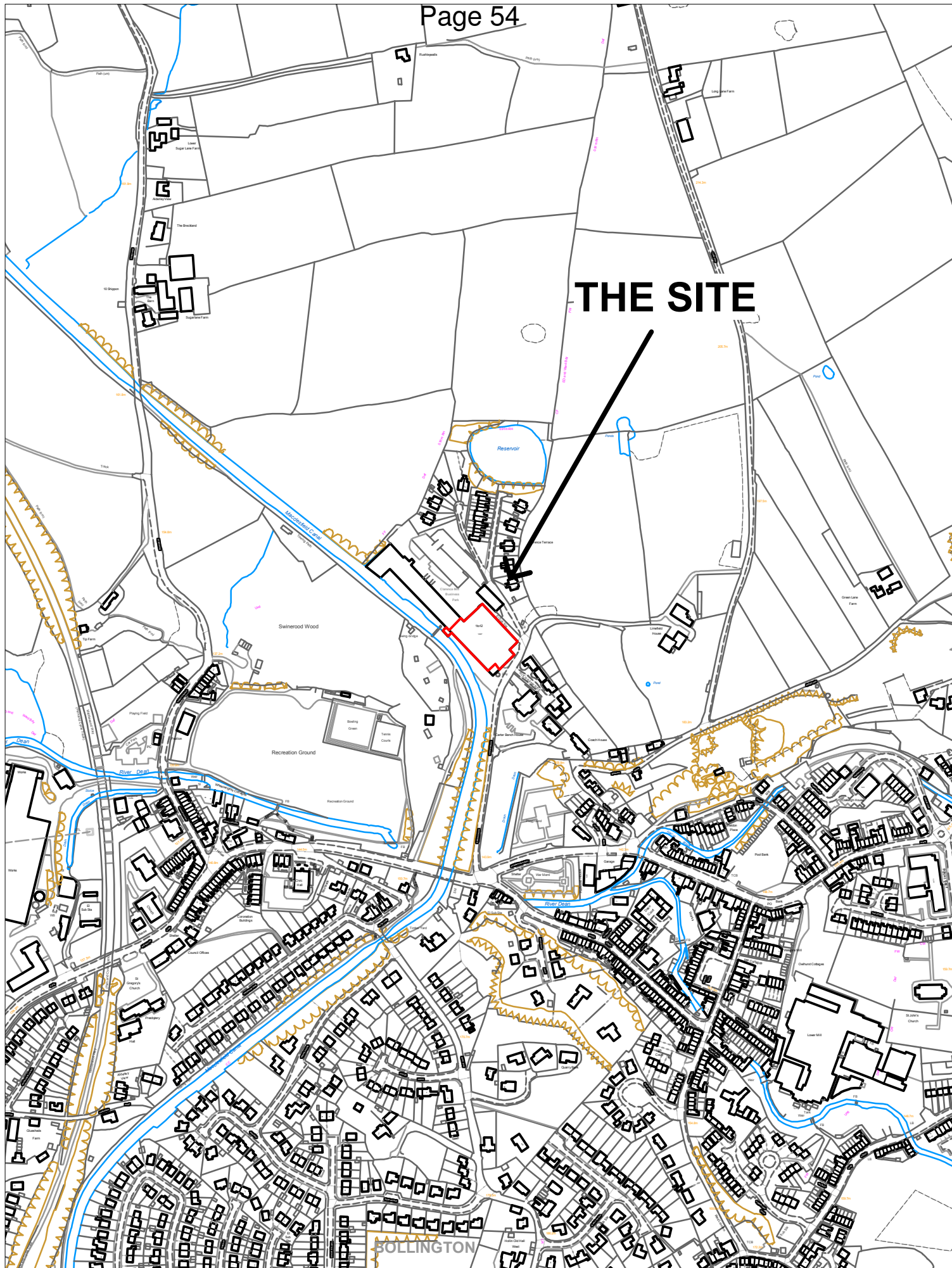
### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

The proposed development is considered to have an acceptable impact on the character and appearance of this Grade II Listed Building, and therefore a recommendation of approval is made, subject to conditions.

### **Application for Listed Building Consent**

#### **RECOMMENDATION : Approve subject to following conditions**

1. A01AP - Development in accord with approved plans
2. A03CA - Standard Time Limit
3. A06EX - Materials as application
4. A09EX - Rainwater goods
5. A14EX - Specification of bonding of brickwork
6. A17EX - Specification of window design / style
7. A20EX - Submission of details of windows



10/3536M CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ

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**Application No:** 10/4447M

**Location:** 10, HAWTHORNE PARK, WILMSLOW, CHESHIRE, SK9 5BP  
**Proposal:** INTERNAL ALTERATIONS TO PROVIDE REMODELLED LIVING ACCOMMODATION, ALTERATIONS TO EXISTING COURTYARD OUTSIDE REAR ENTRANCE, AND NEW DETACHED GARAGE.

**For** I Gow

**Registered** 09-Nov-2010

**Policy Item** No

**Grid Reference** 384329 381260

#### **SUMMARY RECOMMENDATION**

Approve subject to conditions

#### **MAIN ISSUES**

Impact on the character and appearance of the existing dwellinghouse, the surrounding Conservation Area, and any implications on the amenity of the neighbouring properties

**Date Report Prepared:** 7<sup>th</sup> January 2010

#### **REASON FOR REPORT**

The application was called-in to committee by Ward Councillor Fitzgerald due to concerns that the development would be overbearing and result in a loss of light to a neighbour's kitchen, leading to a loss of amenity.

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

The application site comprises a three-storey semi-detached property located on the corner of Hawthorn Park and Hall Road. It is located within the Hawthorn Road Conservation Area.

#### **DETAILS OF PROPOSAL**

Full planning permission is sought to erect a detached garage with accommodation above, replacement timber windows, and the remodelling and extension of the existing courtyard area to the rear of the property.

#### **RELEVANT HISTORY**

No relevant planning history

#### **POLICIES**

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

DP1 Spatial Principles

EM1(C) Integrated Enhancement and Protection of the Region's Environmental Assets – Historic Environment

EM1(D) Integrated Enhancement & Protection of the Region's Environmental Assets – Trees, Woodlands & Forests

**Local Plan Policy**

BE1	Design Guidance
BE3	Conservation Areas
DC1	Design – New Build
DC2	Extensions & Alterations
DC3	Amenity
DC6	Circulation & Access
DC9	Tree Protection
DC38	Light, Space & Privacy

**Other Material Considerations**

PPS5	Planning for the Historic Environment
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**OTHER REPRESENTATIONS**

Five letters/e-mails have been received from neighbouring properties and 'The Wilmslow Trust' that raised concern regarding the proposed garage, in particular:

- That it would be contrary to policy BE3 of the Local Plan;
- It would alter the character of the Conservation Area by reducing the space between the buildings;
- A two-storey building would affect the relationship between the existing buildings, diminishing their sense of scale and their relationship to the street;
- It would create a terraced effect that is contrary to the character of the street;
- Surrounding houses are generally self-contained with any extensions being attached to the existing dwellings;
- The door/staircase to the garage would provide a viewing platform over a neighbouring rear garden that would have a detrimental effect on privacy;
- It would result in a reduction in sunlight to a neighbour's rear garden due to its height;
- The garage and driveway would completely infill and dominate the entire back garden and look aesthetically incongruous;
- The only other house with a similar sized garage stands on a plot that is twice the size and still maintains a large garden;
- The mass of the building is out-of-character with the Conservation Area;
- It would affect the amount of light that a neighbour's kitchen window would receive;
- The proposed office is out-of-character on a domestic street and has the potential to increase traffic and set a precedent. Commercial premises should not be introduced into a domestic street.

Other general comments raised ask that the work is undertaken at reasonable hours in order to reduce its impact on neighbouring amenity.

Other concerns raised are not material planning considerations

## **APPLICANT'S SUPPORTING INFORMATION**

A Design & Access Statement was submitted with the planning application. A full copy of the document can be viewed on the application file.

## **OFFICER APPRAISAL**

### **Design**

The development would result in the erection of a detached garage with a home office above, the extension of the existing courtyard area to the rear of the property, and the replacement of 3no. windows within the side elevation with double glazed timber framed windows. Internal alterations are also proposed however these do not require planning permission.

### Replacement Windows

The proposed replacement windows would be of the same design as the majority of the windows on the dwellinghouse. The Conservation Officer does not raise an objection to their replacement and therefore it is considered that they would complement the character and appearance of the existing dwellinghouse and they would not have a detrimental effect on the Conservation Area.

### Remodelling of Courtyard

The proposed works to the existing courtyard building to the rear of the dwellinghouse would result in one of the walls being demolished, a new wall would be erected to the same width as the dwellinghouse, a wall would be erected within the courtyard to provide a rear porch and relocate the existing wc. Two ground floor windows would be blocked up, French doors would be erected within the rear elevation of the original dwellinghouse, and a roof would be erected to form a covered walkway around two sides of the courtyard. The proposed works, whilst coming closer to Hawthorne Park, are not considered to be highly visible from the street scene/Conservation Area due to the existing boundary hedge and wall and the existing trees that are sited along the side boundary. The Conservation Officer raises no objection to the proposed courtyard development. It is considered that it would complement the character and appearance of the existing dwellinghouse and it would not have a detrimental effect on the Conservation Area.

### Detached Garage

The proposed detached garage would be sited to the rear of the dwellinghouse on an area of the garden that is covered by hardstanding and is currently used for the parking of the applicant's vehicles. An existing driveway from Hawthorne Park would be utilised. The land slopes upwards from Hawthorne Park and therefore it is proposed to excavate the ground and sink the proposed garage 0.9 metres below the existing ground level. This would result in the eaves being 1.5 metres above the existing ground level and the ridge being 5 metres above the existing ground level.

The building would comprise a double garage to the ground floor and an office would be provided within the pitched roof that would be accessed by an external staircase to the rear. To the first floor a door would be positioned in the rear elevation and a window would be positioned in the front elevation.

The garage would have a steeply pitched roof that has been designed to reflect the pitch of the roof of the original house.

The Conservation Officer has raised concern regarding the proposed garage. He states that whilst a garage is acceptable in principal the building would remove any perceptible separation between the existing properties which is exacerbated by the height of the proposed garage. Therefore in its current configuration it is considered that the proposed garage would introduce a new element into the street scene which would dominate the space. Although the proposed garage has been sunk into the ground the Conservation Officer considers that the height of the structure would be detrimental to the character and appearance of the Conservation Area. The proposed garage is therefore not considered to preserve or enhance the Conservation Area, contrary to policy BE3 of the Local Plan.

Given the concerns raised by the Conservation Officer, the applicant has submitted amended drawings for the proposed garage that has reduced the overall height of the garage by 1.3 metres. This has resulted in the first floor home office accommodation and the associated external staircase and first floor door and window being deleted from the building. The Conservation Officer has examined the revised drawings and considers that the reduction in ridge height is more acceptable and does not raise an objection to the revised scheme. It is therefore considered that the revised drawings have overcome the initial concerns of the Conservation Officer.

### Conclusion

For the reasons outline above it is considered that the proposed developments would not have a detrimental effect on the character or appearance of the existing dwellinghouse or the surrounding Conservation Area. As such they are considered to comply with policies BE1, BE3 and DC1 of the Local Plan.

### **Amenity**

The two properties that would be affected by the proposed development would be No. 5 Hall Road and No. 8 Hawthorne Park. It is not considered that the proposed replacement windows would have a detrimental affect on neighbouring amenity.

The alterations to the existing courtyard would result in the height of the building increasing by 0.9 metres due to the inclusion of a roof over part of the structure. The attached dwellinghouse has a similar courtyard building that has been covered and adjoins the courtyard at the application site. The proposed roof would slope away from the party wall and therefore the proposed increase in height is not considered to have a detrimental effect on the amenity of No. 5 Hall Road.

The proposed garage would be sited adjacent to the boundaries shared with No. 5 Hall Road and No. 8 Hawthorne Park. In respect of the drawings as originally submitted both properties raised concern that the proposed detached garage would have a detrimental effect on their amenity. The



proposed external staircase and door that one neighbour raised concern have subsequently been deleted from the revised scheme and therefore it is not considered that the proposed garage would result in any overlooking of the neighbouring properties. Both properties raised concern that due to the scale and siting of the detached garage, it would have a detrimental effect on the light that would reach one property's kitchen window and another property's rear garden.

No. 8 Hawthorne Park has a kitchen window within the side elevation of their dwellinghouse that is positioned approximately 3 metres from the shared boundary. The Case Officer visited the neighbouring property and can confirm that the window is a secondary window to a kitchen diner. The kitchen has been extended to the rear with full floor-to-ceiling glazing to provide a dining area and therefore this window is not the only source of light to this room. The neighbour's window would look towards the rear part of the garage. As amended, approximately 1.7 metres of the proposed garage would be visible above the height of the existing hedge and the roof of the garage would slope away from this window. Whilst the proposed garage may cause some reduction in light to this room, given that the window is secondary; the number of other windows within this room; its proximity to the existing boundary hedge; the sloping nature of the garage roof; and the height of the garage that would be visible above the existing hedge it is not considered that it would have a significantly detrimental affect on the amenity of the neighbour's property.

The proposed garage would be sited adjacent to the boundary shared with the rear garden of No. 5 Hall Road and the neighbour raised concern with the originally submitted drawings that it would result in a loss of light to their garden. The revised drawings have reduced the height of the proposed garage by 1.3 metres and therefore approximately 1.6 metres of the roof's apex would be visible above the existing boundary hedge. The neighbour's rear garden is sited to the north/northeast of the application site and therefore it is acknowledged that it is likely that the garage would result in some loss of light, however given the reduced height of the proposed garage; the amount of roof that would be visible above the boundary hedge; and the shape of the roof, it is not considered that it would have a significantly detrimental affect on the amenity of the neighbour's property.

For the reasons outlined above it is considered that the proposed garage, courtyard remodelling and replacement windows are considered to comply with policies DC3 and DC38 of the Local Plan.

### **Highways**

The existing off-street parking area provides parking for three vehicles whilst further vehicles could be parked on the existing driveway. The proposed garage would provide two parking spaces whilst the existing driveway would be widened and would provide additional space for up to four vehicles. The proposed level of off-street parking is therefore considered to be sufficient for a dwellinghouse of this size. It is therefore considered to comply with policy DC6 of the Local Plan.

Concern has been raised that the proposed garage and extended driveway would further reduce the garden area of the existing dwellinghouse. Whilst this is acknowledged, this area is currently covered in hardstanding, is used for the parking of vehicles and is open to the surrounding area therefore it is not considered that the proposed development would reduce the area of private amenity space that the dwellinghouse currently enjoys.

### **Trees**

The application site is located in the Hawthorne Lane Conservation Area and therefore all trees are formally protected. The proposed courtyard remodelling would result in the loss of one small multi-stemmed Laburnum tree located within the side garden of the dwellinghouse. The Forestry Officer noted that the tree presents no significant contribution to the amenity of the area or to the character of the Conservation Area and therefore has no objection to its removal. It is therefore considered that the proposed development would comply with policy DC9 of the Local Plan.

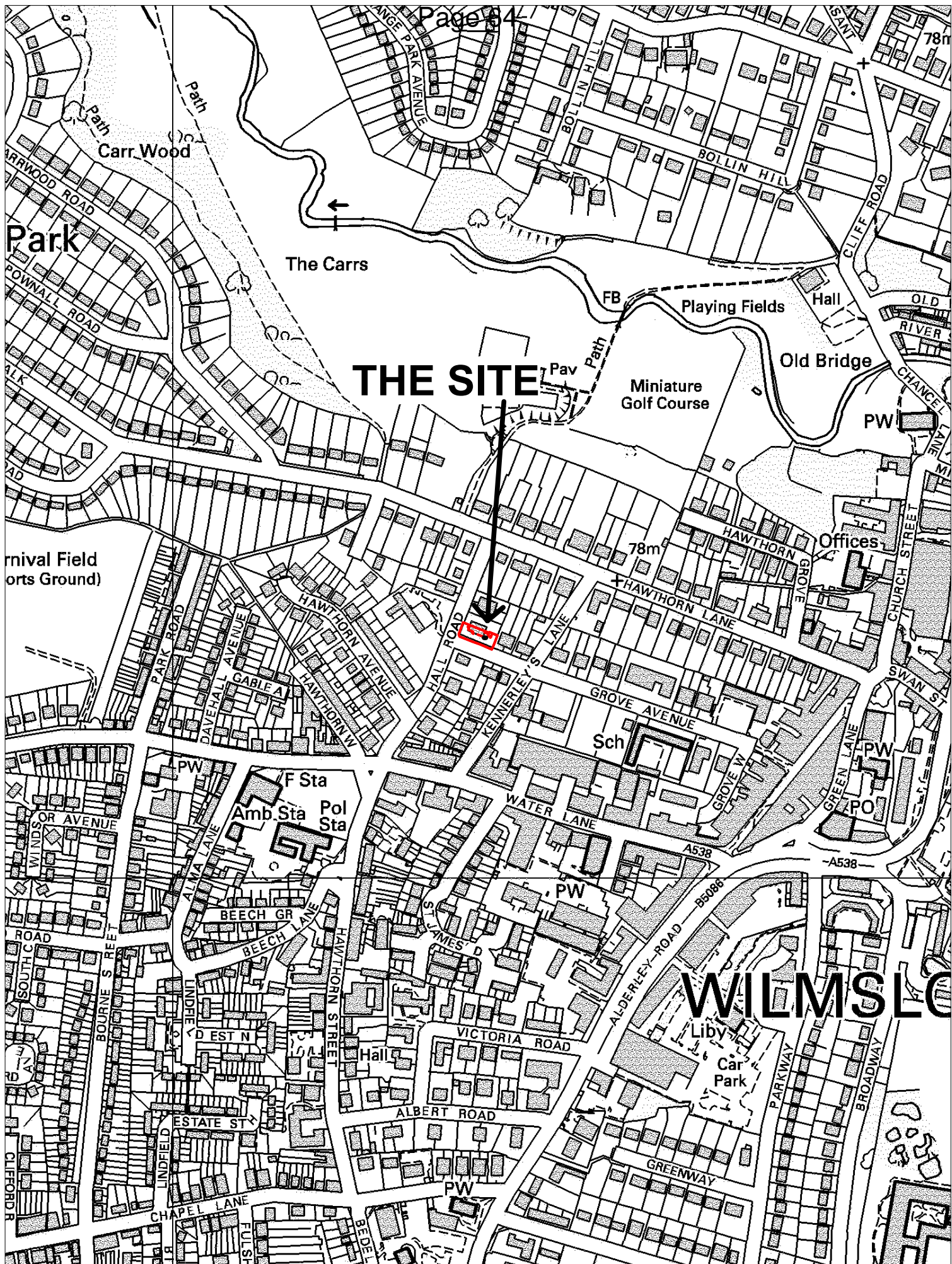
### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

For the reasons outlined above it is considered that the proposed developments would not have an adverse affect on the character or appearance of the existing dwellinghouse, the surrounding Conservation Area, the existing protected trees or the amenity of neighbouring properties. It is therefore considered that the proposed development would comply with the relevant policies in the Local Plan and a recommendation of approval subject to conditions is made.

Application for **Householder**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A06EX - Materials as application
3. A09EX - Rainwater goods
4. A17EX - Specification of window design / style
5. A19EX - Garage doors
6. A01AP - Development in accord with approved plans



10/4447M10, HAWTHORNE PARK, WILMSLOW, CHESHIRE, SK9 5BP  
NGR: 384,340-381,260

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**Application No:** 10/3545M

**Location:** LAND AND BUILDINGS AT, PARK GREEN, MACCLESFIELD  
**Proposal:** Full Planning Permission 06/0236p Mixed Use Development  
 Comprising 87 no Apartments and 1077sq m Business  
 Floorspace with Associated Car Parking ,Access and Servicing  
 Arrangements

**For** P H Property Holdings Ltd c/o Agent

**Registered** 07-Sep-2010  
**Policy Item** No  
**Grid Reference** 391975 373174

**Date Report Prepared:** 6<sup>th</sup> January 2010

#### **SUMMARY RECOMMENDATION**

Approve subject to conditions and a  
 S106 Agreement

#### **MAIN ISSUES**

- Whether there has been a significant change in circumstances or policy since the original grant of permission for 06/0236P.
- Whether there is sufficient information submitted to enable an extension of time to the original full permission 06/0236P to be granted.

#### **REASON FOR REPORT**

The proposed development is for a mixed use development comprising 87 no. apartments and 1077 sq m business floorspace with associated car parking, access and servicing arrangements, therefore in line with the Council's Constitution, it should be determined by Members of the Northern Planning Committee.

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

The application site covers roughly 0.67ha and relates to a group of primarily industrial buildings at the southern end of the town centre, either side of the River Bollin. The site is located in the Park Green Conservation Area.

#### **SCOPE OF THIS APPLICATION**

Extensions to the time limits for implementing existing planning permissions were 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 procedures.

As a matter of law the Northern Planning Committee decides applications afresh: resolutions which vary from previous decisions may be justified by change of circumstances, or of weight. For this type of application, 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. The development proposed will, by definition, have been judged acceptable in principle at an earlier date. It is the Government's advice that Local Planning Authorities should only look at issues that may have changed significantly since that planning permission was previously considered to be acceptable in principle.

In short, it is not intended that Local Planning Authorities should re-open debates about principles of any particular proposal, except where material circumstances may have significantly changed, either in local plan policy terms or in terms of national policy or other material considerations.

### **DETAILS OF PROPOSAL**

This is an application for an extension in time to planning permission granted under reference 06/0236P. The outline permission granted consent for a mixed use development comprising 87 no. apartments and 1077 sq. m business floorspace with associated car parking, access and service arrangements. The application was determined on 26 September 2007.

The scheme included the following: -

- Conversion of Georgian Mill to 15 residential apartments;
- Demolition of the existing later additions to the Georgian Mill (including the industrial sheds to the rear) and erection of a new 3 storey wing containing 15 apartments;
- Demolition of Waterside (Harding's) Mill and its replacement with a 4/5 storey new building containing 24 apartments and 971 sq. m of office floor space.
- Demolition of all the Park Green Works between the River Bollin and Maydews Passage (with the exception of 42 Park Green which is retained as offices) and construction of a new 3 storey building fronting Park Green, continuing alongside the River Bollin through to Brook Street. This would contain 31 apartments;
- A new building comprising 2 single storey houses fronting Brook Street to the east of the River Bollin to replace the existing Eddie Connor joinery workshop;
- Car parking spaces including on the 2 outlying parcels of land; one is between the neighbouring brewery and the railway embankment and the other is between the river and Waterside, being partially underneath the elevated Silk Road;
- Construction of a new public walkway along the River Bollin, which is a 3m wide combined footway / cycleway.

The current application (received on 07 September 2010) was received whilst the original application was an extant permission. Whilst the guidance advises



Applicants not to leave their applications to the last minute, it remains clear that this application was submitted in time and therefore should be determined as a valid application.

The original committee report which was considered by the former Macclesfield Planning Committee on 26<sup>th</sup> April 2006, is attached to this report as Appendix 1. The Decision Notice 06/0236P is attached as Appendix 2.

### **RELEVANT HISTORY**

08/2361P - Demolition of existing mill. Erection of mixed use development comprising 31 apartments and office floor space at Park Green Mill – Approved (Subject to S106) 15.05.09

08/2359P - Change of use of former mill to office use (B1). Erection of replacement office development and formation of a new river bollin walkway / cycleway at Georgian and Waterside Mill – Awaiting signing of S106 Agreement before issuing Decision Notice

08/2357P - Demolition of Waterside Mill and the Georgian Mill – Conservation Area Consent – only to be issued on completion of 08/2359P before issuing Decision Notice

08/2356P - Demolish extension & porch. Internal & external alterations including windows, replacement roof & removal of internal partitions & staircase – Awaiting completion of 08/2359P before issuing Decision Notice

06/0236P - Mixed use development comprising 87 no. apartments and 1077 sq. m. business floorspace with associated car parking , access and service arrangements (Full Planning) - Approved 26-Sep-2007

06/0234P - Part demolition of non-listed buildings for redevelopment (Conservation Area Consent) - Approved 26-Sep-2007

06/0235P - Demolition of extension and porch on Georgian Mill with external and internal alterations including windows, replacement roof and removal of internal partitions and staircases (Listed Building Consent) - Approved 26-Sep-2007

06/0237P - Formation of 61 no affordable apartments with associated parking at Jack Lee Mill, Knight Street, Macclesfield - Approved 26-Sep-2007

There have been numerous applications on the site prior to 2006, which relate to the industrial use of the site, but none of direct relevance to this current scheme.

### **POLICIES**

#### **Regional Spatial Strategy**

Relevant Policies consist of the Regional Spatial Strategy Policies EM1, DP1, DP5, DP6, DP7, and EM5

### **Local Plan Policy**

Macclesfield Borough Local Plan Policies NE9-11, BE1-5, BE15-19, BE21, BE23, BE24, RT5, RT7, H1-H3, H6, H8, H9, E11-14, T3-T5, MTC18, MTC19, MTC22, MTC27, IMP1, IMP4, DC1-6, DC8, DC17-18, DC20, DC34-DC40, and DC63. In addition, the Supplementary Planning Guidance documents Restricting the Supply of Housing and Section 106 Agreements are of particular relevance.

### **Other Material Considerations**

National Planning Guidance in the form of: -

PPS1: Delivering Sustainable Development

PPS3: Housing

PPS4: Planning for Sustainable Economic Growth

PPS5: Planning for the Historic Environment

PPS9: Biodiversity and Geological Conservation

PPG13: Transport

PPG25: Development and Flood Risk

PPS4: Planning for Sustainable Economic Growth was published in December 2009, and is also of relevance to this proposal. The development includes office development. The site is considered to fall within a sustainable location. As a scheme that provides employment opportunities the principles of achieving sustainable economic development are still relevant.

PPS5: Planning for the Historic Environment was published in March 2010. The scheme, which was submitted under 06/0236P was accompanied by a comprehensive Design Statement, which is considered to embrace the principles embodied within PPS5 in terms of consideration of the heritage asset.

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

**Highways:** Comments awaited

**Environmental Health:** The application area has a history of use as Cotton Mills and therefore the land may be contaminated. No objections are raised subject to further investigation for contamination of the site and where appropriate remediation is required.

An Air Quality Impact Assessment has been submitted which indicates that within the vicinity of site there would be a negative impact on annual mean nitrogen dioxide levels as a result of the proposed development – this is in relation to an increase in vehicular emissions. Any increase within the AQMA is significant and therefore a condition should be attached which ensures that suitable mitigation takes place. The mitigation should be incorporated into the site preparation and construction phase, to minimise any impact on air quality and in addition, to ensure that dust related complaints are kept to a minimum. The mitigation can take place by way of a Framework Travel Plan. Although an end-user for the site has not yet been determined it is considered that the measures outlined within the Framework Travel Plan will provide a firm basis

for ensuring the objectives, targets and delivery mechanisms are taken on board within the full Travel Plan once the site is occupied.

There has been no change with respect to noise impact since the approval 3 years ago.

**Manchester Airport** raises no safeguarding objections to this application.

**The Environment Agency** - no objection to the proposed extension of time application (subject to conditions). The Agency's previous comments made to 06/0236P remain. These are summarised as follows: - There would have been a preference for a longer stretch of the existing River Bollin culvert to be removed. The Agency actively encourages culverts to be opened up. The submitted Flood Risk Assessment is acceptable.

**United Utilities** - no objection assuming that the site is drained on a separate Surface water should discharge directly in to the adjacent watercourse and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public surface water sewerage system United Utilities may require the flow to be attenuated to a maximum discharge rate determined by United Utilities. Further comments are made with respect to the applicants statutory undertaker duties with regard to relevant infrastructure.

**Macclesfield Civic Society** has considered these proposals and raises no objection to renewal of consent provided there have been no changes in planning circumstances in the interim period since the original decision. The Civic Society very much hope that an extension of the permission would allow for a start to be made in order that the buildings are put into beneficial use.

## **OTHER REPRESENTATIONS**

No representations had been received at the time of report preparation.

## **APPLICANT'S SUPPORTING INFORMATION**

A letter was submitted to accompany the application. This letter highlights that Macclesfield Borough Council granted planning permission for all three application on 26 September 2007 for a duration of three years. As a result the planning permissions is still extant. Updated Ecology Reports confirm that the majority of the buildings on the site offer a low potential for roosting bats and that further surveys of the buildings are not required.

The letter states that due to the downturn in the financial markets since 2007 the development has not been brought forward which has resulted in the development not being commenced.

## **OFFICER APPRAISAL**

## **MATERIAL CHANGES IN POLICY AND MATERIAL CHANGES IN CIRCUMSTANCES SINCE THE SCHEME WAS ORIGINALLY GRANTED PERMISSION**

There are not considered to be fundamental changes in policy or other important material considerations since the original application was determined in 2007.

An engineers report has been submitted for the buildings which are to be retained for conversion. This has been assessed and its observations and conclusions are accepted.

The comments of the Environmental Health Officer in relation to the Air Quality Impact Assessment are noted and it is suggested that the mitigation measures can be attached as a planning condition.

The comments provided by the Environment Agency and United Utilities are noted. The comments from the Environment Agency were incorporated into conditions on the Decision Notice to application 06/0236P and it is considered that these conditions are still appropriate. The comments made by United Utilities can be incorporated into appropriate conditions and informatives.

Under the 06/0236P application, the County Archaeologist noted that a programme of pre-determination assessment and field evaluation had allowed the nature of the archaeological deposits to be established and the scope of the further archaeological mitigation to be defined. The suggested wording for an archaeological condition was also given together with a justification for the work by reference to the current guidance contained in *PPG16: archaeology and planning* (DoE 1990). The recommended archaeological mitigation and the previously-agreed programme of archaeological work are valid for the present application however, it should be noted that *PPG 16* has recently been replaced by a Planning Policy Statement 5 and a slightly modified condition is now suggested.

Application 06/0236P was considered in relation to the Restrictive Housing Policy and a case was put forward relating to the positive benefits of the scheme and the enhancement of the environment which is within a conservation area and contains listed buildings, the removal of unneighbourly uses and community benefits, including the provision of the Bollin Walkway and a proportion of affordable housing which would be provided by tying the scheme to the proposal at Jack Lee Mill (approved under application 06/0237P by the former Macclesfield Borough Council in 2006 and 08/2159P approved in 2009). This scheme does not need to be assessed under the old restrictive criteria.

A report on the supply of housing was approved by the Environment Policy Development Committee and the Cabinet, which effectively replaced the SPG on Restricting the Supply of Housing with the new guidance "PPS3 Housing and Saved Policies Advice Note".

The Advice Note is based on a list of 5 criteria outlined in PPS3 which planning authorities should have regard to when deciding planning applications for new housing and on the Council's saved policies and other

guidance in PPS3. In summary, the Advice Note states that planning applications for new housing should meet the following criteria.

1. Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in the area and does not undermine wider policy objectives *(does the application accord with the housing objectives of the Borough and wider policy objectives e.g. affordable housing and urban regeneration)*
2. Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people *(does the application meet the housing needs of the area and/or provide affordable housing)*
3. The suitability of a site for housing, including its environmental sustainability *(is the site in a suitable and sustainable location, is it previously developed land, what constraints exist)*
4. Using land effectively and efficiently *(is the density at least 30 dwellings per hectare)*
5. Achieving high quality housing *(is the site accessible to public transport and services, is the development well laid out, safe, accessible and user friendly, is there adequate open space and/or access to recreational open space, does the design complement/improve the character of the area, is the car parking well designed and integrated, does the development enhance biodiversity)*

In this case it is considered that the proposal broadly complies with the five listed criteria. The site is considered to be in a suitable and sustainable location. It is a previously developed site, within an area surrounded by housing, which is within walking distance of public transport links and to services. The scheme achieves high quality housing in a town centre location.

It is proposed that the affordable housing element of this scheme will be provided as before (under application 06/0236P) by way of a legal agreement, which provides the affordable housing element at the Jack Lee Mill site. It should be noted that the proportion for affordable housing would be at a level higher than normally anticipated by Policy H8 of the Local Plan of that required under the interim Planning Statement on Affordable Housing, which was approved by Cabinet in September 2010. The affordable housing contribution is approximately 70% in this instance.

#### **IMPACT UPON PROTECTED SPECIES**

Ecological surveys were provided in respect of the 2007 application and these found no evidence of specifically designated protected species having been found. The majority of the buildings on the site offer a low potential for roosting bats and therefore, further surveys are not required. The exception to this is the main Georgian Mill building and no. 42 Park Green. These properties offer some potential for roosting bats under roof slates and tiles.

The applicant's ecologist suggested that provided no works were undertaken to the roofs of these two properties there would not be a reasonable likelihood of the development disturbing or injuring bats. This seems to be a reasonable conclusion, particularly considering the relatively sparse bat foraging habitat available near to this site.

No. 42 Park Green will be retained as part of the development and none of the proposed extensions to the Georgian Mill appear to affect the roof. It is therefore concluded that the proposed development is not likely to have an adverse impact upon bats and therefore no further ecological surveys are required. The Nature Conservation Officer is satisfied that the approach taken is unlikely to impact on European Protective Species, therefore, the tests of the Habitat Regulations and EC Directive are not engaged in this case.

### **OTHER CONSIDERATIONS**

It is noted that no comments have been received from any local residents. The scheme which was approved under application 06/0236P was considered to be acceptable on its merits and full consideration to all the relevant planning matters. It is not considered that it would be appropriate to re-open the debate about the principles of the proposal as material circumstances do not appear to have significantly changed

It should be noted that application 06/0236P was submitted in tandem with application 06/0237P – Formation of 61 no. affordable apartments with associated parking at Jack Lee Mill. This scheme provided the affordable housing provision for both sites in it's entirety, and it is therefore not considered that any further contribution is required from this development. The development at Jack Lee Mill is well underway on site.

The comments from consultees are noted. No objections have been raised from the Environment Agency, United Utilities, Macclesfield Civic Society or Manchester Airport.

Formal comments are awaited from the Strategic Highways Engineer. However, it is understood that the Highways Engineer is unlikely to object the application.

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

There are no objections to an extension of time for the implementation of this permission for a further three years. The site is to be used for mainly residential purposes (with approximately 971 sq. m of office space) in what is a highly sustainable location. The proposals comply with the policies of the Macclesfield Borough Local Plan and previous permissions for the site. The proposals will provide good benefits in relation to walking and cycling.

There have been no material changes in circumstances since application 06/0236P was granted which would warrant a refusal of this application for an extension in time for the implementation of the permission. A recommendation of approval subject to conditions and a Section 106 Agreement is therefore made.

## **HEADS OF TERMS**

The Heads of Terms for this extension of time application take account of planning gain secured under the 2008 planning permissions as well as that to which this extension of time application applies and therefore are not identical to the original requirements. Therefore, the contributions required are as follows: -

- Commuted sum of £42 470 as a commuted sum towards recreation space and £14 940 as a commuted sum towards Outdoor Sports facilities.
- Provision within a set timescale and maintenance in perpetuity of a walkway/cycleway (details as previously agreed) adjacent to the River Bollin, prior to the first occupation of the dwellings to be constructed on the part of the site currently occupied by the Eddie Connor building.
- No more than 29 units shall be occupied until half the affordable units permitted under the Jack Lee Mill application have been completed and ready for immediate occupation.
- No more than 58 units shall be occupied until all of the affordable units permitted under the Jack Lee Mill application have been completed and ready for immediate occupation.
- No more than 48 units shall be occupied (excluding the listed Georgian Mill apartments) until all of the residential accommodation contained within the Georgian Mill (units 1-4, 10-13, 19-22 and 28-30 all inclusive) are completed and ready for immediate occupation and all other works of conversion, repair and maintenance have been carried out .
- Access to the clock for maintenance and repair in Georgian Mill.
- A Travel Plan
- Highways commuted sum to assist in the investigation of on street parking problems within the vicinity of the site and the development of appropriate parking solutions £50 000
- A contribution towards improvements to the Public Realm and enhancements with a particular emphasis being on the Park Green Area – £39 075

## **Community Infrastructure Levy (CIL) Regulations**

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the s106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In this instance it is considered that a commuted sum is required in lieu of Public Open Space provision, as the proposed development will provide 86 units, the occupiers of which will use local facilities as there is no open space on site, as such, there is a need to upgrade/enhance existing facilities.

The works to form walk/cycleway are required to ensure that the River Bollin corridor is enhanced.

The link to the Jack Lee Mill scheme (where the affordable housing is to be provided) is necessary, fair and reasonable to provide sufficient affordable housing in the area, and to comply with National Planning Policy.

It is necessary to ensure that the access to the clock is provided in the interests of maintaining a significant heritage asset.

The Interim Travel Plan is necessary to encourage the use of modes of transport to and from the site other than the car.

The highways commuted sum payment is required to ensure that local parking issues within the vicinity of the site are not compounded.

The improvements towards the Public Realm are required in order to ensure that the investment is made into the town centre streets and public spaces in accordance with the Macclesfield Town Centre Public Realm Strategy.

In respect of these matters it is considered that the works are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of development.

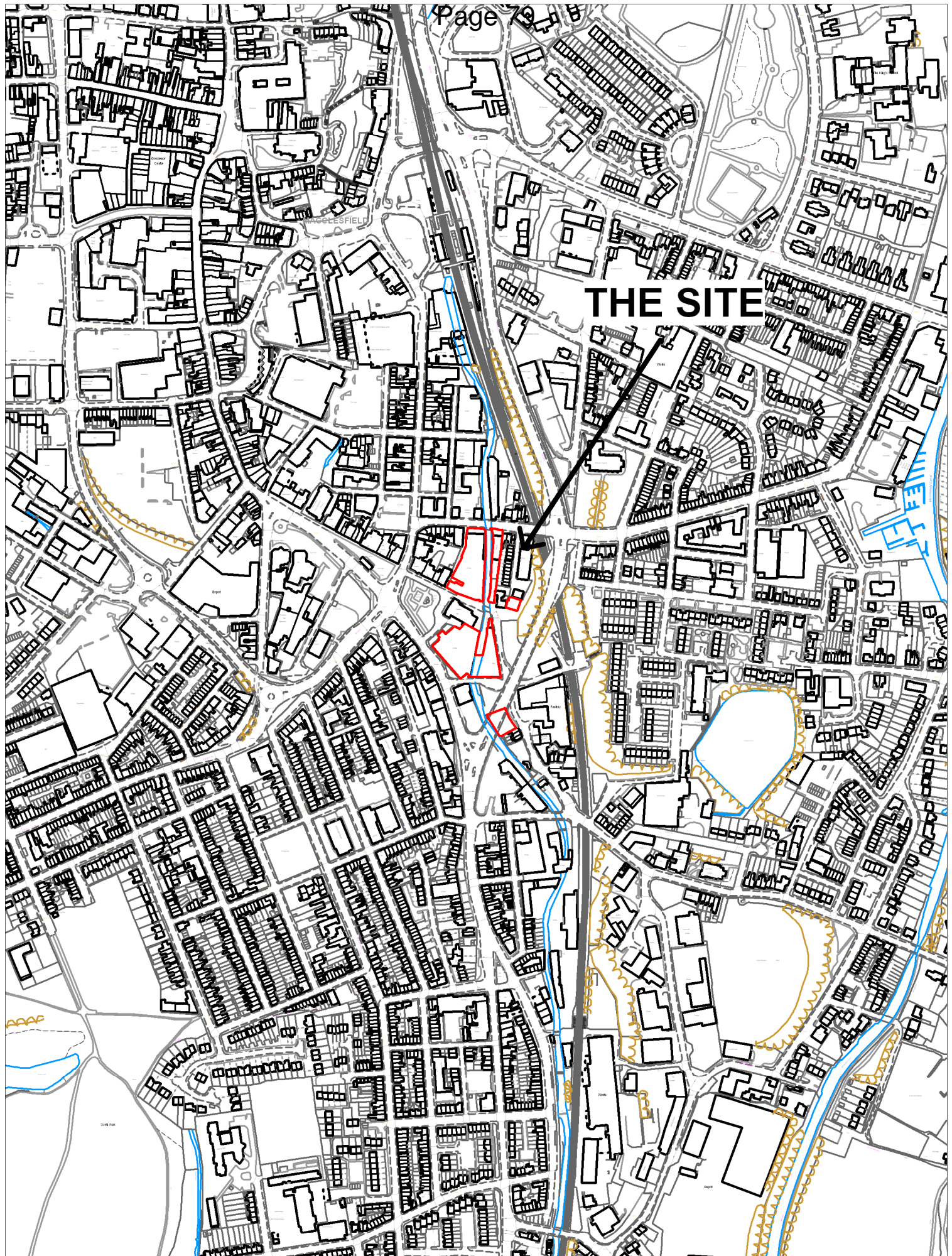


Application for **Extension to Time Limit**

**RECOMMENDATION : Approve subject to a Section 106 Agreement and the following conditions**

1. AD11 - Minor alteration
2. AD14 - Acceptable relationship adjacent and wider
3. AD20 - visual impact
4. POL01 - Policies
5. A03FP - Commencement of development (3 years)
6. A01AP - Development in accord with approved plans
7. A02EX - Submission of samples of building materials
8. A07EX - Sample panel of brickwork to be made available
9. A11EX - Details to be approved
- 10.A10EX - Rainwater goods
- 11.A15MC - Archaeological watching brief
- 12.A02LS - Submission of landscaping scheme
- 13.A04LS - Landscaping (implementation)
- 14.A22GR - Protection from noise during construction (limit on hours of construction works)
- 15.A02HA - Construction of access
- 16.A07HA - No gates - new access
- 17.A14HA - Construction of highways
- 18.A15HA - Construction of highways - submission of details
- 19.A18HA - Construction of footways
- 20.A23HA - Provision / retention of turning facility
- 21.A24HA - Provision / retention of service facility
- 22.A30HA - Protection of highway from mud and debris
- 23.A32HA - Submission of details re: construction
- 24.A26HA - Prevention of surface water flowing onto highways
- 25.A02HP - Provision of car parking (scheme to be submitted)
- 26.A07HP - Drainage and surfacing of hardstanding areas
- 27.A04HP - Provision of cycle / motorcycle parking
  
28. Section 278
29. Removal of Japanese Knotweed
30. Protection of breeding birds

- 31. Artificial bat roosts to be agreed
- 32. Details of any pile drive driving to be approved
- 33. visibility splays on Brook Street
- 34. Decontamination of land
- 35. Minimum floor levels above river
- 36. Materials and location of services designed to minimise flood damage risk
- 37. Approval of details of surface water drainage
- 38. Approval of measures on Bollin walkway to ensure suitability for disabled
- 39. visibility splays on Brook Street



10/3545M LAND AND BUILDINGS AT, PARK GREEN, MACCLESFIELD

NGR- 391,991:373,209

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## Appendix One

**Application No:** 06/0236P  
**Location:** LAND AND BUILDINGS AT PARK GREEN MACCLESFIELD SK117NA  
**Proposal:** MIXED USE DEVELOPMENT COMPRISING 87 NO. APARTMENTS AND 1077 SQ. M. BUSINESS FLOORSPEACE WITH ASSOCIATED CAR PARKING , ACCESS AND SERVICE ARRANGEMENTS (FULL PLANNING)  
**For** PH PROPERTY HOLDINGS LTD AND GRADUS LTD  
**Registered** 08-Feb-2006  
**Policy Item** Yes  
**Grid Reference** 391975 373174

**DATE REPORT PREPARED**

6-8 April 2006

**POLICIES**

The part of the site to the east of the River Bollin is in the Park Green Conservation Area. The Georgian Mill on the site and the adjacent Chapel Mill are Grade II listed. The Local Plan identifies the site as a Mixed Use Regeneration Area, an Area of Archaeological Potential and the River Bollin is identified for environmental improvement. Relevant Policies consist of Regional Planning Guidance 13 Policies UR7-10, ER3-5, EQ1 & T8 Cheshire Replacement SP 2016 Policies R1, GEN1, GEN3, HOU1-HOU3, T1-3 and Macclesfield Borough Local Plan Policies NE9-11, BE1-5, BE15-19, BE21, BE23, BE24, RT5, RT7, H1-H3, H6, H8, H9, E11-14, T3-T5, MTC18, MTC19, MTC22, MTC27, IMP1, IMP4, DC1-8, DC17-18, DC20, DC34-DC40 & DC63.

In addition, the Supplementary Planning Guidance documents Restricting the Supply of Housing and Section 106 Agreements are of particular relevance.

**RELEVANT PREVIOUS APPLICATIONS**

There have been numerous applications on the site relating to the industrial use of the site, but none of direct relevance to this current scheme.

**CONSULTATIONS**

**Highway Authority** - No objections raised to the principle of development, subject to conditions. There is general agreement with the Transport Statement regarding generated traffic and the identifiable differences between the existing uses of the site(s) and the proposed uses the subject of the application. No provision has been made for residents cycle parking and this could be met by the imposition of a condition. Amendments to the plans

originally submitted are required with respect to the precise alignment, the provision of turning facilities and a footway on Maydews Passage. Comments on the revised plans are awaited.

**Cheshire County Council (Environmental Planning)** – comments awaited.

**Cheshire County Council (Archaeology)** – the submitted archaeological assessment shows that mills were first developed in the area in the late 18<sup>th</sup> century. The report makes a number of recommendations, including the recording of buildings and a programme of archaeological evaluation, which should be carried out before the application is determined. Any subsequent investigations and a watching brief for parts of the site can be dealt with by conditions.

**Cheshire Constabulary** – comments awaited

**Head of Environmental Health** – no objection subject to further investigation for contamination of the site and where appropriate remediation is required.

**Head of Service (Waste)** – makes recommendations regarding the provision for waste disposal and recycling from the development. Vehicles will need to be able to obtain close access to bins and room should be provided to allow safe manoeuvring of vehicles.

**Community Leisure** – comments awaited

**Environment Agency** - no objection in principle (subject to conditions). There would have been a preference for a longer stretch of the existing River Bollin culvert to be removed. The Agency actively encourages culverts to be opened up. The submitted Flood Risk Assessment is acceptable.

**United Utilities** - no objection assuming on a separate system with only foul drainage connected to drainage onto a separate sewer. Further comments are made with respect to the applicants undertake statutory duties with regard to relevant infrastructure.

**Manchester Airport** – no conflict with safeguarding criteria.

**The Georgian Group & English Heritage** – see report for application 06/0235P.

## **PUBLICITY**

Newspaper advertisement, site notices and neighbour notification. The last date for comments was on 15.03.06 and a further opportunity to comment on revised plans lasts until 19.04.06.

The applicants have also submitted a Statement of Community Involvement. This outlines the consultation that took place prior to the application. It also refers to the public exhibition which took place at the Town Hall on 15.02.06, a

summary of the feed back received and how this has been responded to in the form of revised drawings submitted on 31.03.05.

## **REPRESENTATIONS**

Two residents from Waterside object to the fact that the plans (as originally submitted) show the car park under the Silk Road extending into their rear gardens. Concern is raised if the cycle/walkway runs to the rear of their property.

The East Cheshire Drug Service occupies premises on the corner of Brook Street and Maydews Passage, and the reception opens directly onto the latter. The use of the centre during rebuilding and the amenities of the occupiers would be adversely affected.

F. Harding Ltd state they have been forced to move, not because of the development, but due to a decline in the character of the area causing difficulties loading and unloading goods as well as vandalism. The redevelopment would help regenerate this historical, but run down part of the town.

## **APPLICANT'S SUBMISSION**

A number of documents have been submitted in support of the application. These include a Planning Statement, a Statement of Community Involvement an Urban Design and Landscape Statement, Transportation Statement, Contaminated Land Study, Market Viability Study, a Statement prepared by Gradus, a Flood Risk Assessment, an Acoustic Assessment, an Ecological Report and an Archaeological Assessment. These are available for inspection and the following is a brief summary of some of the salient points from the Planning Statement.

The site is in a highly sustainable location, within the defined town centre. The buildings have reached the end of their economic life and are ill suited to the accommodation needs of modern occupiers. The statement by Gradus highlights that one of the main reasons for its desire to relocate are the deficiencies associated with the existing buildings which impact adversely on its economic competitiveness. Similar considerations would apply to any other potential occupiers.

The proposals are compliant with Local Plan policies H2, H3, H5 and H6. The linked proposals for affordable housing at Jack Lee Mill confirm that this scheme is also capable of complying with H8. In relation to the Council's Restrictive Housing Supply policy, the apartments within Georgian Mill clearly fall within the exception category due to its listed status. The remainder of the scheme is compliant with the SPG policy as an urban regeneration scheme within a key town centre Conservation Area. In this regard, the following factors are directly relevant:

- The existing industrial uses are not governed by any planning permissions with conditions limiting hours of operation or the nature of the activities carried out.
- Once vacated there is potential for the sites to be occupied by a range of low grade commercial activities likely to cause environmental disbenefits to the local area.
- The current operation suffers severe constraints due to the limited servicing and difficult access arrangements, which exist. This is a major factor in Gradus' decision to relocate. There are very limited opportunities for turning and manoeuvring of vehicles other than on the public highway.
- Removal of unattractive industrial buildings and their replacement by a well designed composition.
- Restoration of the listed Georgian Mill providing an enhanced setting. Removing the unsightly and poor quality extension (erected following fire damage to the original structure) and its replacement by a more appropriate new building, thereby benefiting the setting of the listed building and wider Conservation Area;
- Enhancements and environmental improvements to the public realm in and around Park Green;
- Stopping-up of Maydews Passage to through traffic, providing a safer and more pleasant pedestrian / cycle environment at the centre of the Conservation Area.
- Creation of some 160m of the Bollin Way through the site, which is only made possible through redevelopment of the existing buildings.
- Providing the essential cross-funding to enable development of a substantial number of affordable housing units at Jack Lee Mill.
- Facilitating Gradus's relocation, the Borough Council will directly help to underpin existing employment in the town by this company, and enable it to retain a competitive advantage, enhancing future growth and job prospects.

## **KEY ISSUES**

The application site covers roughly 0.67ha and relates to a group of primarily industrial buildings at the southern end of the town centre either side of the River Bollin. A detailed description of the site is not provided here since the Committee are due to visit the site. The main components of the scheme comprise the following:

- Conversion of Georgian Mill to 15 residential apartments;
- Demolition of the existing later additions to the Georgian Mill (including the industrial sheds to the rear) and erection of a new 3 storey wing containing 15 apartments;
- Demolition of Waterside (Harding's) Mill and its replacement with a 4/5 storey new building containing 24 apartments and 971 sq. m of office floor space.
- Demolition of all the Park Green Works between the River Bollin and Maydews Passage (with the exception of 42 Park Green which is retained as offices) and construction of a new 3 storey building



fronting Park Green, continuing alongside the River Bollin through to Brook Street. This would contain 31 apartments;

- A new building comprising 2 single storey houses fronting Brook Street to the east of the River Bollin to replace the existing Eddie Connor joinery workshop;
- Car parking spaces including on the 2 outlying parcels of land; one is between the neighbouring brewery and the railway embankment and the other is between the river and Waterside, being partially underneath the elevated Silk Road;
- Construction of a new public walkway along the River Bollin, which is a 3m wide combined footway / cycleway.

## RELEVANT PLANNING POLICIES

The most critical policies are those contained in the Housing and Macclesfield Town Centre Chapters of the Local Plan. The site forms part of the George Street Mixed Use Regeneration Area<sup>1</sup>. Policy MTC18 states,'

**'The Borough Council will encourage the revitalisation of the area principally by the re-use of existing buildings for employment (B2) and offices (B1) together with enhancement of the River Bollin corridor.**

*Reason: George Street is an old industrial area on the edge of the town centre. In order to secure the retention of the old buildings a mix of new uses may be permitted. The juxtaposition of the River Bollin and the textile mills is part of the character of the area. The Borough Council proposes to enhance the Bollin corridor as part of the wider improvements of the river.'*

Clearly the whole emphasis of the scheme is the revitalisation of the area, but the question arises whether the mix of uses is appropriate given the primary proposed use being residential. The other main issue of principle relates to the Restrictive Housing Policy as set out in Structure Plan policy HOU1 and Local Plan Policy H1. These 2 issues relating to the principle of the residential use are returned to at the end of this report once other more detailed matters have been considered.

Policies H3, H5, H6 and various other policies in the Local Plan (notably in the Development Control chapter) set out criteria for considering residential development. These are referred to at appropriate stages in the report. Notwithstanding the restrictive housing policy, Policy H8 requires that on all developments 25 or more dwellings the council will negotiate for 25% of units to be affordable. On this site none are proposed for the reason that they would be provided at nearby Jack Lee Mill. Taking the 2 sites together the overall level of affordable provision would be 41%. This equates to 24 more affordable units than required by Policy H8. This is a positive aspect of the scheme and a link will be required in a Section 106 agreement to ensure that the affordable housing is delivered.

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<sup>1</sup> Despite its name, the site does not lie in the Park Green Mixed Use Regeneration Area (Policy MTC14), which is situated further to the west between Park Lane and Park Street.

The density of the scheme is undoubtedly high at roughly 130 dwelling/hectare. However, the applicants are correct to highlight that in areas with good access to services, such as town centres, Policy H3 and PPG3 encourage higher concentrations than the normal standard of 30-50. Therefore, an objection to the proposed density is not raised subject to other planning criteria, including the quality of the design, not being adversely compromised.

## **DESIGN AND CONSERVATION**

These are critical issues given the important location of the site, its high density and the fact that much of the site is Conservation Area with prominent listed buildings on or adjacent to it. Even those areas outside of the Conservation Area, to the east of the river, are crucial to its setting. As discussed in the report for listed building application 06/0235P, the principle of the change of use of the Georgian Mill and the new wing to its rear are considered to be acceptable. It would also comply with criteria in Policy E12 with respect to the conversion of redundant mills. The development would also enhance the setting of the adjacent listed Chapel Mill by removing the overly dominant neighbouring industrial sheds.

The dominant design theme of the development would be of elongated 3 storey brick buildings with slate roofs, possessing an overall form and fenestration pattern reflecting the general appearance of the mill buildings, which are characteristic of the townscape along the River Bollin. The more traditionally designed buildings, as proposed, would incorporate more modern secondary design features, such as glazed projecting panels on their gable ends, helping to avoid an appearance which is too much of a pastiche. Officers have seen inspected examples of buildings adopting a similar design approach in regenerated former textile mill areas in Manchester and in this instance it is considered this translates well to this part of Macclesfield, given the similar heritage.

A secondary design theme is of buildings, which would be of a more modern design in their own right. There is no objection to this in principle since prevents the development becoming too homogenous. As originally submitted, these were the aspects of the scheme which were less successful for a number reasons. In the case of the building facing Chapel Mill adjacent to the river, which would have a largely glazed frontage, the main issues related to scale and massing compared to the adjacent building in the terrace, 42 Park Green, which possesses a diminutive and cottage like quality. The revised plans address this point since part of the proposed building joining the 42 Park Green has been significantly reduced in height so that it is no longer overly dominant. To avoid conflict with adjacent residential property, the 2 dwellings on the Eddie Connor site facing Brook Street have had to adopt a single storey design. They occupy an important position adjacent to the proposed river walkway. They both face into an internal courtyard, which as originally proposed, resulted in a design, which was too unassertive and largely bereft of any external features such as windows and doors. The

revised plans improve the design by introducing more external fenestration and provide greater variety in the roofscape and materials.

The most prominent building of modern design would be the part of the building on the Harding's Mill site facing Waterside and Lower Bank Street containing offices. It would be largely clad in zinc and glass would be 4 storey. As with some of the other buildings on the site, the height has had to be elevated by roughly half storey to avoid flood risk. As a result the main bulk of the building would be 18.7m with a glass tower on the corner reaching 21m. Local Plan Policy BE1 states that buildings in the Borough should not normally exceed 3 storeys, but in this location an exception is merited given the character of the area, which is of substantial mill buildings set in the valley. A building in this particular location also demands a more robust presence since it needs to compete with the adjacent Silk Road flyover, which is also an important vantage point when viewing the site as whole. However, the height is not so great that the building would be too dominant compared to the listed Georgian and Chapel Mills.

The detailed design of the revised plans was still being assessed at the time of preparing this report. However, if any further amendments are required they would be of a cosmetic nature and would not relate to the overall form and character of the development. It is concluded that the proposal would enhance the character of the Conservation Area and help preserve the listed mill. It would therefore comply with relevant Local Plan policies relating to the conservation and design of the built environment.

The site is also within an Area Of Archaeological Potential (Policies BE23 and BE24) and the comments of the County Council regarding this issue should be noted. The applicants have been requested to undertake some additional investigative works prior to determination of the application, so that a clearer picture of the impact on any archaeological remains can be obtained.

## **SITE PLANNING FACTORS**

One of the benefits associated with the scheme is the improvement to residential amenity with the removal of industrial uses. The redevelopment also provides an opportunity to remove any contamination of land. Nonetheless, it remains important that the proposed development does not harm the amenities of existing residents. Those closest to the site live on Brook Street and Allen Street. The rear of the terrace on Allen Street would face the proposed building running parallel to the Bollin and the minimum gap would be 19m. The distance standards in Policy DC38 need to be adjusted to take account of the fact that the existing houses are at a higher level roughly equivalent to one storey. It would still be 6m short of the standard at its closest point, but taking account of the benefits associated with the removal of the unneighbourly uses, the general enhancement of the environment and the need to retain the tight urban grain in the development, it is not considered that an objection is warranted. No objections have been received from Allen Street residents.

The plans as originally submitted showed the parking area situated under the Silk Road flyover encroaching into the rear gardens of two houses on Waterside. Understandably, the residents concerned objected. This was an unfortunate drafting error and this has been rectified by the revised plans.

## **IMPACT ON THE RIVER BOLLIN**

The relationship with the river is fundamental to the success of the scheme. It has helped shape the industrial heritage of the area, but partly as a result, it has been enclosed by development, and in the case of the southern end of the site, culverted. It has been the long stated objective of the Borough Council to improve the environment of the river and open it up for public access with the creation of a continuous walkway through the town. These are requirements of Local Plan Policy MTC27 and the scheme provides a walk /cycleway along the river's entire length through the site (160m). Policies NE9, NE10, RT7, T3 and MTC18 also encourage such a feature. One minor reservation is that a 20m stretch currently under the Harding's Mill would remain culverted. As part of the revised plans the applicants were asked to increase the route's width at its northern end and ensure it was accessible to all potential users including the disabled. The submitted revisions are still being assessed, but in principle the provision of the route and associated environment works are welcomed. It is the intention that the route would be transferred to the Borough Council's ownership for its future maintenance and this would need to be included in a legal agreement.

Much of the site is a designated Flood Risk Area and this has affected the design mainly by locating parking at ground level with accommodation on the storeys above. This would help conceal some of the parked vehicles and has been achieved in a manner, which does not adversely affect the overall composition of the scheme to any significant degree. It is important to note that the Environment Agency raise no objection, having considered the Flood Risk Assessment.

## **OPEN SPACE AND LANDSCAPING**

Apart from the route adjacent to the Bollin, there would be minimal private or public amenity space. Local Plan policy DC39 indicates that dwelling should normally possess a rear garden. Unlike in the majority of the Borough, the provision of domestic gardens would not be entirely in keeping with such an urban setting and private amenity space has not always been required in connection with residential mill conversions or on town centre sites. This places a greater burden on recreational facilities in the area and the applicants would be expected to make a financial contribution towards the Borough Council's sports, recreational and open space facilities as required by policies in the Local Plan. The payment of the sum would be included in the legal agreement and would be based on guidance in the Section 106 SPG, also taking account of the costs associated with the walkway provision.

The only existing trees on the site are some relatively poor quality specimens adjacent to the Bollin. No objection is raised to their loss. The quality of both

hard and soft landscaping is critical to the setting of the development. A number of detailed issues were raised with respect to the plans as originally submitted. The applicants were requested to increase the number of trees to offset the hard urban form of the proposals and break up the parking areas. The revised plans seek to address these issues and comments will be provided when they have been fully assessed by officers.

## **NATURE CONSERVATION FEATURES AND IMPLICATIONS**

It is agreed that the Ecological Surveys submitted with the application were conducted in a suitable manner and they found no evidence of specifically designated protected species have been found. Some evidence of breeding birds was found and they are protected by statute. The river corridor would be a suitable environment for bats and artificial roosts could be provided. Japanese Knotweed exists in the river and it is an offence to let it grow due to its invasive nature. Conditions can address these points.

## **HIGHWAY AND TRANSPORT IMPLICATIONS**

The starting point for assessing the Transport Assessment is the potential traffic generation of the existing uses. The narrow streets serving the site are clearly unsuited to HGVs. The Highway Authority are satisfied with access and parking arrangements, subject to provision of a footway on Maydews Passage which would be main vehicular access serving the northern part of the site. This has been incorporated into the revised plans.

## **OTHER MATERIAL CONSIDERATIONS**

The availability of such a large site for development is largely as a result of the coincidental transfer of two companies from sites in the town to new premises more suited to their needs at roughly the same time. Gradus would retain Chapel Mill as offices and a site at Clowes Street, while the remainder of their operations would transfer from the proposed redevelopment sites across the town to new purpose built facilities at Lyme Green. Harding's are in the process of moving their business to the former Rieter Scragg site at Langley. Thus a synergy exists, whereby the companies are able to maintain their competitiveness and contribution to the local economy by moving to premises more suited to their current needs, while the redevelopment offers a chance to regenerate this prominent and historically important part of the town.

## **STRATEGIC IMPACT OF THE DEVELOPMENT AND CONCLUSION**

Having considered the details of the scheme, it is necessary to return to the question of whether the proposals comply with Policy MTC 18 and the Restrictive Housing Policy.

It is accepted that policy MTC18 states that the regeneration of the area will be principally achieved by the reuse of buildings for employment (B2) and offices although it does not specifically preclude housing as an appropriate

use. As previously explained, the site is unsuited to industrial uses while it is considered there are adequate opportunities for offices in designated Regeneration Areas and Mixed Use Areas elsewhere in the town centre. When interpreting the policy with regard to the site it is considered that any concerns relating to the mix of uses are clearly outweighed by the fact that the scheme would revitalise the area and enhance the river corridor, which are also referred to in the text.

With respect to the Restrictive Housing Policy, the Structure Plan policy HOU1 indicates figures as to the number dwellings, which may be permitted in the Borough. In the period 2006-11 no more than 200 per annum should be permitted. It also gives priority to certain types of development including brownfield locations in sustainable locations, which promote regeneration.

The Borough seeks to limit the housing supply by means of qualitative criteria set out in the relevant SPG. Paragraph 3.1 sets out exception categories where new housing will normally be accepted. Of these, the only one relevant to this application is the reuse of listed buildings, where it can be demonstrated that housing is the only viable and appropriate means of securing the future of the building. This applies to the conversion of the Georgian Mill, which would contain 15 apartments. This leaves 72 apartments that still need to be justified on the basis of the other exception categories 'that will need to be considered on their merits'. The 'enabling development' category is of some relevance since a reasonable case has been made 'that the public benefits clearly outweigh the public harm'. However, this does not form the main thrust of the applicant's case and there has not been a full disclosure of all financial aspects of the scheme.

The case put forward primarily relates to the Urban Regeneration category, which is defined as such:

*Some housing developments are likely to be presented as urban regeneration schemes; the claim is likely to be that they improve the environment. Such schemes local facilities/services e.g. garages, workshops and public houses in residential areas. The Council will need to treat each scheme on its merits taking into account the degree of incompatibility of the existing use in the residential area and the extent to which the proposal delivers significant community benefits on the site.*

The Borough Council has not as yet granted any development under this category and a cautious approach should be adopted, since if applied too generously it would quickly result in an oversupply of dwellings. If the application is to be approved, it is necessary to establish that a precedent would not be set that could be repeated too often. One clear distinction is the fact that the Local Plan designates the site as a Mixed Use Regeneration Area, a policy allocation which only exists within parts of central Macclesfield. Positive factors with regard to SPG include the enhancement of the environment which is Conservation Area containing listed buildings, the removal of unneighbourly uses and community benefits, including the provision of the Bollin walkway and a proportion of affordable housing at a

level higher than normally anticipated by Policy H8. On the basis of the particular combination of benefits associated with the scheme it is considered that the necessary reassurance exists to make a recommendation of approval, subject to the conditions and Legal Agreement as detailed below.

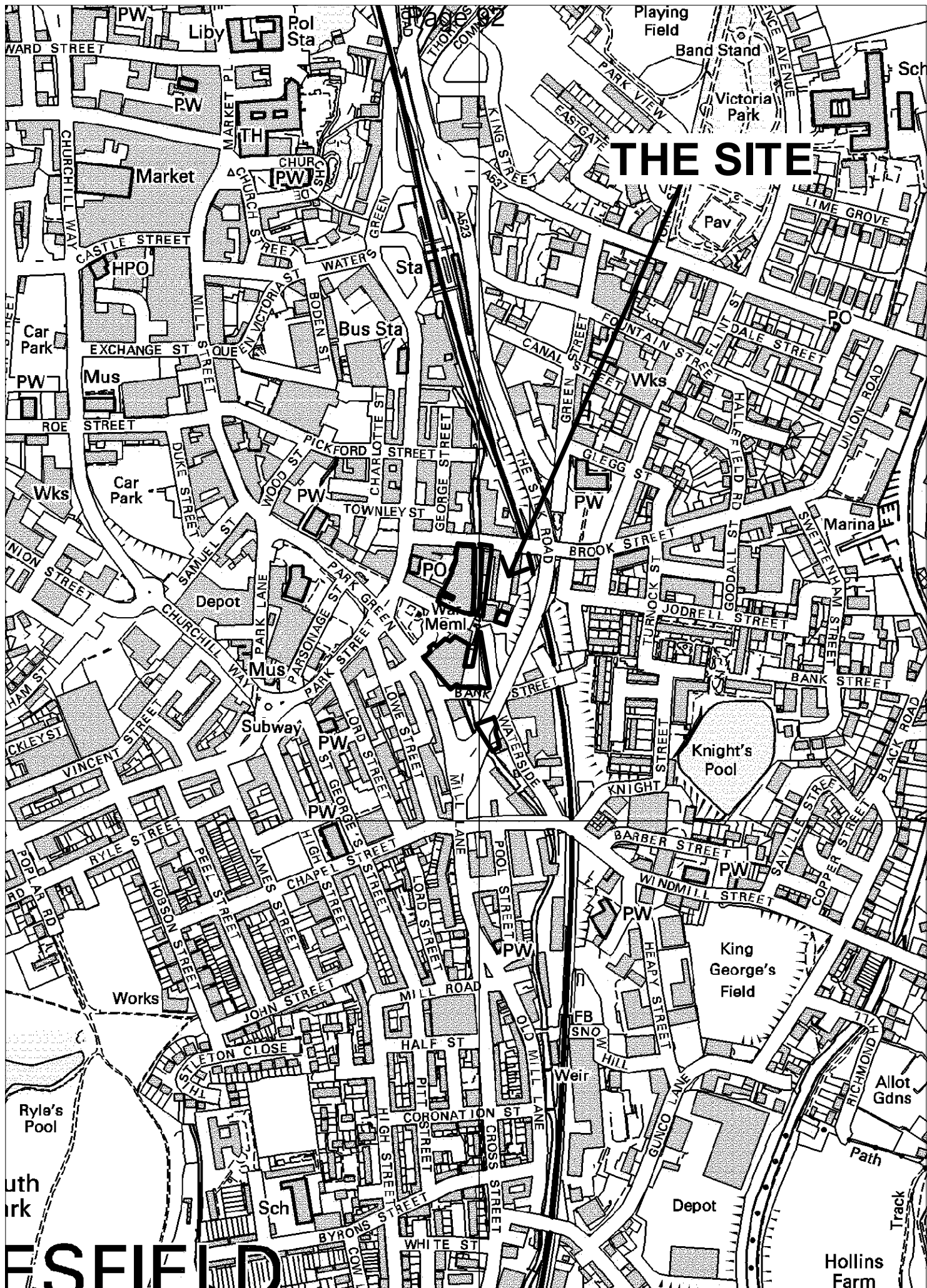
### **OTHER RELEVANT INFORMATION**

A Committee site visit is due to take place on 20 April 2006.

### **HEADS OF TERMS**

The Section 106 agreement would need to contain requirements for the following. Discussions were still taking place with the applicants so the precise details may change.

- Ensuring provision of a new walk/cycleway adjacent to the River Bollin within an agreed timescale and the transfer of the land on which it would sit to the Borough Council.
- Commuted payments towards sport and recreational facilities in the town, taking account of the costs of providing the walk/cycleway.
- Phasing of the development site to ensure the delivery of the ' planning gain' aspects of the scheme - i.e. the walkway, the conversion/upgrading of the listed Georgian Mill and the affordable housing at Jack Lee Mill within an appropriate timescale.



06/0236P: LAND AND BUILDINGS AT PARK GREEN, MACCLESFIELD

N.G.R: 391,990 - 373,240

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# Decision Notice

**Notice of Grant of  
planning permission**

Application No: 06/0236P

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**SUBJECT TO  
LEGAL  
AGREEMENT**

**HOW PLANNING  
40, PETER STREET  
MANCHESTER  
M2 5GP**

## Particulars of Development

**MIXED USE DEVELOPMENT COMPRISING 87 NO. APARTMENTS AND 1077 SQ. M.  
BUSINESS FLOORSPEACE WITH ASSOCIATED CAR PARKING , ACCESS AND  
SERVICE ARRANGEMENTS (FULL PLANNING)**

## Location

**LAND AND BUILDINGS AT PARK GREEN MACCLESFIELD SK11 7NA  
for PH PROPERTY HOLDINGS LTD AND GRADUS LTD**

In pursuance of its powers under the above Act, the Council hereby GRANTS planning permission for the above development in accordance with the application and accompanying plans submitted by you subject to compliance with the conditions specified hereunder, for the reasons indicated:-

1. The development hereby approved shall commence within three years of the date of this permission.  
Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in total accordance with the revised approved plans 5311(PL) 051; 5311(PL)001A REV A; 5311(PL)002; 5311(PL)003; 5311(PL) 005; 5311(PL) 006; 5311(PL) 007; 5311(PL) 008; 5311(PL) 010; 5311(PL) 011; 5311(PL) 012; 5311(PL) 013; 5311(PL) 014; 5311(PL) 016; 5311(PL)017; 5311(PL) 018; 5311(PL)019; 5311(PL)020; 5311(PL)021; 5311(PL)022; 5311(PL)023; 5311(PL) 024; 5311(PL)025; 5311(PL)028; 5311(PL)029; 5311(PL)031; 5311(PL) 033; Landscape Masterplan drawing 001/05/025 Rev A; landscaping plans 003/05/025A, 005/05/025A, 006/005/025A; date stamped received by the Local Planning Authority on 31 March 2006.  
Reason: For the avoidance of doubt and to specify the plans to which the permission / consent relates.

3. No development shall take place until samples of the materials to be used in the construction of external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority.  
Development shall be carried out in accordance with the approved details.  
Reason: To ensure that the external appearance of the building / structure is acceptable.

# Decision Notice

Authority. Any such panel which receives the written approval of the Local Planning Authority shall be retained throughout the period of development and shall form the basis of work to walls and external surfaces of the development.  
Reason: To ensure that the external appearance of the building / structure is acceptable.

5. Notwithstanding any detail indicated on the plans hereby approved, the detailed design and materials of all window/ door types (including sills and lintels), balcony railings and lift shafts or other projections above the pitch of the roof on plans of a scale of 1:20 shall be the subject of plans submitted to and approved by the Local Planning Authority before any part of the development approved first commences. Development shall be carried out in accordance with the approved details.  
Reason: Having regard to the site and the area in which it is located.
6. All rainwater goods shall be furnished in metal to be painted black (or an alternative colour first approved in writing by the Local Planning Authority).  
Reason: To ensure that the external appearance of the building / structure is acceptable.
7. A minimum of seven days written notice shall be given to the Local Planning Authority of the commencement of building works. For the duration of the construction works access to a representative nominated by the Local Planning Authority shall be provided between 0800 and 1800 hours (Monday to Friday) for the purpose of recording any archaeological deposits uncovered.  
Reason: Having regard to the designation of the site as an Area of Archaeological Potential.
8. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as appropriate. Where appropriate, these details shall include proposed finished levels or contours; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting, etc.); retained historic landscape features and proposals for restoration, where relevant.  
Reason: To ensure appropriate landscaping of the site having regard to Section 197 of the Town and Country Planning Act 1990.
9. The approved landscaping plan shall be completed in accordance with the following:-
  - a) All hard and soft landscaping works shall be completed in full accordance with the approved scheme, within the first planting season following completion of the development hereby approved, or in accordance with a programme agreed with the Local Planning Authority.
  - b) All trees, shrubs and hedge plants supplied shall comply with the requirements of British Standard 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428(1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
  - c) All new tree plantings shall be positioned in accordance with the requirements of Table 2 of British Standard BS5837:1991 A Guide for Trees in Relation to Construction.
  - d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased

# Decision Notice

within five years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

Reason: To ensure appropriate landscaping of the site having regard to Section 197 of the Town and Country Planning Act 1990.

10. Prior to its construction detailed measures shall be agreed in writing by the Local Planning Authority to ensure the proposed pedestrian route adjacent to the River Bollin is suitably adapted for use by the disabled. These approved details shall be implemented in full.

Reason: To ensure adequate disabled access.

11. Prior to commencement of any development, full details of a scheme for the eradication of Japanese Knotweed to be carried out by the developer, shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the eradication scheme and either the date of implementation of the eradication scheme or the date of development commencing a further site survey must be undertaken and submitted to the Local Planning Authority for approval in order to ensure that the agreed scheme is still applicable.

Reason: To prevent the spread of Japanese Knotweed.

12. Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey shall be required to check for the existence of nesting birds. Where nests are found in any building, hedgerow, tree or scrub to be removed, a 4m exclusion zone to be left around the nest until breeding is complete (unless otherwise first approved in writing by the Local Planning Authority). Completion of nesting shall be confirmed by a suitably qualified person and a report submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of nature conservation.

13. Artificial bat roosts shall be provided on the site prior to the occupation of the proposed development in accordance with a scheme first approved in writing by the Local Planning Authority.

Reason: In the interests of nature conservation

14. If the proposed development entails the use of pile driving in its construction, details of the proposed method, location and duration of such pile driving shall be submitted to and approved in writing prior to such works taking place.

Reason: In the interests of residential amenity

15. The hours of demolition/construction of the buildings on the site shall be restricted to 0730 to 1800 hours on Monday to Friday, 0730 to 1400 hours on Saturday, with no work at any other time including Sundays and Public Holidays.

Reason: To protect the amenities of nearby residents and the occupiers of nearby property.

16. Prior to the construction of any part of the development, the junction of the approved access road (Maydews Passage) shall be constructed in accordance with a scheme of details which have been previously submitted to and approved by the Local Planning Authority including a visibility splay of 2.4m x 33m to right

# Decision Notice

on exiting Maydews Passage onto Brook Street. The splay shall be kept clear of any object in excess of 1 metre above carriageway level and retained at all times thereafter.

Reason: In the interests of highway safety

17. The approved development shall not be occupied until the approved access that is required for the development has been constructed in accordance with the approved plans and has been formed and graded to the specification of the Local Planning Authority / Highway Authority, which is available from the Highway Authority, and any required visibility splays have been provided, all to the complete satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

18. No gates or other means of obstruction shall be erected across the vehicular access that will serve the approved development and prior to occupation of the development, any existing gates / other obstruction shall be permanently removed from the access, unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

19. All highways, footways and cycleways within the approved development, as indicated on the approved plans, shall, unless otherwise agreed, be designed and constructed in accordance with the current edition of Cheshire County Council Design Aid for roads / highways and shall be constructed to the satisfaction of the Local Planning Authority / Highway Authority. No dwelling / building shall be occupied until that part of the highway / footway / cycleway network which provides access to it has been constructed in this way and up to base-course level. The wearing course shall then be completed to a timescale which has previously been agreed in writing by the Local Planning Authority, in conjunction with the Highways Authority.

Reason: In the interests of highway safety and to ensure that adequate access is provided for the approved development.

20. Prior to the commencement of the development hereby approved, the following drawings and details shall be submitted to and approved in writing by the Local Planning Authority :

(i) detailed plans to a scale of not less than 1:500 showing the proposed highway layout, including dimensions of carriageway, footway, footpath, cycleway, bridleway, verge widths and visibility splays, the proposed buildings and site layout, the proposed floor levels, access roads and the drainage and sewerage system;

(ii) longitudinal sections along the centre line and channel lines of each proposed road showing the existing ground level and proposed ground level, and full details of surface water drainage proposals;

(iii) a typical highway cross-section showing a specification for the types of construction proposed for carriageways and footways / footpaths / cycleways/ bridleways;

(iv) detail of all proposed street lighting, signage and markings.

No road works shall commence on site prior to the written approval of these details by the Local Planning Authority. The development shall thereafter be carried out in full compliance with the approved drawings and details and the development shall not be occupied until the road layout has been constructed in

# Decision Notice

accordance with the approved plans.

Reason: In the interests of highway safety and to ensure that adequate access is provided for the approved development.

21. The approved development shall not be occupied until a 1.5m wide footway has been constructed along the westerly side of Maydews Passage in accordance with a scheme of details which has previously been submitted to and approved in writing by the Local Planning Authority, to the specification of the Local Planning Authority / Highway Authority and to the complete satisfaction of the Local Planning Authority. The footway shall then be put forward to the Highway Authority for adoption (if it has been constructed outside the limits of the existing public highway).

Reason: In the interests of highway safety and to ensure that adequate access is provided for the approved development.

22. The turning facility, as indicated on the approved plan, shall be provided prior to the approved development being occupied and then be retained, kept clear and be available for use at all times thereafter so as to provide a facility to allow vehicles to enter and leave the site in a forward direction.

Reason: In the interests of highway safety.

23. The service facilities, as indicated on the approved plan, shall be provided and retained within the site so as to allow service vehicles to load and unload within the site. The facilities, which shall be provided prior to the occupation of the building, shall be retained at all times thereafter for the loading / unloading and turning of vehicles. They shall at no time be used for the parking of cars or storage of goods or materials, which would prevent them from being available for the intended use.

Reason: In the interests of highway safety.

24. Before any of the operations involving the construction of the development hereby approved are commenced, which involve the movement of materials in bulk to or from the site, facilities shall be provided as may be agreed with the Local Planning Authority, in conjunction with the Highway Authority, to prevent the deposition of extraneous matter (mud, debris, etc) on the public highway and shall thereafter be retained and used whenever the said operations are carried out.

Reason: In the interests of highway safety.

25. No work shall take place on site until a method statement has been submitted to and approved in writing by the Local Planning Authority, in conjunction with the Highway Authority, which outlines the method of construction, details of deliveries to the site during construction, how and where materials will be unloaded and details of where contractor's vehicles will park. The development shall then be constructed / works shall take place in complete accordance with the method statement.

Reason: In the interests of highway safety to minimise disruption to vehicular traffic and pedestrian routes.

26. The approved access shall be constructed so as to prevent the discharge of surface water from the site onto the public highway in accordance with a scheme which has previously been submitted to and approved in writing by the Local Planning Authority.

# Decision Notice

**Reason:** To ensure that dispersal of surface water does not have an adverse impact upon the public highway.

27. Provision shall be made for the parking of vehicles within the site in accordance with the approved plans. The parking spaces shall be available for use before the approved development is first occupied. The spaces, including the designated number of disabled spaces (if applicable), shall be retained at all times thereafter, unless otherwise approved in writing by the Local Planning Authority.

**Reason:** To ensure that an adequate level of car parking is provided and retained for the development, having regard to the adopted parking standards, PPG13 - Transport and highway safety in the vicinity of the site.

28. The approved building(s) shall not be occupied until all areas of hardstanding, including car parks, driveways, footways, turning facilities and service areas / yards, as indicated on the approved plan(s), have been laid out, drained, surfaced and marked out with white lining, or similar (if applicable) in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. The areas shall then be retained at all times thereafter for their intended use.

**Reason:** In the interests of highway safety.

29. Parking facilities for 85 cycles (or an alternative figure is otherwise approved in writing by the Local Planning Authority) shall be provided on the site prior to the occupation of the approved development and retained at all times thereafter. Before any building is occupied, details of a covered and secure cycle store shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To encourage the use of alternative forms of transport to the site, other than the private car, having regard to PPG13 - Transport.

30. The ground conditions on the site shall be subject to a detailed investigation to establish their suitability for the proposed end use. A historical investigation shall be undertaken and shall form the basis for the requirements for sampling and analysis of current soils, site assessment and action plan to remedy any contamination. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall then be produced. Two copies of all documents relating to this requirement shall be submitted to the Local Planning Authority. In the event of any unforeseen circumstances requiring additional or alternative measures to remediate the site, the Local Planning Authority shall be notified. The developer shall not proceed with additional/alternative measures unless written approval has been first obtained from the Local Planning Authority.

The chosen laboratory for sampling analysis shall either have the Environment Agency's Monitoring Certification Scheme (MCERTS) accreditation for all parameters or should be able to sub-contract any non-accredited parameters to another laboratory that has the appropriate accreditation. If no laboratories are currently able to provide accreditation for a particular parameter, the test method used should be accredited to BS EN ISO/ IEC 17025:2000 and be accompanied by a brief method description, together with estimates of bias and precision.

In the event that ground remediation is required, A Method Statement and Remediation Strategy based on the information obtained shall be submitted and



# Decision Notice

agreed in writing by the Local Planning Authority, prior to commencement of any other works in relation to any development on the site. Two copies of a Completion Report shall be submitted to the Local Planning Authority providing a validation of the remediation work carried out and the measures taken to manage any risks for the development. This shall be submitted prior to the occupation of the first dwelling (unless an alternative programme has first been agreed in writing with the Local Planning Authority). In addition two copies of a Remediation Certificate shall be provided to the Local Planning Authority, signed by the developer, confirming satisfactory remediation of the site on completion of all remedial works under the same time scale arrangements.

Reason: To ensure that the site is remediated to a satisfactory standard in order to protect public safety and the environment.

- C 31. The finished floor levels of the buildings shall be set to at least 600mm above the level for the 1 in 100 year flood in the River Bollin including a 20% increase in flow for future climate change as follows:-

Floor levels in the proposed Waterside Mill building shall be set to at least

135.119mAOD at the Lower Bank Street end and 134.077mAOD elsewhere.

Floor levels in the Park Green Mill building shall be set to at least 133.901mAOD

Reason: To reduce the risk of flooding to the proposed redevelopment.

32. The buildings hereby permitted shall be constructed in materials which would be resistant to damage from the ingress of flood water and with services located at an appropriate level in accordance with details to be submitted and approved in writing to the Local Planning Authority.

Reason: The buildings are within an area at risk of flooding.

- C 33. The surface water drainage system of the site of the proposed works shall be designed and constructed in accordance with one or both of the following, listed in priority.

1. Sustainable urban drainage system (SUDS) - best practise manual C523 (permeable paving) published by SIRIA

2. Environment Agency's Pollution Prevention Guidelines (PPG)3 'Use and design of oil separators in surface water drainage systems'.

No work shall commence on site until the submitted details of any system/separator have been submitted to and received the written approval of the Local Planning Authority. The Development shall not be occupied until the approved system/separator, or similar, has been constructed/installed ready for operation. The system/separator, or similar, shall be retained at all times thereafter and shall be maintained in accordance with best practice guidelines to the satisfaction of the Local Planning Authority.

Reason: To prevent pollution of watercourses.

The reason(s) for approving this application is/are:

# Decision Notice

1. The points raised in objections have been considered. However, the proposal complies with the relevant policies of the Development Plan and is considered to be acceptable. In reaching this conclusion regard was had to the the Borough Council's SPG, Restricting the Supply of Housing, and the particular benefits associated with the scheme, notably the regeneration of this section of the river corridor which is largely in a Conservation Area and contains listed buildings.
2. The proposal has an acceptable relationship with adjacent buildings and the wider streetscene.
3. The proposal has an acceptable impact upon the amenities of neighbouring properties and the pproposal would remove a potetially unneighbourly use.
4. The development would maintain or enhance the character, appearance and historic integrity of the Listed Building on the site and enhance the appearance of the Conservation Area.

**C** **INFORMATIVE** The policies and proposals in the Development Plan relevant to this decision are: Regional Planning Guidance for the North West (RPG 13) - UR7-10, ER3-5, EQ1 & T8; Cheshire 2016: Structure Plan Alteration - R1, GEN1, GEN3, HOU1-HOU3, T1-3 and Macclesfield Borough Local Plan - NE9-11, BE1-5, BE15-19, BE21, BE23, BE24, RT5, RT7, H1-H3, H6, H8, H9, E11-14, T3-T5, MTC18, MTC19, MTC22, MTC27, IMP1, IMP4, DC1-8, DC17-18, DC20, DC34-DC40 & DC63.

## **INFORMATIVE**

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the main river River Bollin .

**Please Note:** This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

**C** This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
- (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

This permission is granted in strict accordance with the approved plans. It should be noted however that:

# Decision Notice

(a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

(b) Variation to the approved plans will require the submission of a new planning application.

Dated: 26/9/07

Address Town Hall  
Macclesfield  
Cheshire

HS

Signed   
Chief Planning Officer



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**Application No:** 10/3614M

**Location:** LAND AND BUILDINGS AT, PARK GREEN, MACCLESFIELD  
**Proposal:** EXTENSION OF TIME FOR PERMISSION 06/0234P  
 (CONSERVATION AREA CONSENT) - PART DEMOLITION OF  
 NON-LISTED BUILDINGS FOR REDEVELOPMENT  
 (CONSERVATION AREA CONSENT)

**For** PH PROPERTY HOLDINGS LIMITED

**Registered** 07-Sep-2010  
**Policy Item** Yes  
**Grid Reference** 391975 373174

**Date Report Prepared:** 7<sup>th</sup> January 2010

#### **SUMMARY RECOMMENDATION**

Approve subject to conditions

#### **MAIN ISSUES**

- Whether there has been a significant change in circumstances or policy since the original grant of permission for 06/0234P.
- Whether there is sufficient information submitted to enable an extension of time to the original full permission 06/0234P to be granted.

#### **REASON FOR REPORT**

This application seeks Conservation Area Consent for the demolition of all non-listed buildings on the site described in the reports for applications 10/3545M and 10/3615M, which can be found elsewhere on the agenda. This application is before the Committee at the discretion of the Head of Planning and Housing.

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

The application site covers roughly 0.67ha and relates to a group of primarily industrial buildings at the southern end of the town centre, either side of the River Bollin. The site is located in the Park Green Conservation Area.

#### **SCOPE OF THIS APPLICATION**

Extensions to the time limits for implementing existing planning permissions were 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 procedures.

As a matter of law the Northern Planning Committee decides applications afresh: resolutions which vary from previous decisions may be justified by change of circumstances, or of weight. For this type of application, 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. The development proposed will, by definition, have been judged acceptable in principle at an earlier date. It is the Government's advice that Local Planning Authorities should only look at issues that may have changed significantly since that planning permission was previously considered to be acceptable in principle.

In short, it is not intended that Local Planning Authorities should re-open debates about principles of any particular proposal, except where material circumstances may have significantly changed, either in local plan policy terms or in terms of national policy or other material considerations.

### **DETAILS OF PROPOSAL**

This is an application for an extension of time to the Conservation Area Consent application for the demolition of all non-listed buildings on the site described in the reports for applications 10/3545M and 10/3614M. In effect, these consist of the Park Green Works situated between Maydews Passage and the River Bollin. Apart from no. 42 Park Green, which would be retained, they consist of an assorted collection of 20<sup>th</sup> Century industrial buildings, which detract from the character and appearance of the Conservation Area.

The current application (received on 07 September 2010) was received whilst the original application was an extant permission. Whilst the guidance advises Applicants not to leave their applications to the last minute, it remains clear that this application was submitted in time and therefore should be determined as a valid application.

### **RELEVANT HISTORY**

See report for application 10/3545M.

### **POLICIES**

#### **Regional Spatial Strategy**

Relevant Policies consist of the Regional Spatial Strategy Policies EM1 and DP7

#### **Local Plan Policy**

Macclesfield Borough Local Plan Policies BE2, BE3 and BE4.

#### **Other Material Considerations**

National Planning Guidance in the form of: -

PPS5: Planning for the Historic Environment was published in March 2010. The scheme, which was submitted under 06/0236P was accompanied by a comprehensive Design Statement, which is considered to embrace the principles embodied within PPS5 in terms of consideration of the heritage asset.

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

None

## **OTHER REPRESENTATIONS**

No representations had been received at the time of report preparation.

## **APPLICANT'S SUPPORTING INFORMATION**

See report for application 10/3545M.

In addition, the developer would like to demolish the buildings as soon as possible as a result of ongoing significant anti social behaviour and health and safety concerns. Due to the economic climate, the developer is not in a position to enter into a contract committing to the replacement of the buildings. Therefore, the developer request that the "contract" conditions referred to on the original Conservation Area Consent and Listed Building Consent decision notices are replaced with a condition which requires a scheme to be submitted to the Local Planning Authority for approval to ensure the sites remain tidy following demolition. The developer would like to provide hoardings to the same standard as the Key Worker Hoardings at the hospital site which can be maintained to a standard acceptable to the Local Planning Authority.

## **OFFICER APPRAISAL**

### **MATERIAL CHANGES IN POLICY AND MATERIAL CHANGES IN CIRCUMSTANCES SINCE THE SCHEME WAS ORIGINALLY GRANTED PERMISSION**

There are not considered to be fundamental changes in policy or other important material considerations since the original application was determined in 2007.

The National Guidance in PPS5 states that Conservation Area Consent should only normally be granted if an acceptable scheme of replacement exists. This is to prevent the creation of derelict sites. In the event that planning application 10/3545M were to be refused, it would be appropriate to change the recommendation on this application to one of refusal.

## **OTHER CONSIDERATIONS**

It is noted that no comments have been received from any local residents. The scheme which was approved under application 06/0234P was considered to be acceptable on its merits and full consideration to all the relevant planning matters. It is not considered that it would be appropriate to re-open the debate about the principles of the proposal as material circumstances do not appear to have significantly changed.

Officers have considered the request from the developer to demolish the non-listed buildings prior to a contract for the carrying out of the works for redevelopment of the site has been made in accordance with the proposals which have received planning permission under reference 10/03545M (or any other relevant planning permissions for this site). However, officers are of the view that this request should be denied, as the demolition should only occur as a precursor to redevelopment. The anti-social behavioural and health and safety concerns could possibly still be an issue, even after demolishing the

building, and there is no guarantee that a hoarding would be sufficient to keep intruders out of the site. Given that the site is in a prominent location in a Conservation Area, it is not considered that leaving a vacant site would be acceptable. The existing buildings at least relate to Macclesfield historic setting, whereas an empty site could be difficult to keep tidy and could result in a number of other planning related difficulties in due course. It is due to this lack of uncertainty, that this request should be declined and the 'normal' condition requiring a contract of works to be in place should be attached.

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

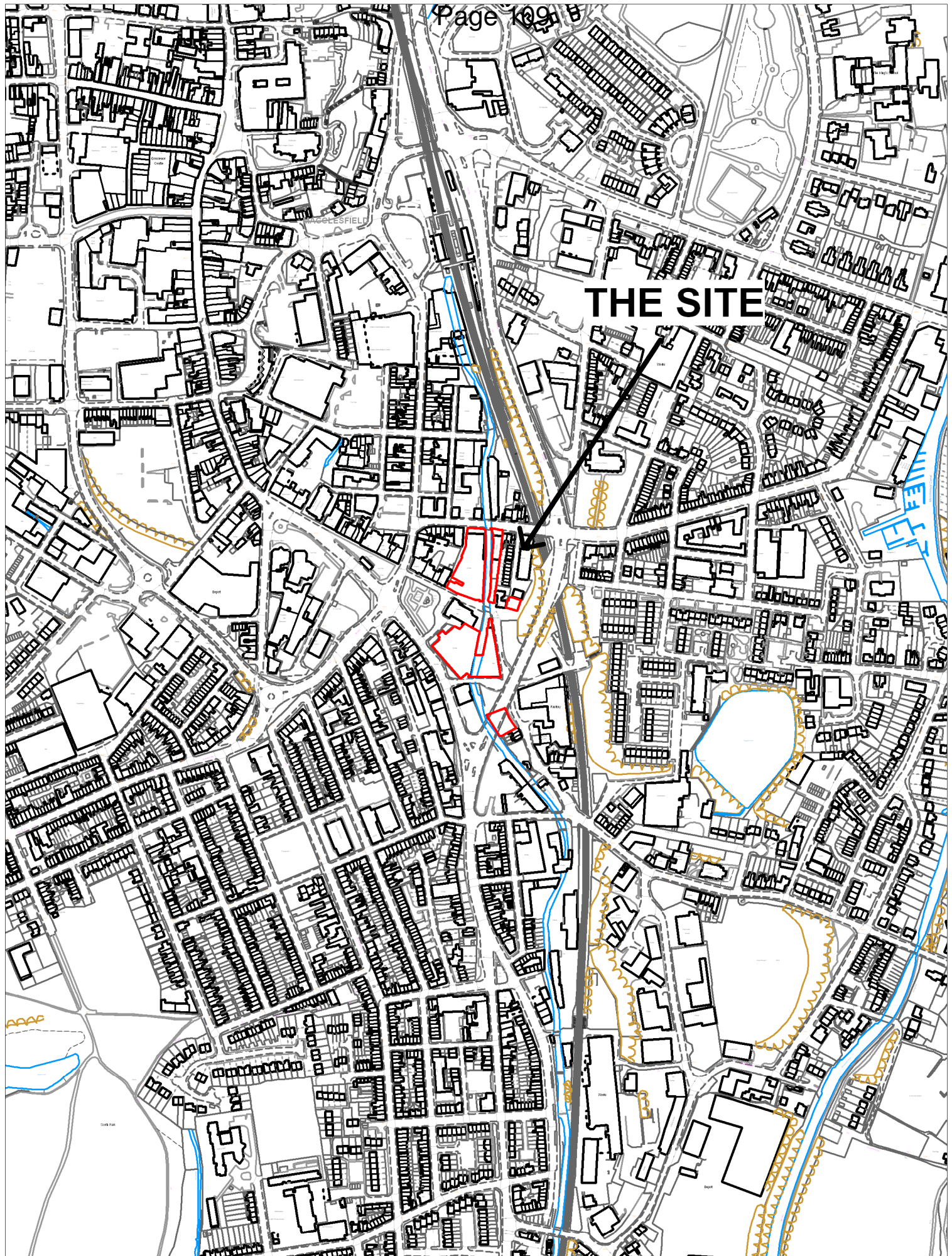
There are no objections to an extension of time for the implementation of this permission for a further three years. There have been no material changes in circumstances since application 06/0234P was granted which would warrant a refusal of this application for an extension in time for the implementation of the permission.

Application for **Extension to Time Limit**

**RECOMMENDATION : Approve subject to following conditions**

1. A03CA - Commencement of development
2. A02CA - Demolition as precursor of redevelopment





10/3614M LAND AND BUILDINGS AT, PARK GREEN, MACCLESFIELD

NGR- 391,991:373,209

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**Application No:** 10/3615M

**Location:** LAND AND BUILDINGS AT, PARK GREEN, MACCLESFIELD  
**Proposal:** EXTENSION OF TIME FOR PERMISSION 06/0235P (LISTED BUILDING CONSENT) DEMOLITION OF EXTENSION AND PORCH ON GEORGIAN MILL WITH EXTERNAL AND INTERNAL ALTERATIONS INCLUDING WINDOWS, REPLACEMENT ROOF AND REMOVAL OF INTERNAL PARTITIONS AND STAIRCASES (LISTED BUILDING CONSENT)

**For** PH PROPERTY HOLDINGS LIMITED

**Registered** 07-Sep-2010

**Policy Item** Yes

**Grid Reference** 391975 373174

**Date Report Prepared:** 10<sup>th</sup> January 2010

#### **SUMMARY RECOMMENDATION**

Approve subject to conditions

#### **MAIN ISSUES**

- Whether there has been a significant change in circumstances or policy since the original grant of permission for 06/0235P.
- Whether there is sufficient information submitted to enable an extension of time to the original full permission 06/0235P to be granted.

#### **REASON FOR REPORT**

This application seeks Listed Building Consent for the mixed use development, which would comprise 87 no. apartments and 1077 sq. m office floor space with associated car parking, access and servicing arrangements. This application is before the Committee at the discretion of the Head of Planning and Housing.

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

The application site covers roughly 0.67ha and relates to a group of primarily industrial buildings at the southern end of the town centre, either side of the River Bollin. The site is located in the Park Green Conservation Area.

### **SCOPE OF THIS APPLICATION**

Extensions to the time limits for implementing existing planning permissions were 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 procedures.

As a matter of law the Northern Planning Committee decides applications afresh: resolutions which vary from previous decisions may be justified by change of circumstances, or of weight. For this type of application, 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. The development proposed will, by definition, have been judged acceptable in principle at an earlier date. It is the Government's advice that Local Planning Authorities should only look at issues that may have changed significantly since that planning permission was previously considered to be acceptable in principle.

In short, it is not intended that Local Planning Authorities should re-open debates about principles of any particular proposal, except where material circumstances may have significantly changed, either in local plan policy terms or in terms of national policy or other material considerations.

### **DETAILS OF PROPOSAL**

This is an application for an extension in time to planning permission granted under reference 06/0235P. The Listed Building Consent permission granted consent for a mixed use development comprising 87 no. apartments and 1077 sq. m business floorspace with associated car parking, access and service arrangements. The application was determined on 26 September 2007.

The scheme included the following: -

- Conversion of Georgian Mill to 15 residential apartments;
- Demolition of the existing later additions to the Georgian Mill (including the industrial sheds to the rear) and erection of a new 3 storey wing containing 15 apartments;
- Demolition of Waterside (Harding's) Mill and its replacement with a 4/5 storey new building containing 24 apartments and 971 sq. m of office floor space.
- Demolition of all the Park Green Works between the River Bollin and Maydews Passage (with the exception of 42 Park Green which is retained as offices) and construction of a new 3 storey building fronting Park Green, continuing alongside the River Bollin through to Brook Street. This would contain 31 apartments;
- A new building comprising 2 single storey houses fronting Brook Street to the east of the River Bollin to replace the existing Eddie Connor joinery workshop;
- Car parking spaces including on the 2 outlying parcels of land; one is between the neighbouring brewery and the railway embankment

and the other is between the river and Waterside, being partially underneath the elevated Silk Road;

- Construction of a new public walkway along the River Bollin, which is a 3m wide combined footway / cycleway.

The current application (received on 07 September 2010) was received whilst the original application was an extant permission. Whilst the guidance advises Applicants not to leave their applications to the last minute, it remains clear that this application was submitted in time and therefore should be determined as a valid application.

### **RELEVANT HISTORY**

See report for application 10/3545M

### **POLICIES**

#### **Regional Spatial Strategy**

Relevant Policies consist of the Regional Spatial Strategy Policies EM1.

#### **Local Plan Policy**

Macclesfield Borough Local Plan Policies BE2, BE15-19.

#### **Other Material Considerations**

National Planning Guidance in the form of: -  
PPS5: Planning for the Historic Environment

PPS5: Planning for the Historic Environment was published in March 2010. The scheme, which was submitted under 06/0235P was accompanied by a comprehensive Design Statement, which is considered to embrace the principles embodied within PPS5 in terms of consideration of the heritage asset.

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

**Macclesfield Civic Society** has considered these proposals and raises no objection to renewal of consent provided there have been no changes in planning circumstances in the interim period since the original decision. The Civic Society very much hopes that an extension of the permission would allow for a start to be made in order that the buildings are put into beneficial use.

**English Heritage** do not make any comments on the application and recommend that it is determined on the basis of national and local policy as well as specialist conservation advice.

### **OTHER REPRESENTATIONS**

No representations had been received at the time of report preparation.

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

See report for application 10/3545M.

### **OFFICER APPRAISAL**

The proposals includes the demolition of all of the more modern industrial buildings within the complex which comprise the listed Georgian and Chapel Mills and Harding's Mill, which is attached to Georgian Mill by means of a rear wing, fronting Mill Lane. The Georgian Mill was erected in 1795 and the rear wing was rebuilt following a fire in 1976. The application for Listed Building Consent should be solely judged in the terms of the proposals' impact on the building's architectural and historic character and integrity. Other planning issues should be addressed in connection with planning application 10/3545M. Chapel Mill lies outside the application site.

### **MATERIAL CHANGES IN POLICY AND MATERIAL CHANGES IN CIRCUMSTANCES SINCE THE SCHEME WAS ORIGINALLY GRANTED PERMISSION**

Local Plan Policy BE19 sets out the criteria to assess the change of use of listed buildings. The supporting text reflects national guidance in PPS5 and states, "Generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use. In principle, the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the building. The best use will often be the use for which the building was originally designed. Continuation or reinstatement of that use will be the first option when the future of a building is considered. The Borough Council will pursue a flexible approach when new uses have to be considered to secure a building's survival."

Under application 06/0235P it was conceded that the Georgian Mill did not lend itself to modern industrial purposes. This followed an assessment by the applicants in relation to the viability of retaining the building for offices. Having considered these factors and the details of the proposed scheme, which included the removal of the large industrial sheds, the conversion to form 15 apartments was accepted as it would help secure the future of the building.

The most significant change to the exterior of the mill would be the reinstatement of replica original windows as based on historic photographs. No objection was raised to the demolition of the rear wing built in the 1970's under application 06/0235P, subject to a suitably designed replacement building. The proposed solution is a 3 storey building with basement car parking. Its basic form is reminiscent of a traditional mill building including its construction from brick and slate with most windows possessing sliding slashes. This traditional form would be broken up with more modern design elements clad in zinc and glazed panels. The predominantly glazed link would be of a lesser height than the old and new elements either side, and this would also help maintain the individual historic integrity of the original building.

There are not considered to be fundamental changes in policy or other important material considerations since the original application was determined in 2007.

### **OTHER CONSIDERATIONS**

It is noted that no comments have been received from any local residents. The scheme which was approved under application 06/0235P was considered to be acceptable on its merits and full consideration to all the relevant planning matters. It is not considered that it would be appropriate to re-open the debate about the principles of the proposal as material circumstances do not appear to have significantly changed

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

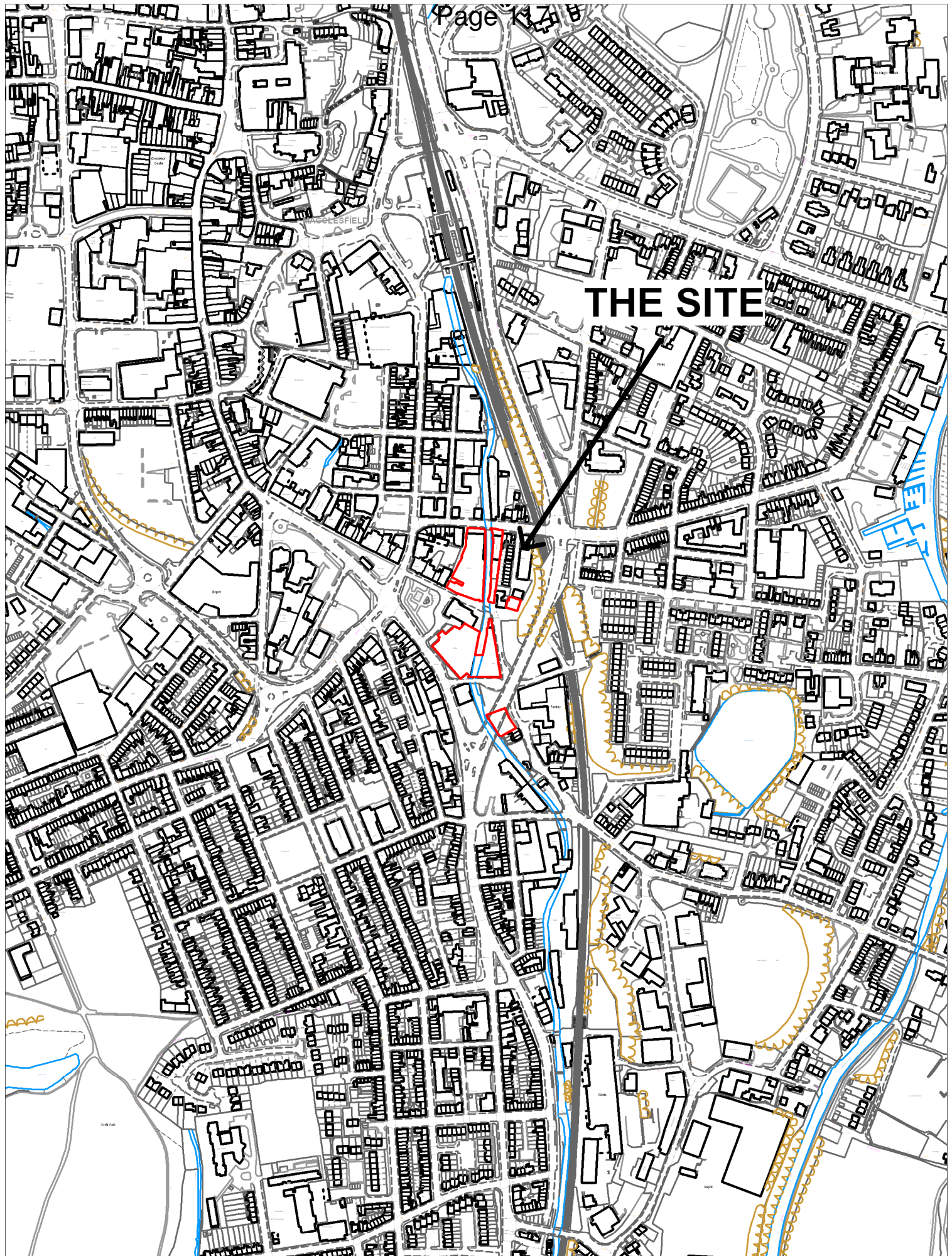
There are no objections to an extension of time for the implementation of this Listed Building Consent permission for a further three years. There have been no material changes in circumstances since the 2007 permission was granted which would warrant a refusal of this application for an extension in time for the implementation of the permission. A recommendation of approval subject to conditions is therefore made.

Application for **Extension to Time Limit**

**RECOMMENDATION : Approve subject to following conditions**

1. A07LB - Commencement of development
2. A01AP - Development in accord with approved plans
3. A02BC - Submission of structural survey / method of development
4. A02CA - Demolition as precursor of redevelopment
5. A02EX - Submission of samples of building materials
6. A07EX - Sample panel of brickwork to be made available
7. A11EX - Details to be approved - windows, balcony rails and lift shafts
8. A10EX - Rainwater goods
9. A12EX - Fenestration to be set behind reveals
- 10.A20EX - Submission of details of windows
- 11.A23EX - Roof ridges - to be finished with lead rolls





10/3615M LAND AND BUILDINGS AT, PARK GREEN, MACCLESFIELD

NGR- 391,991:373,209

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