

Cabinet Member for Performance and Capacity

Agenda

Date: Monday 25th July 2011
Time: 10.00 am
Venue: Committee Suite 3, Westfields, Middlewich Road, Sandbach CW11 1HZ

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

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**

2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any personal and/or prejudicial interests in any item on the agenda.

3. **Public Speaking Time/Open Session**

In accordance with Procedure Rules Nos.11 and 35 a period of 10 minutes is allocated for members of the public to address the meeting on any matter relevant to the work of the meeting. Individual members of the public may speak for up to 5 minutes but the Chairman or person presiding will decide how the period of time allocated for public speaking will be apportioned where there are a number of speakers. Members of the public are not required to give notice to use this facility. However, as a matter of courtesy, a period of 24 hours' notice is encouraged.

Members of the public wishing to ask a question at the meeting should provide at least three clear working days' notice in writing and should include the question with that notice. This will enable an informed answer to be given.

For any apologies or requests for further information, or to give notice of a question to be asked by a member of the public

Contact: Paul.Mountford
Tel: 01270 686472
E-Mail: paul.mountford@cheshireeast.gov.uk

4. **Community Grants** (Pages 1 - 8)

To determine the award of Community Grants to Voluntary and Community Organisations which meet the criteria approved by Cheshire East Council

5. **Prestbury Supplementary Planning Document and Over Peover Supplementary Planning Document** (Pages 9 - 52)

To seek the adoption of the Supplementary Planning Documents for Prestbury and Over Peover.

(There are no Part 2 items)

CHESHIRE EAST COUNCIL

Cabinet Member for Performance and Capacity

Date of meeting: 25 July 2011.
Report of: Partnerships Manager
Title: Community Grants
Portfolio Holder: Councillor David Brown

1.0 Report Summary

- 1.1 To determine the award of Community Grants to Voluntary and Community Organisations which meet the criteria approved by Cheshire East Council. The Council recognises the valuable input that the Voluntary and Community Sector brings to the quality of life in the community. Funding is focused on those organisations that complement the aims and objectives of the Corporate Plan.
- 1.2 The report covers the second round of grants for 2011/12, and makes recommendations totalling £16,700 in line with Cheshire East Council's Policy for the Allocation of Grants.

2.0 Recommendations

- 2.1 That the following Community Grants be awarded/declined/deferred:

Events Grant.

St. John Ambulance Combined Cadet Division	awarded £250
OCEAN	awarded £250
Alsager Ladies Circle	awarded £250
Sandbach Today 2011	awarded £250
Bollington Chamber Concerts	awarded £250
Macclesfield Music Society	awarded £250
Macclesfield Art Group	awarded £250
Sandbach Ceilidhs	awarded £250
Congleton Harriers	awarded £250
The Lindow Singers	awarded £250
Northern Chamber Orchestra	awarded £250
Congleton Musical Theatre	awarded £250
Poynton Parish Plan	awarded £250
Sandbach Literary Institute	awarded £250
New Life Pre-School Nursery	awarded £250

Activities Grant.

Weston Cricket Club	awarded £400
Congleton Lawn Tennis Club	awarded £400
Poynton RBL Concert Band	awarded £350

AGE UK Cheshire	declined
Crewe & Nantwich Seniors Voice Group	awarded £250
The Community Resource Centre	awarded £250
Nantwich Camera Club	awarded £250
Sandbach Netball Club	awarded £400
Congleton Cricket Club	awarded £400
Crewe Concert Band	awarded £350
Friends of Sandbach Park	awarded £400
Home Start East Cheshire	awarded £500
Sensory Stars	deferred
Aim2train Football Coaching	deferred
Macclesfield Junior Netball Club	awarded £400
Holmes Chapel Basketball Club	awarded £400
No Barriers	declined
Richmond Rovers JFC	declined
Wilmslow Wizards Basketball Club	awarded £400
Chongi Thai Boxing Club	awarded £400
Food4Macc	awarded £400
Park Royal Football Club	awarded £367

Facilities Grant.

Wynbunbury Plan Implementation Group	awarded £1,890
Holmes Chapel Community Pre School	declined
Body Positive Cheshire & North Wales	awarded £1,000
VISYON Ltd	awarded £3,000
Chelford Parish Hall	awarded £1,143

3.0 Reasons for Recommendations (Details of Grants)

3.1 EVENTS (UP TO £250)

St. John Ambulance Combined Cadet Division
 OCEAN
 Alsager Ladies Circle
 Sandbach Today 2011
 Bollington Chamber Concerts
 Macclesfield Music Society
 Macclesfield Art Group
 Sandbach Ceilidhs
 Congleton Harriers
 The Lindow Singers
 Northern Chamber Orchestra
 Congleton Musical Theatre
 Poynton Parish Plan
 Sandbach Literary Institute
 New Life Pre-School Nursery

The above events are all annual productions/events, some with quite high costs and receive income from ticket sales as well as refreshments, programmes etc. These events are important to Cheshire East district as they do make a difference to local residents by way of enabling them to see local talent performing at reasonable prices. It is recommended that they be awarded a grant of up to £250 and that their profit/loss for the events be monitored

3.2 ACTIVITIES (up to £500)

Weston Cricket Club –

Total Cost of Project - £1,064 Amount Requested - £500

This Club has an expanding Junior Section and needs to repair the wicket to ensure it is safe and fit to play. They are also undertaking coaching sessions by a Grade 3 Coach. The coaching fees are £450 and the wicket repairs are £614. They are contributing £564 themselves. It is recommended they be awarded £400 and advised to contact Cheshire East Council's Cricket Development Officer for support.

Congleton Lawn Tennis Club–

Total Cost of Project - £1,000 Amount Requested - £500

This Club wishes to undertake a six week coaching course, in conjunction with Cheshire East Council's Sports Development Officer, aimed at increasing membership of the Tennis Club which would be offered at a reduced rate to participants of the course. It is recommended they be awarded £400

Poynton RBL Concert Band –

Total Cost of Project - £4,590 Amount Requested - £500

The Band wishes to purchase 45 new jackets to replace old ones which are now 25 years old and in a state of deterioration. An increase in membership means that there are no jackets for new members. They are contributing £1,500 themselves and have also applied to Awards for All. It is recommended they be awarded £350 and advised to apply to Poynton Town Council for funding.

AGE UK Cheshire –

Total Cost of Project - £600 Amount Requested - £500

This project proposes to reach older people no longer capable of attending mainstream activities by providing a mobile bowls opportunity at various venues such as nursing homes, housing associations and support groups in the Crewe area. The association has substantial free reserves (£314k) but are only contributing £100 themselves. The guidelines state that organisations with substantial free reserves including national organisations are not eligible for funding. It is recommended that the application be declined and the applicants be advised to contact local Registered Social Landlords for funding and support.

Crewe & Nantwich Seniors Voice Group–

Total Cost of Project - £500 Amount Requested - £500

The Community Resource Centre (Macclesfield) –

Total Cost of Project - £472.15 Amount Requested - £472.15

The above two projects are in conjunction.

The Crewe and Nantwich Group wishes to purchase equipment to demonstrate the use of slow cookers to the elderly and their carers. The cost of the camcorder and blender is £395 and the equipment £105. They are not contributing themselves or applied for funding elsewhere.

The Macclesfield Group facilitates luncheon clubs for the elderly. They are applying for funding to purchase the slow cookers. The Police provide transport for the luncheon clubs and the venue is provided free of charge.

It is recommended that both groups are awarded £250 and be asked to provide details of numbers attending the sessions and the age range of the participants. It is noted that the grant award to the Crewe and Nantwich Group be specifically for the blender and equipment and not for the camcorder.

Nantwich Camera Club –

Total Cost of Project - £2,157 Amount Requested - £500

This group wishes to purchase a replacement digital projector which would enhance the quality of member's work and enable images to be projected professionally for competition work. They are contributing £1,656 from their own funds which is all their reserves. They have applied for funding from Awards for All but been declined. They have not applied to Nantwich Town Council. It is recommended they be awarded £250 and advised to apply to Nantwich Town Council.

Sandbach Netball Club –

Total Cost of Project - £1,241 Amount Requested - £500

This is a new Club which aims to promote Netball in the Sandbach area. They have a limited bank account and have received £300 from Sandbach Town Council. It is recommended they be awarded £400

Congleton Cricket Club –

Total Cost of Project - £1,550 Amount Requested - £500

The Club wishes to replace a deteriorating old, heavy sightscreen which will improve playing and coaching facilities for their thriving Junior Section. The ground is used for the CEC Kwik Cricket Tournament for local Primary Schools. They are contributing themselves and have received £500 from NatWest Cricketforce. It is recommended they be awarded £400

Crewe Concert Band –

Total Cost of Project - £1,500 Amount Requested - £500

This Band has recently changed its name from Crewe West End Concert Band to Crewe Concert Band and wish to purchase new music stand banners to reflect this. They are contributing £1,000 themselves which uses the majority of their own funds. It is recommended they be awarded £350

Friends of Sandbach Park –

Total Cost of Project - £1,084 Amount Requested - £500

A newly formed group aiming to enhance Sandbach Park by planting schemes, improving woodland areas and providing picnic benches. They have received funding from Sandbach Partnership and BTCV and are contributing themselves. They have applied to Sandbach Town Council for insurance and website costs. It is recommended that they be awarded £400

Home Start East Cheshire –

Total Cost of Project - £1,265 Amount Requested - £500

This organisation was formerly based in Congleton but has moved to Macclesfield. They need to update their promotional materials and purchase additional IT equipment due to the move. This would enable them to promote themselves and recruit more volunteers. They have limited funds themselves. It is recommended they be awarded £500

Sensory Stars –

Total Cost of Project - £500 Amount Requested - £500

A newly formed group wishing to start sensory sessions and support for pre-school special needs children in the Handforth area. They are applying for venue hire for 20 weeks. They have very little funding and have not applied elsewhere. It is recommended that the application be deferred and the applicant be requested to supply details of the proposed venue and how they intend to promote the project.

Aim2train Football Coaching –

Total Cost of Project - £468 Amount Requested - £468

A new group applying for venue hire in Wilmslow to provide free coaching sessions for children 5-16 and training 16+ to become qualified coaches. They have no funds themselves and have not applied elsewhere. It is recommended that the application be deferred and the applicant be requested to supply details of how they intend to promote the project.

Macclesfield Junior Netball Club –

Total Cost of Project - £890 Amount Requested - £500

A growing club with a waiting list. They wish to develop by training more coaches which will enable them to interact with local schools and to take on more members. They are contributing themselves. It is recommended they be awarded £400

Holmes Chapel Basketball Club –

Total Cost of Project - £1,200 Amount Requested - £500

A well established Club wishing to develop their Junior Section giving them more opportunities for coaching sessions and to feed in to the Senior Section. They are applying for a grant towards coaching sessions and equipment and are contributing themselves. It is recommended they be awarded £400

No Barriers –

Total Cost of Project - £500 Amount Requested - £500

An association in Crewe for migrant workers. They are applying for funding to rent a flat. It is recommended that the application be refused as the Community Grant Programme does not fund rental costs. It is also recommended that the applicants be advised to contact the Polish Association and the CVS for assistance.

Richmond Rovers JFC –

Total Cost of Project - £1,000 Amount Requested - £1,000

This Club wishes to purchase and install goalposts on a pitch granted to them by Poynton Town Council. They have a substantial bank account (£15k) but are not contributing themselves nor have they raised any other funding. It is recommended that the application be refused and that the applicants be advised to contact the FA as they have grants available for installing goalposts.

Wilmslow Wizards Basketball Club –

Total Cost of Project - £8,922 Amount Requested - £500

This is new Club wishing to develop basketball in the Wilmslow area. They are applying for funding towards training courses, coaching sessions and venue hire. They have very little funding and have applied to Sport England and Clubmark. It is recommended they be awarded £400

Chongi Thai Boxing Club –

Total Cost of Project - £640 Amount Requested - £500

This Club has an expanding membership, are very proactive and work with some challenging young people across Cheshire East. The current sessions have reached capacity in terms of equipment and they are applying for funding to purchase specialist Thai Boxing equipment. They have not applied for funding elsewhere and are only making a small contribution themselves. It is recommended they be awarded £400

Food4Macc –

Total Cost of Project - £1,050 Amount Requested - £500

A group of volunteers who aim to encourage the growing of fruit and vegetables involving local communities and schools. They are very organised but have limited funding. They received a grant in 2010 towards the establishment of a community vegetable garden and are now applying for funding for a community fruit orchard. It is recommended they be awarded £400

Park Royal Football Club –

Total Cost of Project - £367 Amount Requested - £367

This is a new Club applying for start-up funding for coaching and training sessions and training equipment. It is recommended they be awarded £367 and be advised to contact Cheshire East Council's Club Development Officer for support and advice.

3.3 FACILITIES (up to £3,000)

Wynbunbury Plan Implementation Group –

Total Cost of Project - £1,890 Amount Requested - £1,890

This Group received a grant of £1,500 in April 2010 towards the costs of refurbishing the playground in conjunction with WREN following the completion of the Wynbunbury Parish Plan. They now wish to purchase 3 benches to complete the project (2 x £150); 1 x £870). They have very limited funds which they have "earmarked" for their launch celebration. It is recommended they be awarded £1,890

Holmes Chapel Community Pre School –

Total Cost of Project - £775 Amount Requested - £775

This Group wishes to repaint the exterior of their building which is now looking scruffy. They have applied for funding from Holmes Chapel Parish Council and have also done their own fundraising, however they are still requesting the full amount from CEC. It is recommended that the application be declined.

Body Positive Cheshire & North Wales –

Total Cost of Project - £3,012 Amount Requested - £1,500

This is a Centre used for support and counselling for those affected by HIV and AIDS. They wish to replace rotten windows and undertake external redecoration. The Centre receives core funding from other LAs such as Warrington and Halton. They are making a contribution themselves. It is recommended they be awarded £1,000

VISYON Ltd –

Total Cost of Project - £14,436 Amount Requested - £3,000

This organisation provides free counselling services for children and young people. They are relocating and need to undertake refurbishment works to make the building fit for purpose including partitioning rooms, new doors with security access and flooring. They are contributing themselves and have received £1,750 from Congleton Town Council. The building will continue to be used by the current users in addition to VISYON. It is recommended they be awarded £3,000 and that the applicant be requested to supply details of the current user groups and the timescale for the groups returning to the refurbished building.

Chelford Parish Hall –

Total Cost of Project - £1,443 Amount Requested - £1,143

This application is for replacement of old and inefficient kitchen equipment such as the cooker and hot water system. There has been a reduction in bookings due to the outdated facilities and replacement would increase bookings. They have £300 to contribute themselves and the Parish Council are funding the costs of a new central heating boiler. It is recommended they be awarded £1,143

4.0 Wards Affected

4.1 All wards within Cheshire East Council

5.0 Local Ward Members

5.1 All Wards within Cheshire East Council

6.0 Policy Implications

6.1 All of the applications contained in this report have been considered in the light of the Council's Policy for the Allocation of Grants, and the recommendations on each one conform to that Policy.

7.0 Financial Implications 2011/12 and beyond (Authorised by the Borough Treasurer)

7.1 All of the proposed grants can be funded from within existing budgets approved as part of the Council's Budget for 2011/12

8.0 Legal Implications (Authorised by the Borough Solicitor)

8.1 In awarding grants, the Council must ensure that in each case it has the legal power to fund the proposed scheme. In all cases there is a condition requiring a report back to the Council on the expenditure of the grant. Consideration should also be given in each case to the imposition of other appropriate conditions.

8.2 The Council's legal powers for awarding these grants are contained in various statutes, including Section 137 of the Local Government Act 1972, and Section 2 of the Local Government Act 2000. In addition, the Council should ensure that there is a transparent process and policy in respect of determining the level of grant subsidy to any community group.

9.0 Risk Management

9.1 None

10.0 Background and Options

10.1 Applications received and allocated in accordance with Cheshire East Council's Policy for the Allocation of Community Grants.

11.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

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Designation: Cheshire East Council, Partnerships Team, Westfields, Middlewich Road, Sandbach, CW11 1HZ

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Email: judith.shatwell@cheshireeast.gov.uk

CHESHIRE EAST COUNCIL

Cabinet Member for Performance and Capacity

Date of Meeting:	25 July 2011
Report of:	Strategic Director of Places
Subject/Title:	Prestbury Supplementary Planning Document and Over Peover Supplementary Planning Document
Portfolio Holder:	Cllr David Brown

1.0 Report Summary

- 1.1 This report seeks the adoption of the Supplementary Planning Documents for Prestbury and Over Peover. It sets out the details of the consultations that have been carried out in the course of their preparation and the comments from Strategic Planning Board.

2.0 Decision Requested

- 2.1 That the Portfolio Holder for Performance and Capacity adopt the Prestbury and Over Peover Supplementary Planning Documents.

3.0 Reasons for Recommendation

- 3.1 The Prestbury and Over Peover Supplementary Planning Documents will supplement policies in the Macclesfield Local Plan in the Parishes of Prestbury and Over Peover, respectively.

4.0 Wards Affected

- 4.1 The wards of Prestbury and Chelford.

5.0 Local Ward Members

- 5.1 Councillors George Walton and Paul Findlow.

6.0 Policy Implications including – Carbon Reduction – Health

- 6.1 All planning policy work is intended to promote sustainable development. The Supplementary Planning Documents have been subject to sustainability appraisal which has included assessment of their impact on carbon reduction and health.

7.0 Financial Implications (Authorised by the Borough Treasurer)

- 7.1 The Prestbury and Over Peover Supplementary Planning Documents will be made available electronically. Any printing costs will be met from the existing Spatial Planning budget.

8.0 Legal Implications (Authorised by the Borough Solicitor)

- 8.1 The procedures for preparing and adopting Supplementary Planning Documents as set out in the Planning Policy Statement 12 and Part 5: Supplementary Planning Documents of the Town and Country Planning (Local Development) (England) Regulations 2004 have been adhered to in preparing the documents.

9.0 Risk Management

- 9.1 None.

10.0 Background and Options

- 10.1 The purpose of the two Supplementary Planning Documents is to provide locally specific guidance to supplement saved policies in the Macclesfield Borough Local Plan 2004.
- 10.2 Once adopted, the Supplementary Planning Documents will not form part of the statutory development plan for Cheshire East, but will be a material consideration in the determination of planning applications.
- 10.3 The Supplementary Planning Documents were drawn up by the Parish Planning Group in each village, through consultation with a representative of Spatial Planning.
- 10.4 The Prestbury and Over Peover Supplementary Planning Documents have been subject to public consultation. The Supplementary Planning Documents were publicised in the local press and made available for public comment for six weeks between Monday 11th January 2010 and Monday 22nd February 2010. Relevant Parish Councils, interested parties and statutory authorities were sent copies of the Supplementary Planning Documents and invited to comment.
- 10.5 A total of 33 responses were received on the Prestbury Supplementary Planning Document. These comments and their implications for the Supplementary Planning Document have been considered, and necessary alterations made. A copy of the revised Prestbury Supplementary Planning Document is attached as Appendix 1.
- 10.6 A total of 17 responses were received on the Over Peover Supplementary Planning Document. These comments and their implications for the Supplementary Planning Document have been considered, and necessary alterations made. A copy of the revised Over Peover Supplementary Planning Document is attached as Appendix 2.

- 10.7 The Strategic Planning Board, on the 15/06/2011 gave consideration to a report on the Prestbury and Over Peover Supplementary Planning Documents. Strategic Planning Board recommended that the Portfolio Holder for Performance and Capacity adopt the Prestbury and Over Peover Supplementary Planning Documents subject to an amendment to the Over Peover Supplementary Planning Document, to amend the name "Parkgate" to "Parkgate Inn". The proposed amendment has been made.
- 10.8 Following the adoption of the Prestbury and Over Peover Supplementary Planning Documents, they will be material consideration in the determination of relevant planning applications in the respective parishes.

11.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

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Appendix 1 – Prestbury Supplementary Planning Document



LOCAL DEVELOPMENT FRAMEWORK



PRESTBURY

Supplementary Planning Document

June 2011

Introduction and Background

1.0 Introduction

This Supplementary Planning Document for the Parish of Prestbury has been prepared within the context of the existing adopted 2004 Macclesfield Borough Local Plan.

This document is intended to provide a link between the objectives of the Parish Plan produced by the parish residents in January 2009 and the formal planning policies contained within the Macclesfield Borough Local Plan and through this provide supplementary information which can, where appropriate assist with considering future planning application proposals.

The Prestbury Parish Plan and this document which emanated from it also forms part of the Evidence Base for the Cheshire East Local Development Framework.

“The Supplementary Planning Document and associated policies within the adopted 2004 Macclesfield Borough Local Plan will be in place until such time as they are reviewed by Cheshire East Council in conjunction with Prestbury Parish Council following adoption of the Local Development Framework for Cheshire East.”

1.1 Prestbury - Population

According to the 2001 national census, the Parish had a population of 3,324 persons, of these 1,603 were males and 1,721 were females. The age structure for these residents is indicated below:

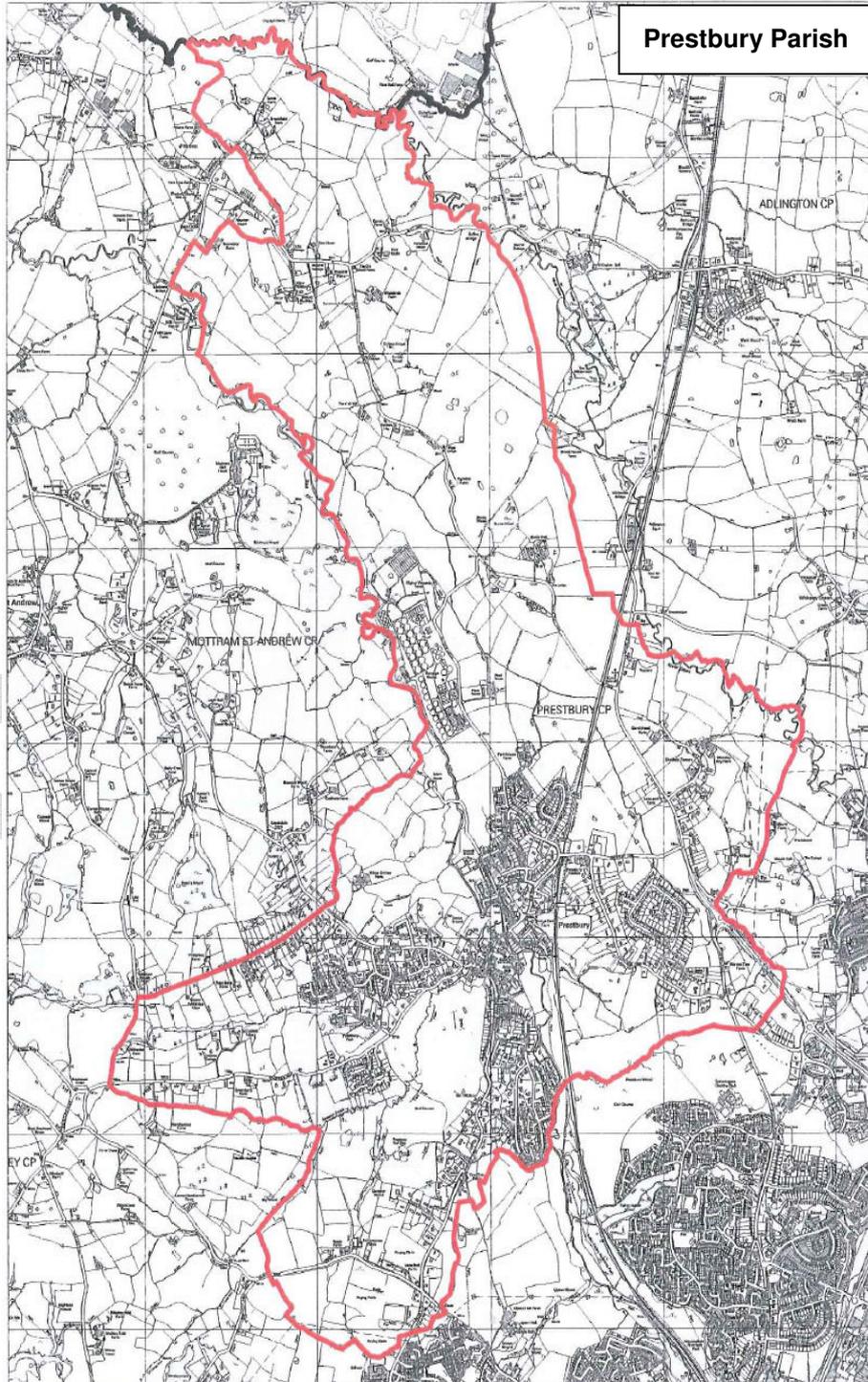
Age structure of the population of Prestbury	
Age Range	Number of people
0-4	103
5-15	447
16-24	221
25-44	566
45-64	1,190
65-74	435
75+	362
Median Age of Residents	50

The same census revealed there were 1,449 dwellings; with 1,383 occupied and 59 vacant. Of these properties 96 were flats/maisonettes; 279 were semi-detached and 1,074 were detached. The average household size in the Parish was 2.39, living in properties with an average number of rooms of 7.63. Some 1,254 properties were shown as being owner occupied, 77 as being rented from a private landlord and 52 were rented from the Council or Housing Association. These households were located in the settlements of Prestbury, Butley and the rural area.

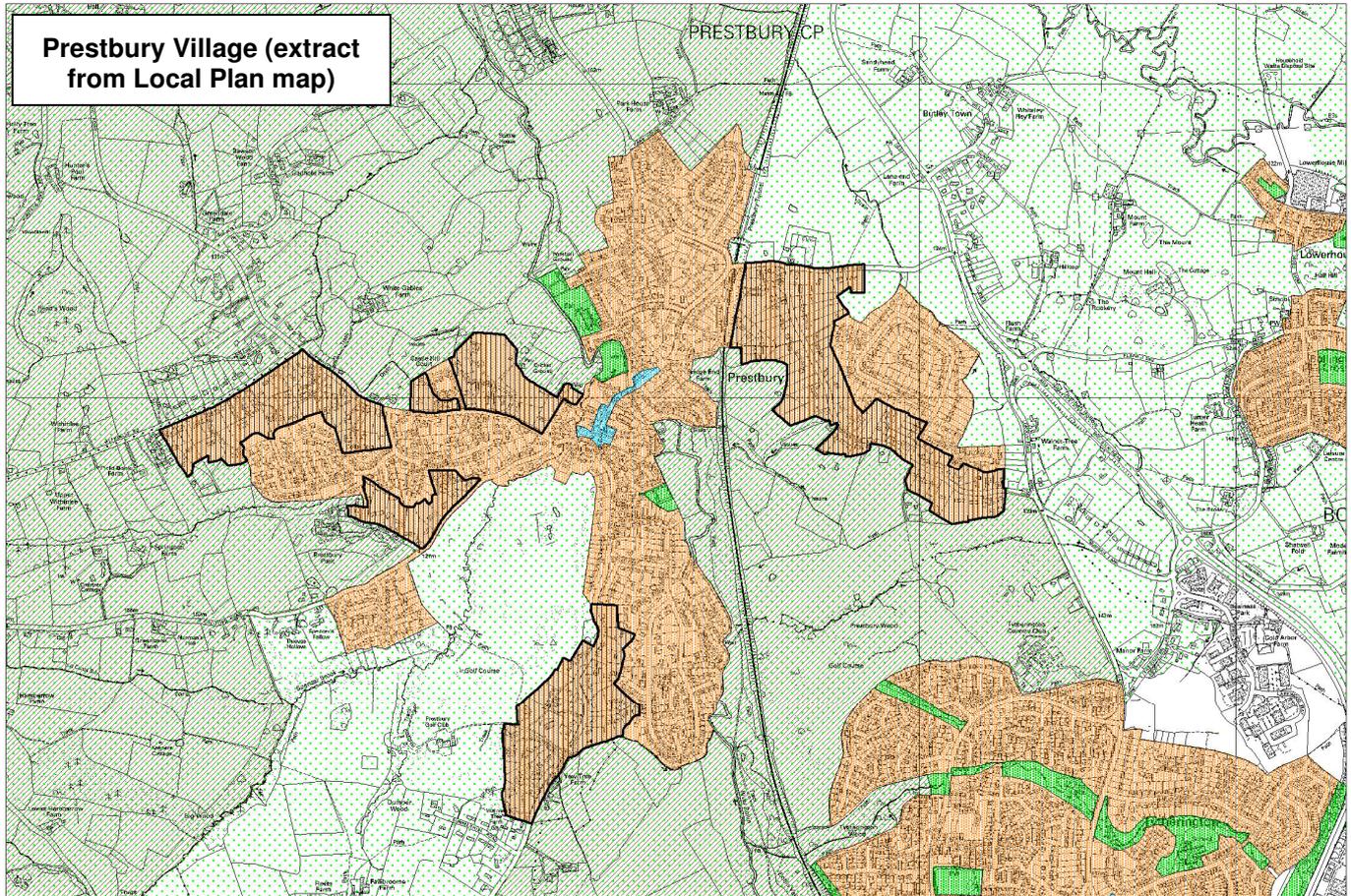
It is worth noting, however, that the Plan for Prestbury Steering Group, who conducted several exercises involving house to house hand distribution of Parish Plan material, concluded in 2007/8 that there were a total of 1,496 households and retail premises. Based on the average occupancy evident during the 2001 census, therefore, they concluded that a more accurate current population estimate was 3,600. It is also worth noting that, as this document was being finalised, the 2011 census was taking place.

1.2 Prestbury – Land Use

The Parish of Prestbury covers an area of 1,165 hectares in the north east of the Borough of Cheshire East; located to the west of the Peak District National Park and north of the market town of Macclesfield. The predominant land uses within the Parish are farmland, pasture, meadow, unimproved grassland, fragmented woodland and the settlements of Prestbury and Butley. The map below indicates the location of the Parish and the settlements within it, Prestbury and Butley, highlighting features such as the small field patterns, the two rivers which partially make up the west and east boundaries (the Bollin and Dean respectively) and the West Coast Mainline Railway Line.



The following map indicates the settlement boundary of Prestbury Village, highlighting the importance of the relationship between the built and natural environment. The map also highlights the fact that Butley Town is washed over by the Green Belt.



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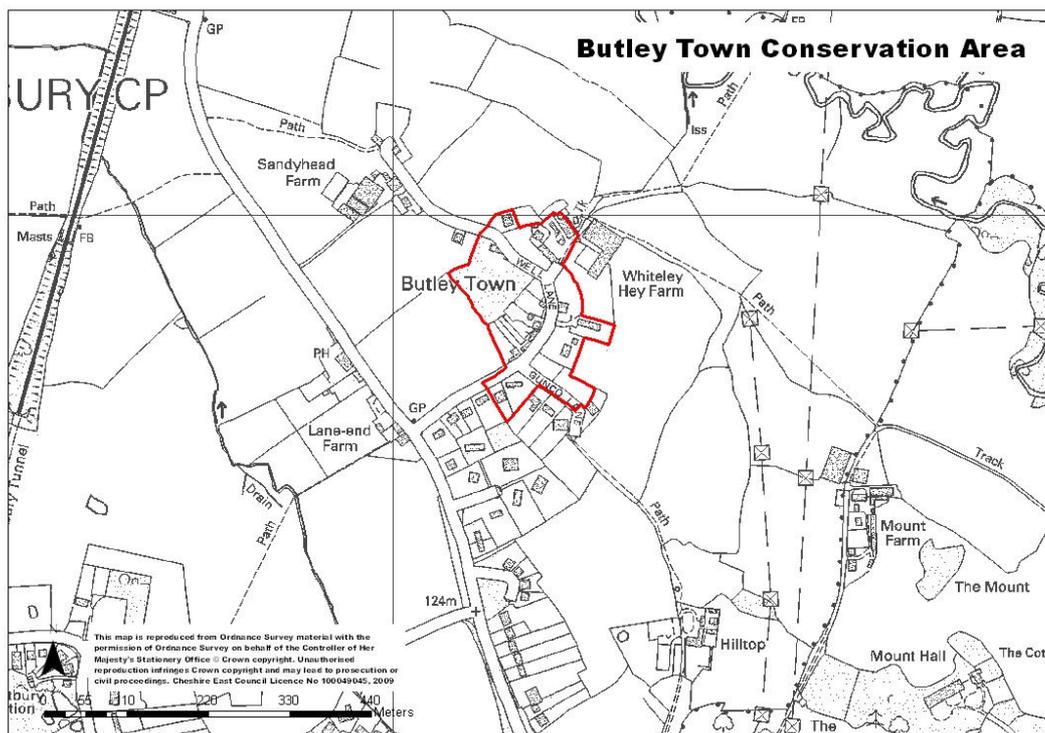
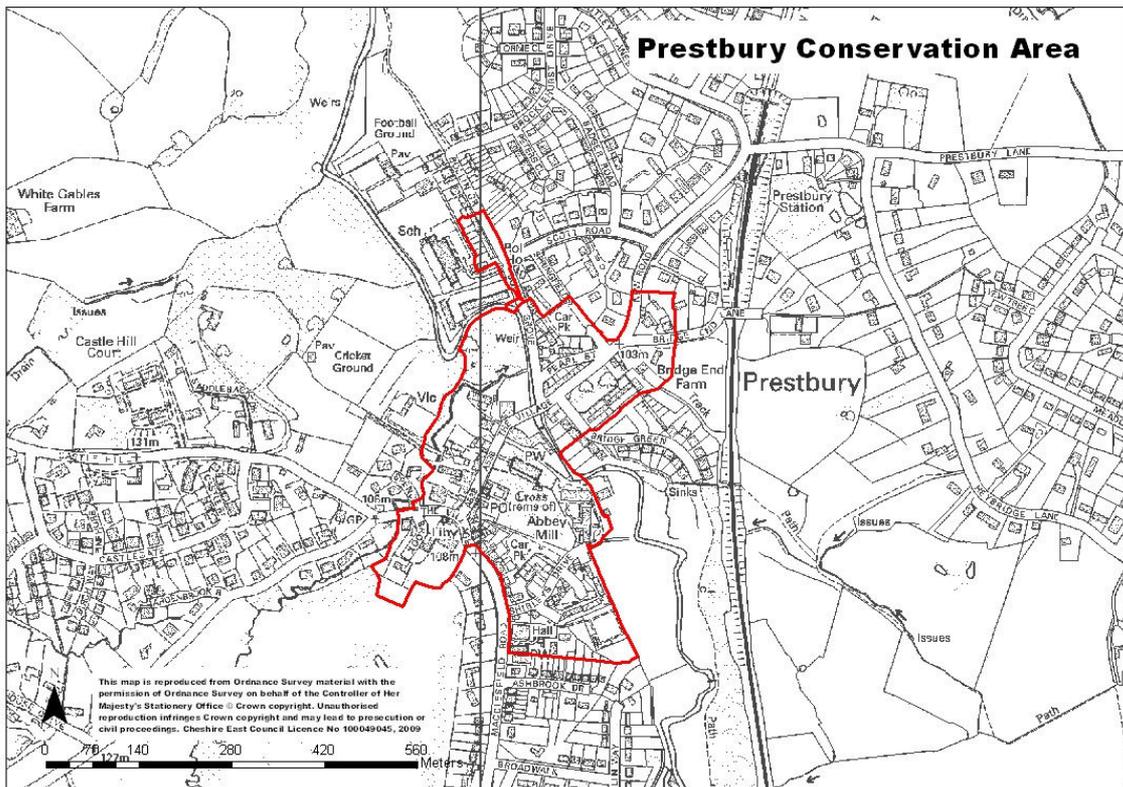


Key	
	Area of Special County Value
	Green Belt
	Predominantly Residential
	Shopping
	Open Space
	Low Density Housing Area

1.3 Prestbury - Built Environment

The Parish of Prestbury has a rich built heritage, as a result of its diverse architectural history, influenced by changes to society, particularly in relation to population densities; changes to employment patterns; communication and transportation.

This rich built heritage is reflected in the fact that the Parish contains two Conservation Areas; one located in the centre of Prestbury the other in Butley Town. These areas are depicted on the maps below.



The Parish also contains a designated historic park at Bonis Hall, Bonis Hall Lane and an element of Adlington Hall's historic park. Additionally, there are many listed buildings (there are 31 listings, however each listing may represent more than one building). The listed buildings and their grades are highlighted in the table following.



Horners, Prestbury Town Centre (Grade II Listed)

Listed Buildings in the Parish of Prestbury			
Unique ID	Building Name	Street Name	Grade
58337	Parish Boundary Stone 15 Metres North of Oak Lodge	Oak Road	II
58346	Yew Tree Cottage	Alderley Road	II
58347	Fallibroome Farmhouse	Alderley Road	II
58348	Spittle House (West Range Only)	Bollin Grove	II*
58349	Spittle House (North Range Only)	Bollin Grove	II
58350	Dod's Marsh	Bonis Hall Lane	II
58351	Bonis Hall	Bonis Hall Lane	II
58352	Bridge End Farmhouse	Bridge End Lane	II
58353	Plant House Farmhouse	Butley Lanes	II
58354	Normans Hall	Chelford Road	II
58355	Greenbank Farmhouse	Chelford Road	II
58356	Heybridge Farmhouse	Heybridge Lane	II
58357	Milestone Opposite Alderley Fold	London Road	II
58358	Walnut Tree Farmhouse	Macclesfield Road	II
58359	Flats Numbers 1, 2 And 3 at Prestbury Golf Club 1-3	Macclesfield Road	II
58360	Pear Tree Cottage	Macclesfield Road	II
58361	Lilac Cottage (currently Romulus, listed as The Galley Bistro)	New Road	II
58362	Admiral Rodney Inn	New Road	II
58363	White Thorn Cottage – Village Restaurant (Listed as Steak and Kebab Restaurant)	New Road	II
58364	New Road Cottage (Prestbury Cottage)	New Road	II
58365	Brooks Cottages 1 and 2	Pearl Street	II
58366	Pre-Conquest Cross On Parish Boundary 145 Metres South East of Junction with Macclesfield Road	Prestbury Road	II
58367	Butley Hall 1-7	Scott Road	II
58368	Horners	The Village	II
58369	The Legh Arms Hotel	The Village	II
58370	Red House and Nice Restaurant (Adjoining Tenements) (Listed as Bollin Café)	The Village	II
58371	Swanwick House 1, 3, 4 And 5	The Village	II
58372	National Westminster Bank	The Village	II*

58373	Church House and Ravenstone (Adjoining Tenements)	The Village	II
58374	The Manor House	The Village	II
58375	The Old School House - Premises Occupied by The Parish Council Chamber, Bridgford Estate Agents, Bank of Scotland and the Library	The Village	II
351248	K6 Telephone Kiosk to West of St Peter's Church	The Village	II
413829	Prestbury Hall	The Village	II
413830	The Village Nos. 1, 2, 3 & 4 (terrace of four cottages)	The Village	II
413831	The White House Restaurant (currently Saffron, listed as Café)	The Village	II
413832	The Spindles (Gasgoine Halman Estate Agents) (Listed as the Post Office)	The Village	II
413833	Unicorn House (The Pharmacy)	The Village	II
413834	The Stocks	The Village	II
413835	Lychgate and West Wall of St Peter's Churchyard	The Village	II
413836	Sundial in St Peter's Churchyard	The Village	II
413837	Church of St Peter	The Village	I
413839	Norman Chapel in St Peter's Churchyard	The Village	II
413840	Hearse House in St Peter's Churchyard	The Village	II
413841	Bridge Hotel	The Village	II
413843	Yew Tree House	Well Lane, Butley Town	II
413844	Willot Hall	Wilmslow Road	II*
413846	Barn and Cottage 40 Metres East of Willot Hall	Wilmslow Road	II
413847	Bullshead Farmhouse	Wilmslow Road	II
413849	South Entrance Arch to Prestbury Railway Tunnel	New Road	II
413850	Parish Boundary Stone at SJ 8886 7505	Alderely Road	II
413851	Parish Boundary Stone at SJ 8913 7490	Fallibroome	II
414100	Pre Conquest Cross at SJ 9007 7968 (North West Prestbury)		II
490493	The Old Vicarage (Listed as The Vicarage)	The Village	II

Guidance to builders, developers, architects, statutory authorities and the local community itself on how to maintain and enhance the local character and distinctiveness of Prestbury is provided in the adopted Prestbury Village Design Statement, downloadable from the Cheshire East Council website: www.cheshireeast.gov.uk and in the unabridged Village Design Statement published by the Prestbury Village Design Committee, available on the Prestbury Cheshire website: www.prestburycheshire.com. Both documents cover the full Parish. In relation to the Prestbury Conservation Area, these guidance documents should be read in conjunction with the Prestbury Conservation Areas Appraisal which is on the Cheshire East website.

1.4 Prestbury - Natural Environment

The natural environment within the Parish is highly important. The Parish is in the majority covered by the Green Belt designation, which seeks to preserve openness and safeguard countryside; with the exception of Prestbury Village itself (Butley Town is washed over by Green Belt) whilst some areas also benefit from being designated as having Special County Value. The Parish also benefits from access to an extensive public footpath network including the National Trust managed Hare Hill site.

There are also Sites of Biological Importance in proximity to the Parish; these are located alongside the River Bollin as it passes through the neighbouring Tytherington; at Mottram Wood in the Parish of Mottram St Andrew; at Isles Wood in the Parish of Adlington and along the River Bollin to the North West of the Parish.

1.5 Prestbury - Employment

At the time of the 2001 Census, within Prestbury Parish, there were 2,412 residents of working age (1,175 males and 1,237 females). Of these 1,368 were employed, 34 were unemployed and 963 were economically inactive (ONS, 2001).

The majority of the working age population of the Parish were employed in managerial and professional occupations (44.2%), followed by those classified as small employers and own-account workers (8.4%), intermediate occupations (7.0%), semi-routine and routine occupations (5.9%), lower supervisory and technical occupations (2.1%) and those that have never worked (1.6%). Note: 30.8% of the population was unclassified.

Commuting is an increasingly prominent and attractive proposition for residents of the Parish as a result of good access to locations with increased employment opportunities, evident through the average distance of 18.39km travelled by residents to their fixed place of work.

1.6 Prestbury - Transport

Prestbury has strong links to the public transport network. The Parish has a local rail station close to Prestbury Village centre, providing direct access by rail to Manchester and Stoke-on-Trent, and connections to Birmingham and London at Macclesfield. There are also regular bus services running between Macclesfield Town and Prestbury Village and another that runs past Butley Town between Macclesfield and Stockport.



Despite this, reliance on private transport is high, as indicated by the high percentage of individuals who, according to the census travelled to work by motorcycle, car or van (1,052), compared to those who utilised public transport (49); 310 travelled by other means. However, the household survey carried out as part of the Plan for Prestbury exercise in October 2007 revealed that 61% of the population used the train (832 households responded to this question, implying that at least 500 of them used the service). Also, the Plan for Prestbury survey revealed that 11% of the population used the bus service (834 households responded to this question, meaning that no less than 91 households used the bus). It should also be noted that the introduction of concessions for senior citizens in the last couple of years has increased bus usage.

1.7 Prestbury - Parish Plan

The Prestbury Parish Plan exercise was commenced in May 2007, following the Annual Parish Meeting in which residents indicated their support for the production of a Parish Plan. A Steering Group was established later that same month to direct the production of the plan, called 'Plan for Prestbury', and work then commenced.

The first formal act of the Steering Group towards the production of the plan occurred in June 2007 through the carrying out of interviews with 80 residents, in an attempt to identify those issues of greatest concern to residents in order to focus questions within the questionnaire.

The Parish Plan Steering Group then produced and distributed a questionnaire to every household in the Parish in October 2007. This elicited an encouraging 57% response rate which ensured that dominant views expressed represented the true views of the residents. Analysis of the responses commenced and was completed in January 2008, with a presentation of the main findings.

Working groups were established to address key themes identified through the questionnaire, devising recommendations for each issue. This process and the compilation of the recommendations was completed in October 2008, when a weekend exhibition/open days were held at the Village Hall and further consultation took place.

The Parish Plan was completed in February 2009 and represented the formal record of the findings and proposed actions of the residents. It comprised nine areas of action which were developed into individual recommendations as indicated in the figure below.

Community and Sports Facilities

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
Facilities 1	Take forward the idea of constructing a new moderate sized multi-user building in the Bollin Grove area					
Facilities 1.1	Set up implementation group (Parish Councillors, volunteers and other advisers) to explore feasibility and funding, and conduct further consultation	Jun-09	Implementation team	Funding of professional fees to take to next level will need to come from external bodies. Land beyond playground is Green Belt. Demolition of Scout Hut (plans in hand as building is deemed derelict and has been fenced off) will be important preparatory step.	£6K to develop	PCC, Parish Council, principal auth., trusts, charities, lottery, Cheshire Community Action, Man Airport, WREN, community fundraising
Facilities 1.2	Consider parking and traffic issues as integral part of any development plan	Jun-09	As above	As above	As above	As above
Facilities 2	Take forward an initiative to upgrade the football field					
Facilities 2.1	Set up implementation group to explore cost of and potential funding sources to level and drain the playing field and possibly move it a little to the north of its present position	Jun-09	Parish Council (as land-owners) and implementation group		Several thousand pounds	Playing Fields Assoc., United Utilities, WREN, sports funds, Parish Council
Facilities 3	Set up working party to look at further opportunities which may arise from the possible acquisition of privately owned land adjacent to the Bollin Grove facilities	Jun-09	Implementation group, reps of sports clubs and Parish Council	Planning, off sets	tbd	?
Facilities 4	Add data to the new Prestbury website	When website team starts work	Implementation Team	none	none	n/a

Community Information

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
Comm Info 1	Make Welcome Pack available to all new residents through estate agents	done	Volunteers	Volunteers and agents committed. Few packs likely to be required in next 12 months.	negligible	Estate Agents
Comm Info 2	Prestbury Living Magazine will appear quarterly and be delivered free to all residents	done	Tanya Arturi	Overlap with 'The Rock'. Re-think required if magazine discontinued.	N/A	Funded through advertising
Comm Info 3	Establish the Prestbury community website www.prestburyvillage.com	TBA	Roger Earle	Requires input from other organisations planning to use website for communications.	£100 pa web hosting fee	Parish Council
Comm Info 4	Give attention to and standardise all village notice boards	TBA	Volunteers		Low cost - 2 boards already done	Parish Council
Comm Info 4.1	Spruce up the noticeboards where necessary and ensure they have a uniform header	TBA	Volunteers		Low cost - 2 boards already done	Parish Council
Comm Info 4.2	All noticeboards should direct residents to the website.	When web-site is activated	See above	Requires effective liaison between volunteers		
Comm Info 4.3	Display website calendar showing the next 3 months' village events. Update boards every two months.	When web-site is activated	See above	Requires effective liaison between volunteers		
Comm Info 4.4	Move board at the school so that it can be accessed and read when gates are locked.		Parish Council			Parish Council & Education Authority
Comm Info 4.5	Establish a rota of volunteers to keep all boards tidy and up to date, including those not in centre of village.		Parish Council/ volunteers			

Business

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
Business 1	Permanently establish Business Forum					
Business 1.1	Establish level of support for Business Forum	Done				
Business 1.2	Identify Committee Members, Chairman & Secretary, and hold first meeting	Done				
Business 2	Hold a Charity Ball					
Business 2.1	Confirm date, site, reserve marquee, identify suitable Charity, assess demand for tickets,	Done				
Business 2.2	Review ticket sales & confirm event	01-Feb	Charity Ball Committee	Initial ticket uptake insufficient to underwrite costs. Organisers have agreed to postpone event until 2010		
Business 3	Business Forum to work with agents to find new tenants for empty shops	Ongoing				

Teenagers

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
Teens 1	Establish a Youth Forum					
Teens 1.1	Complete feasibility study on setting up Youth Forum with Parish Council and relevant other groups	ASAP	Follow-on Teenagers Working Party/ Parish Council	Use experiences of other Parish Councils across UK	Tbd	Tbd
Teens 2	Initiate a monthly themed evening					
Teens 2.1	Agree with The Village Club a trial night for monthly themed evening	Earliest opportunity subject to availability in 2008	Teenagers Working Party	Need parents support to help supervise – use parents volunteers' list. Would potentially link into 2.1.	Self-funding	N/A
Teens 3	Explore possibility of return weekend transport		Follow-on Teenagers Working Party/ T&T Group /Parish Council	Links to other transport initiatives underway.	Tbd	Tbd
Teens 4	Organise regular sporting activities					
Teens 4.1	Identify volunteer leaders through Community & Sports Facilities Work, and/or parent volunteers lists	Spring 2009	Tbd	Requires co-ordination	Tbd	Tbd
Teens 5	Establish Teenagers home page on parish website with relevant links	Once website developed	Website team/ Teens Working Group or Youth Forum/ Teenage volunteers	Requires specific skills to create page, and committed individual(s) to keep them updates	?	N/A

Managed Development and Planning

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
MDP 1	Continue working to achieve a further Supplementary Planning Document		Parish Council Planning Committee	Programmed to happen by Cheshire East Council but timescale affected by uncertainties of establishing a new authority		N/A
MDP 1.1	Recommend that any imposed requirement for new housing includes significant proportion for senior citizens	When Parish is required to accept more housing	Parish Council			N/A
MDP 1.2	Proactively secure measures to tackle size, design and mass	Ongoing dialogue with planners	Planning Committee			N/A
MDP 1.3	Gated properties to have pull - off access	As planning sub- missions arise	Planning Committee			N/A
MDP 1.4	Maintain "soft" boundaries or dry stone walling	As above	Planning Committee			N/A
MDP 2	Link Prestbury's new website to MBC's Considerate Contractors Guidance and national Considerate Constructors website www.considerateconstructorscheme.org.uk	On launch of new website	Website Developer/ Webmaster			N/A
MDP 3	Adopt proactive role in attempting to influence local planning policy (particularly protecting ASCV or equivalent status)	Ongoing with planners	Planning Committee			N/A
MDP 4	Review Tree Protection Orders and introduce a Tree Management Programme					
MDP 4.1	Secure tree survey information	Already underway	Parish Council			N/A
MDP 4.2	Set up Tree Management Programme	2009	Parish Council/ Cheshire East Council			tbd

Village Green and Events

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
Village Green 1	Open up and improve Parrot's Field to meet public demand for a village green	tbd	Prestbury Parish Council & Cheshire East Council	Although there is no recent history of vandalism or security problems and research by working group into other communities' experience concludes such problems unlikely, local residents continue to express concerns re security, dog-fouling, noise, drinking of alcohol, and anti-social behaviour.	£7,500	Up to 31 March 09 MBC Leisure Services Dept/ after 1 Apr 09 Cheshire East Leisure Services Dept/Parish Council, Cheshire Community Action 'Grass Roots' grant,
Village Green 1.1	Reduce hedge height		As above	As above		As above
Village Green 1.2	Open up existing gate and fit with an accessible latch		As above	As above		As above
Village Green 1.3	Create new access at the bridge end		As above	As above		As above
Village Green 1.4	Add a footpath and benches		As above	As above		As above
Village Green 1.5	Undertake tree pruning and landscaping design		As above	As above		As above
Village Green 2	Implement measures to address residents' concerns		As above	As above		As above
Village Green 3	Use the recreation field as a complementary site for large events and games for which Parrot's Field is not appropriate			No specific actions required		
Village Events 1	Develop and publicise ideas for more village events			Requires co-ordinating group or individual		
Village Events 2	Publicise information about village events, clubs etc			Requires relevant groups or individuals to liaise with website/publications		

Pedestrians, Lighting and Cycling

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
PLC 1	Undertake more active management of land in the Bollin Valley either side of the existing footpath					
PLC 1.1	Seek permission of landowner and leaseholders to undertake active management, confirming whether mechanical ('balsam bashing') or chemical spraying is most appropriate	In progress	Parish Council / Cheshire East	Private individuals are decision-makers		Bollin Valley Partnership/ Cheshire East Council
PLC 1.2	Agree programme of work and if appropriate recruit volunteers to clear Himalayan Balsam	Start Spring/Summer 09		Mechanical control requires large well organised work group and needs to be carried out several years running at correct point in flowering cycle		ROW Unit @ Cheshire East
PLC 2	Upgrade the public footpath to a joint use path					
PLC 2.1	Change status of existing Bollin Valley path to joint use	In progress	Parish Council / Cheshire East	Private individuals are decision-makers		Bollin Valley Partnership/ Sustrans/ Cheshire East Council
PLC 2.2	Confirm support formally with Cheshire East and agree schedule of work to upgrade path where necessary	In principle support already from MBC		Likely objections from some local residents		Cheshire East Council
PLC 3	Improve pedestrian safety on Bollin Grove by widening the pavement wherever possible and restricting parking					
PLC 3.1	Follow up T&T Group's work with formal approach to Highways Dept with outline proposals for improving safety on Bollin Grove	Once proposal accepted	Parish Council/ volunteers from T&T Group	Winning funding will require sustained, well-organised work by Parish Council, committed volunteers, active support from within the community and local elected representatives		Highway authority (Cheshire East) with possible contribution from Parish Council
PLC 3.2	Conduct detailed feasibility study, including approaches to Bollin Grove residents and businesses to explain impact on parking and access if appropriate in order to confirm design of scheme	Draft design available through T&T Group	Highways Dept	School and Cheshire East 'Safe Routes to School' team should also be consulted to confirm that proposed scheme will significantly reduce risks to children May reduce number of parking spaces		Cheshire East Safe Routes to School Unit
PLC 4	Improve pedestrian safety on the walking route from Castlegate to the village					
PLC 4.1	Approach highway authority formally with outline proposals for improving safety on Castle Hill	Done	T&T	See PLC 3 above		Highway authority (Cheshire East)
PLC 4.2	Approach households with land needed for scheme to gain in-principle support	Started by PLC Group, requires follow-up	Parish Council	Households will wish to see detailed designs and may seek reassurance on status of alternative solutions before confirming support		
PLC 4.3	Consult further to confirm design of scheme			See PLC 3 above		
PLC 5	Construct new section of pavement on Chelford Rd					
PLC 5.1	Approach highway authority with outline proposals for new Chelford Road pavement	Done	T&T	See PLC 3 above		Highway authority (Cheshire East)
PLC 5.2	Approach households with land needed for scheme to gain in principle support	Done		See PLC 4.2 above		
PLC 5.3	Consult further with landowners, local authority to confirm design of scheme	(see T&T action plan for details)		See PLC 3 above		
PLC 6	Improve the crossing point on Heybridge Lane linking Meadow and Bridge End Lane					
PLC 6.1	Seek approval from PPC for new mirror(s)	Done	Cllrs Ogden, Jackson & Ridley	Parish Council has decided on and agreed payment for one new mirror	<£2000	Prestbury Parish Council
PLC 6.2	Present proposals to highway authority	Done		See PLC 3 above		Highway Authority (Cheshire East)
PLC 6.3	Confirm scheme design			Actions requiring highway authority agreement need co-ordinated approach		

Traffic and Transportation

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
T&T 1	Instigate a series of speed reduction initiatives					
T&T 1a	Establish rota of volunteers for SID	Once recommendation accepted	Parish Councillor & volunteer(s)	Needs to be sustained in long term, which requires high level of commitment from Council and volunteers		
T&T 1b & c	Investigate installation of flashing speed signs	Once recommendation accepted	Parish Council with highway authority	All roads/pavements and parking actions requiring local authority highways department agreement need co-ordinated approach	tbd	Highway authority (Cheshire East) with poss. contribution from Parish Council
T&T 1d	Set up Community Speedwatch	Once recommendation accepted	Parish Council/ Cheshire Police	Needs to be sustained in long term, which requires high level of commitment from Council and volunteers	c£1500 for speed gun	Parish Council
T&T 1e	Promote 'Set the Pace' initiative	Continue promotion begun by T&T group	Local champion (to be identified and supported by Parish Council)	Needs to be sustained in long term, which requires high level of commitment from Council and champion		N/A
T&T 1f	Ask for commitment by police to enforce speed limits on regular & frequent basis	Once recommendation accepted	Parish Council/ Cheshire Police			N/A
T&T 1g	Complete investigations into Ripple Paint	Once recommendation accepted	Parish Council/ volunteers			N/A
T&T 1h	Investigate extending 20 mph limit: Castle Hill to Castlegate junction Macclesfield Road to Shirleys Drive	ASAP	Parish Council with highway authority	All roads/pavements and parking actions requiring highway authority agreement need co-ordinated approach . Local Authority view Prestbury as low priority (comparative accident data and speed assessments); may ask if 'new money' is available to help overcome funding challenges.	Tbd	Highway authority; possible pump priming from Parish Council
T&T 2	Endeavour to achieve better public transport and make existing more attractive					
T&T 2a	Investigate viability of return weekend transport to Wilmslow, Alderley Edge & Macclesfield		Follow-on Teenagers Working Party/ T&T Group /Parish Council			
T&T 2b	Display bus timetables and make them generally available	Partially done	Parish Council with Cheshire East Council Transport Co-ordination Unit			Cheshire East Transport Co-ordination Unit, bus companies &/or Parish Council
T&T 2c&d	Set up an 'Adopt a Station' group of volunteers	ASAP so as not to lose momentum	Parish Councillor to act as liaison but group to be independent	Volunteers from Open Weekend need to be contacted and co-ordinated to get project started	£300 pump-priming	Parish Council/ Amenity Society/ Northern Rail
T&T 3	Address issues arising from 2 October Traffic Survey					
T&T 3a	A comprehensive approach be adopted by the highway authority to develop a solution for the long term to solve the traffic issues on the A523 London Road, and B5358 Bonis Hall Lane.	Long term	Parish Council with highway authority	Co-ordinated approach	tbd	Highway authority
T&T 3b	Review road markings and signing to address speed, queueing and road safety problems, and the routing of HGV and airport traffic on Bonis Hall Lane.	Short-medium term	Parish Council with highway authority	Co-ordinated approach	tbd	Highway authority
T&T 3c	Resurface A523 (London Road) and B5358 (Bonis Hall Lane) with low noise surface.	Short term	Parish Council with highway authority	Co-ordinated approach	tbd	Highway authority
T&T 4	Address issues at key junctions			Co-ordinated approach		
T&T 4a	Investigate ways to prevent accidents at junction of Prestbury Lane with A538 Heybridge Lane	ASAP	As above	Co-ordinated approach		Highway authority
T&T 4b	Ban parking on Macclesfield Road for 10 metres from junction with Broad Walk (in village direction) to improve visibility when egressing Broad Walk	ASAP	As above	Co-ordinated approach		Highway authority
T&T 4c	Investigate issue of obstruction for emergency vehicles at junction of Bollin Grove and Coachway	ASAP	As above	Co-ordinated approach		Highway authority
T&T 4d	Seek safety improvement to junction of Heybridge Lane with Manchester Road which does not increase capacity at that junction	ASAP	As above	Co-ordinated approach		Highway authority

The Plan for Prestbury recommendations and action plan were subsequently debated and approved by the Parish Council who agreed how to take them forward.

The Parish Plan is available on the Plan for Prestbury Website: www.plan4prestbury.org.uk/ or through the Cheshire Community Action Website: www.cheshireaction.org.uk/parish-plan-completed.php

Objectives for Prestbury

2.0 Green Belt

2.1 Objective

- 2.1.1 **The countryside surrounding Prestbury is designated Green Belt in the Macclesfield Borough Council Local Plan (2004). Within Green Belt, no development will be permitted unless it is in accordance with Government Planning Guidance: Planning Policy Guidance 2 on Green Belts and Policy GC1 of the Macclesfield Borough Council Local Plan (2004).**

2.2 Reason

- 2.2.1 Prestbury is surrounded by Green Belt and a key objective of the Parish Plan is to retain the character, settlement shape and separate identity of the village by preserving the Green Belt. Some 83% of the respondents to the Plan for Prestbury questionnaire felt that Green Belt must be protected from housing development (www.plan4prestbury.org.uk, 'News' page). This re-enforced the findings of the household survey carried out in 1998 for the Village Design Statement exercise when 93% said they wanted the Green Belt boundary respected and 71% said they perceived the parish as semi-rural.

2.3 Supplemented Local Plan Policies

- 2.3.1 *Policy GC1 states that within the green belt approval will not be given, except in very special circumstances, for the construction of new buildings unless it is for the following purposes:*
1. *Agriculture and forestry (the provision of new dwellings will be subject to the principles contained in policy GC6)*
 2. *Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of including land in it*
 3. *Limited extension or alteration of existing dwellings, subject to policy GC12*
 4. *The replacement of existing dwellings, subject to policy GC11*
 5. *Limited affordable housing for local community needs in accordance with policies H8-H10*
 6. *Development within major developed sites which is in accordance with policy GC4.*

3.0 Ensuring appropriate development in the Village

3.1 Objective

- 3.1.1 **The overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself, in accordance with policy DC1 of the Macclesfield Borough Council Local Plan (2004).**

3.2 Reason

- 3.2.1 To address the issue of housing development which is out of character with the area, particularly in relation to the scale of development, which can contribute to creating an impression of urban denseness and is in opposition to the traditional low-density housing pattern.
- 3.2.2 Prestbury Village originally developed on a single road, Pearl Street, to the east of the bridge over the River Bollin though ultimately The Village and its continuation New Road became the principle route through the Village. It is an attractive linear settlement with a number of listed buildings. In recognition of its special character it was designated a Conservation Area in 1972. A Conservation Area Appraisal which defines the special character was approved in 2006. Development in the Prestbury Conservation Area must be in accordance with the Conservation Area policies.
- 3.2.3 In the 20th Century, Prestbury expanded with new housing along approach roads to the Village Centre. Detached houses were built in large grounds and were well landscaped. This process of building in the low-density housing areas has continued, but in recent years much larger houses have been built replacing more modest houses. It is this more intense form of development, which was identified within the Prestbury Parish Plan as of key concern to the residents.
- 3.2.4 Prestbury is now a medium-sized Village with buildings that are varied in form, style, age and materials. The settlement comprises three distinct areas.
- 3.2.5 The wide but short main street in Prestbury is the "The Village" this is terminated at its Southern end by Prestbury Hall (grade II) and at its Northern end by a stone bridge over the river Bollin. The street consists of commercial and residential brick built two storey or three storey Georgian properties, nearly all of which are listed buildings with stone slate roofs. There is a notable timber-framed building "Priest's House" (grade II*) now a bank sitting opposite the medieval church of St Peters (grade I); sitting within its wooded grounds is the Norman chapel (grade II), Hearse house (grade II) and the Lychgate with stone boundary wall (grade II).
- 3.2.6 Macclesfield Road and the western end of The Village are characterised by dispersed two storey residential properties, with more spacious plots and gardens.

- 3.2.7 To the North lies New Road, featuring two and three storey listed weaver's cottages which form a continuous terrace, these in turn face onto the modern open green to the south, with groups of cottages to the rear.
- 3.2.8 In deciding planning applications and planning appeals for new houses, the following are determining factors:
- The effect of the proposed development on the character and appearance of the area.
 - The need to respect the scale of surrounding development.
 - The need to ensure development does not significantly harm the living conditions of occupiers of nearby houses, by virtue of outlook and privacy.
 - The maintenance of the spaciousness of the setting of a property, which is an important feature of the street scene.
 - High standards of space, light and privacy should be maintained.
- 3.2.9 Specific design guidance for builders, developers, architects, statutory authorities and the local community itself on how to maintain and enhance the local character and distinctiveness of Prestbury is provided in the Prestbury Village Design Statement, available on the Cheshire East Council website:
www.cheshireeast.gov.uk

3.3 Supplemented Local Plan Policies

- 3.3.1 *Policy DC1 states that the overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself.*
- 3.3.2 *Policy DC2 states that proposals to alter and extend buildings should meet the criteria in DC1. In addition, proposals should respect the existing architectural features of the building.*
- 3.3.3 *Policy BE1 states that the Borough Council will promote high standards of design. New development and changes in the built environment, particularly in the town and district centres, should achieve the following design principles:*
1. *Reflect local character*
 2. *Respect form, layout, siting, scale and design of surrounding buildings and their setting*
 3. *Contribute to a rich environment and add to the vitality of the area*
 4. *Be human in scale and not normally exceed 3 storeys in height*
 5. *Use appropriate materials*
- 3.3.4 *Policy H2 states that new residential development should create an attractive, high quality living environment by:*
1. *Creating places and spaces with the needs of people in mind*
 2. *Creating an attractive place which has its own distinct identity but respects and enhances local character and connects well with the wider locality*
 3. *Creating safe designs and layouts*
 4. *Providing an appropriate mix of dwelling size, type and affordability which meet the changing composition of households and the needs of specific groups*

5. *Giving priority to the needs of pedestrians rather than the movement and parking of vehicles*
6. *Having regard to any immediate neighbouring buildings, streets and spaces*
7. *Including sufficient open space and recreation provision*
8. *Greening the residential environment by the retention and planting of trees, landscaping and other greening.*

3.3.5 *Policy H12 states that within the low density housing areas, defined on the proposals map, new housing development will not normally be permitted unless the following criteria are met:*

1. *The proposal should be sympathetic to the character of the established residential area, particularly taking into account the physical scale and form of new houses and vehicular access*
2. *The plot width and space between the sides of housing should be commensurate with the surrounding area*
3. *The existing low density should not be exceeded in any particular area*
4. *Existing high standards of space, light and privacy should be maintained*
5. *Existing tree and ground cover of public amenity value should be retained.*

And

6. *In Prestbury both the new housing plots(s) and the remaining plot should be approximately 0.4 hectares (1 acre)*

3.3.6 *Policy H13 states that development which would adversely affect the character of a housing area or the amenities of the occupiers of adjoining or nearby houses will not normally be permitted.*

3.3.7 The work carried out as part of the Parish Plan process showed that residents highly valued these policies and they continued to be very supportive of the abridged and unabridged Village Design Statements, particularly with regard to their guidance on future development.

4.0 To ensure the quality of access to dwellings and safety of roads within the Parish

4.1 Objective

- 4.1.1 **New or replacement dwellings constructed in the Parish which incorporate locked or automated gates at the entry, must normally ensure that there is sufficient off-road space allowed fronting the gate for visitors, trades people and delivery vehicles to wait prior to the gates being opened to ensure the safety of the roads in the area.**
- 4.1.2 **Additionally, during construction process, developers should follow the guidance in the Considerate Constructors Scheme.**

4.2 Reason

- 4.2.1 There is an issue of road safety associated with vehicles waiting on public highways prior to entering a gated property, which can effectively be mitigated through this policy. Responses to the Prestbury Parish Plan survey exercise about the impact of 'gated' domestic dwellings indicated a negative feeling regarding their impact on the Village.
- 4.2.2 During Construction, provision for the parking of vehicles should be made within the site rather than on the highways and grass verges. Details of the Considerate Constructors Scheme, including best practice and key considerations, can be found on the Considerate Constructors website accessible via the following address: <http://www.ccscheme.org.uk/>. The Council also intends to produce local guidance on the scheme, which when completed will be available on the Cheshire East website.

4.3 Supplemented Local Plan Policies

- 4.3.1. *Policy T6 states that the Borough Council will support other highway improvement schemes which reduce accidents and traffic hazards. Where new development is proposed, developers should provide for safe and convenient access to the highway network and where appropriate, make contributions towards necessary off site highway improvements.*
- 4.3.2. *Policy DC6 states that where appropriate new developments should normally meet the following circulation and access criteria:*
1. *Vehicular and pedestrian access should be safe and convenient, particularly by the adequate provision of visibility splays*
 2. *Access to bus routes should be incorporated in layouts*
 3. *Provision should be made for access by special needs groups*
 4. *Provision should be made for manoeuvring vehicles, separate service arrangements, sufficient space to enable all parking and loading to take place off the street, vehicles must be able to enter and leave in a forward direction*
 5. *Provision should be made for access for service and emergency vehicles.*

5.0 To protect the built and natural environment of the Village

5.1 Objective

- 5.1.1 **New or replacement dwellings constructed within Prestbury Conservation Area, or along the Village access roads (New Road, Butley Lanes, Prestbury Lane, Heybridge Lane, Chelford Road, Macclesfield Road and Castle Hill) should, where appropriate, seek to retain existing boundary hedges and stone walling along road frontages. These hedges and walls are considered to be a part of the historic character of the village and act as a buffer to the built environment.**

5.2 Reason

- 5.2.1 New housing development should not compromise the feel of the Village particularly in relation to the built – natural environment balance; additionally, road fronting boundary hedges act as a natural divide between aspects of the built environment.
- 5.2.2 Road fronting boundary hedges are also an important way of introducing natural habitats to the urbanised area.

5.3 Supplemented Local Plan Policies

- 5.3.1 *Policy DC8 states that where appropriate, applications for new development must include a landscape scheme which should meet the following criteria:*
- 1. Achieve a satisfactory balance between the open space and built form of development*
 - 2. Should enhance the quality of the layout, setting and design of the development*
 - 3. Provide effective screening to neighbouring uses where appropriate*
 - 4. Retain existing trees and shrubs as appropriate*
 - 5. Retain and enhance areas of nature conservation importance*
 - 6. Utilises plant species which are in sympathy with the character of the existing vegetation in the general area and the specific site*
 - 7. Make satisfactory provision for the maintenance and after care of the scheme.*

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Appendix 2 – Over Peover Supplementary Planning Document



LOCAL DEVELOPMENT FRAMEWORK



OVER PEOVER

Supplementary Planning Document

April 2011

Introduction and Background

1.0 Introduction

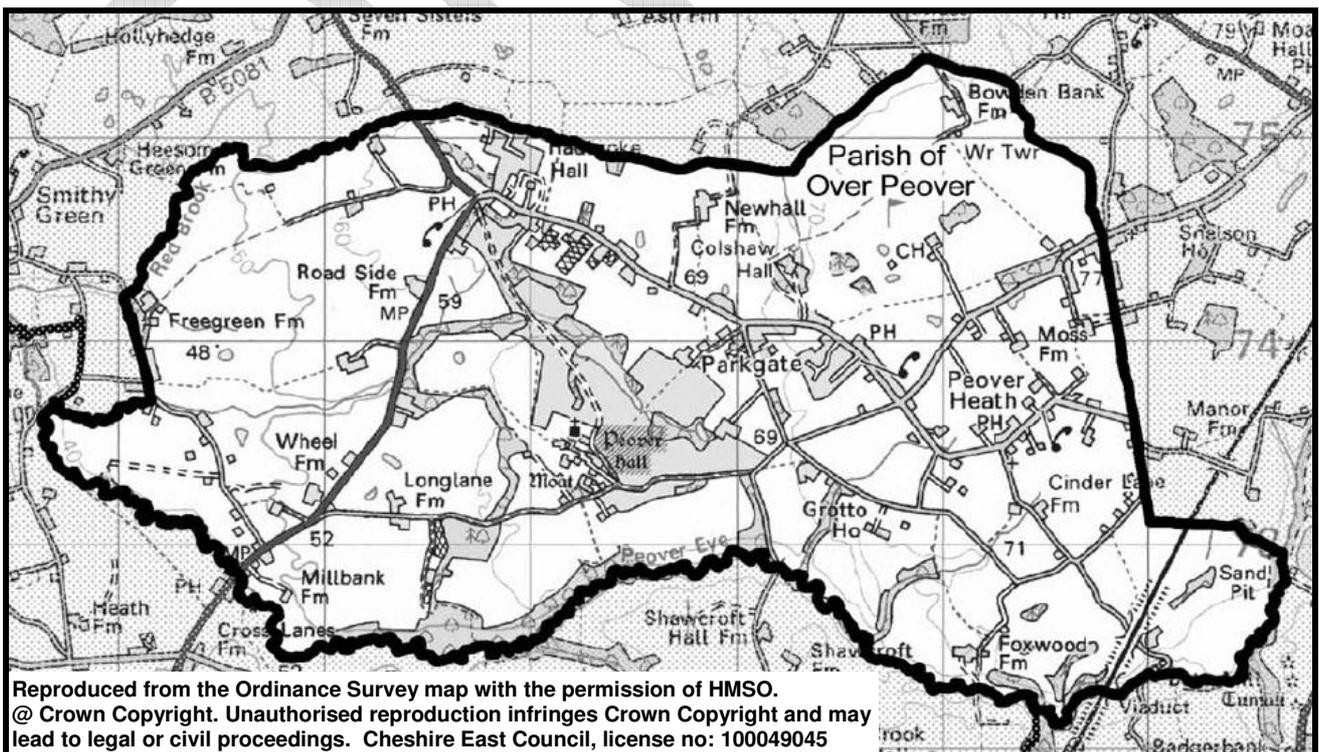
The following Supplementary Planning Document for the Parish of Over Peover has been prepared within the context of the existing adopted 2004 Macclesfield Borough Local Plan.

This document is intended to provide a link between the objectives of the Parish Plan produced by the parish residents and the formal planning policies contained within the Macclesfield Borough Local Plan and through this provide supplementary information which can, where appropriate assist with considering future planning application proposals.

The Supplementary Planning Document and associated policies within the adopted 2004 Macclesfield Borough Local Plan will be in place until such time as they are reviewed by Cheshire East Council in conjunction with Peover Superior Parish Council following adoption of the Local Development Framework for Cheshire East.

1.1 Over Peover – Land Use

The Parish of Over Peover, or Peover Superior as it is officially known, covers an area of 2,973 acres within the north of Cheshire East. The Parish is predominantly rural, with the dominant land use being farmland. The map below indicates the location of the parish and the settlements within it, highlighting the location of key features such as the main highway (A50) between Knutsford, the closest town, and Holmes Chapel which bisects the western half of the parish and the Peover Eye stream from which the Parish takes its name.



1.2 Over Peover - Population

According to the national census performed in 2001, the Parish has a population of 658 persons, of these 337 are males and 321 are females. The age structure for these residents is indicated below:

Age structure of the population of Over Peover	
Age Range	Number of people
0-4	25
5-15	89
16-24	44
25-44	155
45-64	212
65-74	87
75+	46
Median Age of Residents	46

Within the Parish according to the national census performed in 2001, there are 277 dwellings; with 269 occupied and 8 vacant. Of these properties 8 are flats/maisonettes; 129 are semi-detached and 141 are detached. The average household size in the Parish is 2.45.

Within the Parish 208 properties are owner occupied, 45 are rented from a private landlord and 16 are rented from the Council or Housing Association.

These households are located in the settlements of Over Peover, Peover Heath and the rural area, including a number of homes located in Peover Park, the site of Peover Hall.

1.3 Over Peover – Built and Natural Environment

The Parish of Over Peover has a rich built heritage, highlighted by the presence of the designated historic park at Peover Hall and the many listed buildings (there are 29 listings, however each listing may represent more than one building). The listed buildings and their grades are highlighted in the table following.



Listed buildings in the Parish of Over Peover			
Listed Building Unique ID	Building Name	Street Name	Grade
59092	BATE MILL (DISUSED WATER MILL)	BATE MILL LANE	II
59093	FARMBUILDING CIRCA 50 YARDS NORTH WEST OF BATEMILL FARM	BATE MILL LANE	II
59094	RAILWAY VIADUCT CIRCA 150 YARDS NORTH WEST OF BATEMILL FARM	BATE MILL LANE	II
59095	CHEERS GREEN FARMHOUSE	FREE GREEN LANE	II
59096	FREE GREEN FARMHOUSE	FREE GREEN LANE	II
59097	HUNGER HILL FARMHOUSE	GROTTO LANE	II
59098	FOXWOOD FARMHOUSE GARDEN WALL AND GATEPIERS	GROTTO LANE	II
59099	FARMBUILDING CIRCA 10 YARDS NORTH WEST OF FOXWOOD FARMHOUSE	GROTTO LANE	II
59100	KNUTSFORD LODGE	HOLMES CHAPEL ROAD	II
59101	MILE POST	HOLMES CHAPEL ROAD	II
59102	REDBROKE FARMHOUSE	HOLMES CHAPEL ROAD	II
59103	RADBROKE HALL	HOLMES CHAPEL ROAD	II
59104	ROSE GARDEN WALL AND PAVILIONS AT RADBROKE HALL	HOLMES CHAPEL ROAD	II
59105	OUTHOUSE AT MILLBANK FARM	HOLMES CHAPEL ROAD	II
59106	THE KENNELS	LONG LANE	II
59107	GATEPIERS AND GATES CIRCA 20 YARDS NORTH EAST OF THE OLD STABLE BLOCK PEOVER HALL	PEOVER HALL PARK	II
59108	THE OLD STABLE BLOCK PEOVER HALL	PEOVER HALL PARK	I
59109	THE COACH HOUSE PEOVER HALL	PEOVER HALL PARK	II
59110	MOUNTING BLOCK CIRCA 15 FEET NORTH WEST OF THE COACH HOUSE AT PEOVER HALL	PEOVER HALL PARK	II
59111	PEOVER HALL	PEOVER HALL PARK	II*
59112	CHURCH OF ST LAWRENCE	PEOVER HALL PARK	I
59113	CROSS BASE AND CROSS IN CHURCHYARD OF CHURCH OF ST LAWRENCE	PEOVER HALL PARK	II
59114	SUNDIAL IN CHURCHYARD OF CHURCH OF ST LAWRENCE	PEOVER HALL PARK	II
59115	PEOVER HALL FARM	PEOVER HALL PARK	II
59116	THE COTTAGE	STOCKS LANE	II
59117	NEWHALL	STOCKS LANE	II
59118	COLSHAW HALL	STOCKS LANE	II
59119	PARK FARMHOUSE	STOCKS LANE	II
432029	BATE MILL (HOUSE)	BATE MILL LANE	II

The natural environment within the Parish is also of high importance both locally and regionally; as it contains 2 sites of biological importance and is exclusively within Green Belt (the Parish is entirely Green Belt including the settlements which are washed over by it).

1.4 Over Peover - Employment

According to the Interdepartmental Business Register for Cheshire and Warrington (2005), there are 35 businesses in Over Peover. The largest single business operation is Barclays Bank at Radbroke Hall which employs over 3,000 people; the remaining businesses include horticulture, fruit and vegetable production and farming.

Of the 658 residents 317 (188 males and 129 females) are economically active (based on the national census performed in 2001). However, as a result of limited employment opportunities within the Parish, long distance commuting by residents is high (the average distance travelled by residents to a fixed place of work was identified as 21.43km in the 2001 census).

1.5 Over Peover - Services

The Parish contains two churches (1 Methodist, 1 Church of England), a primary school, a village hall, a parish field and three public houses (The Dog, Park Gate Inn and Whipping Stocks). There are no longer any shops or medical facilities in the village following the closure of the post office and general store. The neighbouring village of Chelford has the closest shops, including a post office and Medical Centre (Chelford is approximately 3.5km from Over Peover).



1.6 Over Peover - Transport

The Parish of Over Peover has no railway station, (the nearest station being Chelford on the Manchester to Crewe line), however the village benefits from an intermittent bus service running between Knutsford and Macclesfield that passes through the village. However, within the Village, reliance on private transport is high, as indicated by the high percentage (66% of the economically active population) travelling to work by car, van or motorcycle, compared to 31% travel to work by other means or working at home and only 3% travelling via public transport (Source 2001 census).

1.7 Over Peover - Parish Plan

The Over Peover Parish Plan was commenced in September 2006, following a public meeting in which residents indicated their support for the production of a Parish Plan. A Parish Plan Steering Group was established in December 2006 to direct the production of the plan and work then commenced.

The Steering Group produced and distributed a questionnaire (divided into 4 sections dealing with amenities, activities, services and planning and the environment) to every household in the Parish in June 2007. This elicited a 70% response. Analysis of the responses commenced and was completed in February 2008, with a presentation of the main findings.

The Parish Plan was completed in April 2008 and represented the formal record of the findings and proposed actions of the residents. 15 central actions have been developed by the Steering Group; these are indicated in the figure below.

Recommendation	Action Area	Action	Action By	Partners	Priority 1-3
Our Environment					
1	Planning & Development	Develop supplementary planning document to incorporate local views. Consult planning authority.	Action Group	Parish Council Macclesfield B.C. Cheshire Community Council	1
2	Conservation Areas	Review proposed areas. Consult partners and planning authorities.	Action Group	Parish Council Macclesfield B.C.	2
3	Best Kept Village	Press for greater ongoing community involvement.	Action Group	Parish Council	1
4	Transport	Consult re. improved services with users and providers.	Action Group	Local Authorities Transport providers	3
5	Manchester Airport	Establish Monitoring Group.	Action Group	Parish Council Manchester Airport	2

Recommendation	Action Area	Action	Action By	Partners	Priority 1-3
Village Amenities					
6	Village School	Support Governors and PTA in promoting the interests of the school.	Action Group	Governors and PTA	1
7	Parish Field Changing Rooms Playing area - more equipment/picnic tables etc. Improve surfaces	Establish Working Group. Evaluate Options.	Action Group	Parish Council Macclesfield B.C. Cheshire Community Council Sponsors	1
7	Village Hall Evaluate Options: • Refurbish • Relocate • Finance	Establish Working Group. Discuss with current owners/management committee.	Action Group	Parish Council Macclesfield B.C. Cheshire Community Council W.I., Parochial C.C. Sponsors	1
7	Facilities for young people	Establish Working Group to evaluate needs and prospective demand. Liaise with Village Hall and Parish Field Groups.	Action Group	Parish Council Macclesfield B.C. Cheshire Community Council Sponsors	1
8	Sports Facilities etc. at Radbroke Hall	Establish workable link with Barclays at Radbroke Hall. Publicise. Establish method. Appoint contact/leader.	Action Group	Barclays Bank, Radbroke Hall	1
9	Clubs & Societies	Formulate specific communication plan for community based activities.	Action Group	Existing Organisations Communication Action Groups	3
Services to the Parish					
10	Electricity/Water/Gas/ Post/Broadband Mobile Phones/ Telephone/Refuse Collection/ Post Office/ Medical Service	Convey survey results to service suppliers. Press for improvements. Express support as necessary. Lobby for plastics recycling.	Action Group	Parish Council Service Suppliers Macclesfield B.C.	2

Recommendation	Action Area	Action	Action By	Partners	Priority 1-3
Law & Order and Road Safety					
11	Police	Raise concerns expressed with the police.	Action Group	Parish Council Police	2
12	Homewatch	Publicise existence and how to participate.	Action Group	Homewatch Co-ordinator Police	3
13	Roads Pavements Public Footpaths/ Verges Road Markings Drainage	Highlight unsatisfactory and dangerous conditions. Press for repairs/improvements.	Action Group	Parish Council Highways Authority Macclesfield B.C.	2
14	Road Safety Speed Limits Road Markings/A50 Traffic Survey	Raise serious concerns with Highways Authorities/Parish Council. Consider traffic census/survey.	Action Group	Parish Council Highways Authority Macclesfield B.C. Police	1
Communications					
15 (i)	Website	Find Webmaster. Establish site.	Action Group	Parish Council Cheshire Community Council	1
15 (ii)	Notice Boards	Evaluate existing signs and coverage and improve where required.	Action Group	Parish Council Cheshire Community Council	3
15 (iii)	Parish Magazine/ W.I. Distribution	Discuss with W.I. etc.	Action Group	W.I./Parish Magazine	3
15 (iv)	New Community Newsletter Welcome Pack	Consider feasibility.	Action Group	Parish Council Cheshire Community Council Parish Magazine W.I.	3

Footnotes

- (i) The tables above include actions in respect of each recommendation where work is proposed. It is intended that these actions will be carried out by small teams of volunteers (Action Groups). Once formed the aim of each group will be to make significant progress in 2008, at a cost which will be carefully budgeted and managed.
- (ii) Following the recent decision to create two Unitary Authorities to govern Cheshire, it should be noted that some work initiated with existing local authority bodies will, over time, become the responsibility at the new Cheshire East Council.

The Parish Plan is available on the Cheshire Community Action Website:
www.cheshireaction.org.uk/parish-plan-completed.php

Objectives for Over Peover

2.0 Green Belt

2.1 Objective

2.1.1 The countryside of Over Peover Parish is designated as Green Belt in the Macclesfield Borough Council Local Plan (2004). Within the Green Belt, no development will be permitted unless it is in accordance with Government Planning Guidance: Planning Policy Guidance 2 on Green Belts and Policy GC1 of the Macclesfield Borough Council Local Plan (2004).

2.1.2 Development on land within the Jodrell Bank Radio Telescope Consultation Zone, as defined on the Macclesfield Borough Council Local Plan (2004) Proposals Map, will not be permitted if it is deemed to impair the efficiency of the radio telescopes.

2.1.3 The major developed site of Radbroke Hall is located within the Green Belt of Over Peover Parish, planning permission will be granted for limited infilling or redevelopment proposals at the site provided they are in accordance with policy GC4 of the Macclesfield Borough Local Plan (2004) and Planning Policy Guidance 2: Green Belts (1995).

2.2 Reason

2.2.1 The Over Peover Parish Plan emphasises the importance of retaining the rural environment of the Parish, particularly the green fields and country lanes. This reflects the wishes of a majority of those responding to the survey which formed the basis of the Over Peover Parish Plan and consequent recommendations contained therein.

2.2.2 The radio telescopes at Jodrell Bank are of international importance. They must be able to receive radio emissions from space with a minimum of interference from electrical equipment.

2.3 Supplemented Local Plan Policies

2.3.1 *Policy GC1 states that within the green belt approval will not be given, except in very special circumstances, for the construction of new buildings unless it is for the following purposes:*

- 1. Agriculture and forestry (the provision of new dwellings will be subject to the principles contained in policy GC6)*
- 2. Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of including land in it*
- 3. Limited extension or alteration of existing dwellings, subject to policy GC12*
- 4. The replacement of existing dwellings, subject to policy GC11*

5. *Limited affordable housing for local community needs in accordance with policies H8-H10*
6. *Development within major developed sites which is in accordance with policy GC4.*

2.3.2 *Policy GC4 states that major developed sites in the green belt are identified on the proposals map. Planning permission will be granted for limited infilling or redevelopment proposals within these sites provided they are in accordance with policy GC3 and meet the following criteria;*

Infilling should:

- 1 *Have no greater impact on the purposes of including land in the green belt than the existing development*
- 2 *Not exceed the height of the existing buildings*
- 3 *Not lead to a major increase in the developed proportion of the site*

Redevelopment should:

- 1 *Have no greater impact than the existing development on the openness of the green belt and the purposes of including land in it, and where possible have less*
- 2 *Contribute to the achievement of the objectives for the use of land in green belts*
- 3 *Not exceed the height of existing buildings*
- 4 *Not occupy a larger area of the site than the existing buildings unless this would achieve a reduction in height which would benefit visual amenity*

Supplementary planning guidance will be prepared as appropriate to guide the consideration of proposals on the major developed sites in the green belt identified on the proposals map. Proposals for development on major developed sites should be accompanied by a travel plan.

2.3.3 *Policy GC14 states that within the Jodrell Bank Radio Telescopes Consultation Zone, as defined on the proposals map, no development will be permitted which would impair the efficiency of the radio telescopes.*

3.0 Community Open Spaces

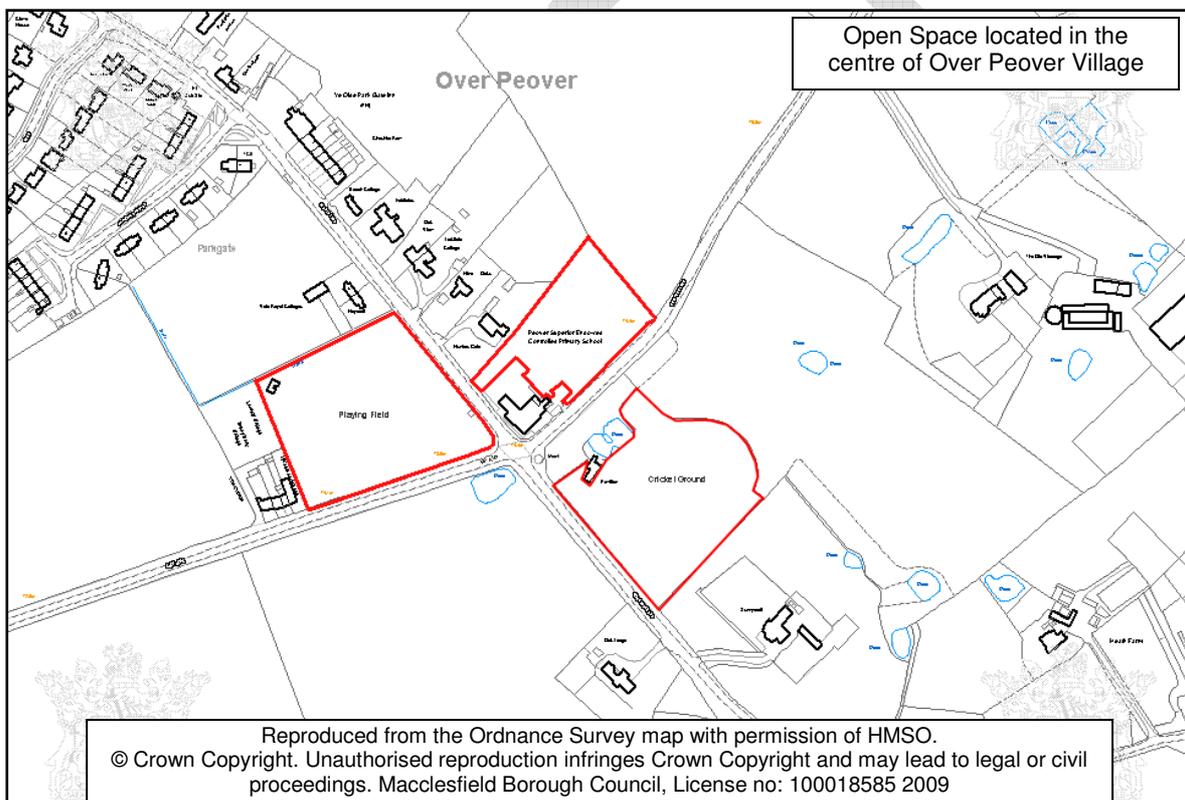
3.1 Objective

3.1.1 Areas of Open space located in the centre of Over Peover Village (as identified in the map below), will be protected from development and enhanced as appropriate.

3.1.2 An acceptable exception to this general principle might apply where any proposed development involves:

- The creation or enhancement of recreational facilities for community use,
- Redevelopment within a building footprint which does not harm the integrity of the open space
- Additional/replacement educational buildings provided that the integrity of the open spaces is not harmed.

3.1.3 However, all other planning policies remain relevant.



3.2 Reason

3.2.1 Through the Parish Plan residents identified the retention of existing open spaces that forms a focal point and hub of village activity as a core objective.

3.2.2 These open spaces include:

- The Village School and its playing field,
- The Cricket Club
- The Parish Field

3.3 Supplemented Local Plan Policies

- 3.3.1 *Policy RT1 states that areas of recreational land and open space as shown on the proposals map will be protected from development. Redevelopment of a building footprint which does not harm the integrity of the open space will normally be permitted. Open space uses will be enhanced as appropriate. Additional or replacement educational buildings may be permitted provided that the integrity of the open spaces is not harmed.*
- 3.3.2 *Policy RT2 states that incidental open spaces/amenity areas in residential areas will normally be protected from development and enhanced as appropriate.*

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4.0 Ensuring appropriate development in the Village

4.1 Objective

- 4.1.1 **The overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself, in accordance with policy DC1 of the Macclesfield Borough Council Local Plan (2004).**

4.2 Reason

- 4.2.1 To ensure that a high standard of design is achieved and that new development is compatible with the rural character and appearance of the Village.
- 4.2.2 This character is that of a linear settlement, mostly dating from the 20th Century, but with some earlier elements, which developed along Stocks Lane.
- 4.2.3 This is set in a parish that is of a fairly flat and mostly open, pastoral landscape, crossed by the A50, the main road north-south between Knutsford and Holmes Chapel.
- 4.2.4 This policy also reflects the wishes of residents of Over Peover as identified in the survey work performed as part of the Parish Plan.

4.3 Supplemented Local Plan Policies

- 4.3.1 *Policy DC1 states that the overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself.*
- 4.3.2 *Policy DC2 states that proposals to alter and extend buildings should meet the criteria in DC1. In addition, proposals should respect the existing architectural features of the building.*
- 4.3.3 *Policy BE1 states that the Borough Council will promote high standards of design. New development and changes in the built environment, particularly in the town and district centres, should achieve the following design principles:*
- 1. Reflect local character*
 - 2. Respect form, layout, siting, scale and design of surrounding buildings and their setting*
 - 3. Contribute to a rich environment and add to the vitality of the area*
 - 4. Be human in scale and not normally exceed 3 storeys in height*
 - 5. Use appropriate materials*
- 4.3.4 *Policy H2 states that new residential development should create an attractive, high quality living environment by:*
- 1. Creating places and spaces with the needs of people in mind*

2. *Creating an attractive place which has its own distinct identity but respects and enhances local character and connects well with the wider locality*
 3. *Creating safe designs and layouts*
 4. *Providing an appropriate mix of dwelling size, type and affordability which meet the changing composition of households and the needs of specific groups*
 5. *Giving priority to the needs of pedestrians rather than the movement and parking of vehicles*
 6. *Having regard to any immediate neighbouring buildings, streets and spaces*
 7. *Including sufficient open space and recreation provision*
 8. *Greening the residential environment by the retention and planting of trees, landscaping and other greening.*
- 4.3.5 *Policy H13 states that development which would adversely affect the character of a housing area or the amenities of the occupiers of adjoining or nearby houses will not normally be permitted.*

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5.0 Reusing vacant sites

5.1 Objective

5.1.1 When sites utilised for housing, retail or employment become vacant within Over Peover Parish, priority should usually be given to re-using them for the same use as previous.

5.1.2 Alternative forms of development should normally only be considered if the previous use is found to be unviable.

5.2 Reason

5.2.1 Vacant sites within the Village of Over Peover are both an important resource, due to limitations on the availability of land for development and a potential eyesore detracting from the aesthetic appeal of the area (although it must be noted that some brownfield sites can have a high environmental value).

5.2.2 The Parish Plan questionnaire results highlighted the resident's belief in the need to promote redundant and vacant sites while simultaneously respecting the established character of the Parish.

5.3 Supplemented Local Plan Policies

5.3.1 *Policy H1 states that previously developed sites (or buildings for reuse or conversion) should be developed before greenfield sites except where they perform so poorly in relation to the criteria listed in policy h5 as to preclude their use for housing before a particular greenfield site.*

5.3.2 *H11 the borough council will normally seek to retain existing housing and will:*
1. Encourage the refurbishment of unsatisfactory housing rather than clearance
2. And promote environmental improvements in older housing areas.

5.3.3 *Policy H13 states that development which would adversely affect the character of a housing area or the amenities of the occupiers of adjoining or nearby houses will not normally be permitted.*

5.3.4 *Policy E1 states that both existing and proposed employment areas will normally be retained for employment purposes. Planning permission for new development will normally be granted in accordance with policies E3-E5, on a scale appropriate to the size and character of the area. Large scale warehousing will not normally be permitted.*

5.3.5 *Policy S5 states that the change of use from class A1 to another use of either an individual shop or a shop in a small group of shops, will not normally be permitted where it would result in the loss of a shop which serves the day to day needs of local residents.*
As an exception, where an existing shop is within a residential area and the borough council is satisfied that the loss is justified, a conversion to residential use only will normally be permitted.

6.0 Housing

6.1 Objective

6.1.1 Additional housing provision within the Parish should aim to meet the requirements of Over Peover Parish as informed by evidence of need, particularly in relation to affordability. Simultaneously it must be ensured that development respects the scale, character and density of the local environment.

6.1.2 The need for affordable housing in rural areas must be supported by an up-to-date survey identifying the need for such provision within the local community. The Council's Rural Housing Enabler can give advice on the methodology for the survey which should normally be carried out either by, or in association with, the Parish Council.

6.2 Reason

6.2.1 Housing needs should be a key consideration for any housing scheme proposed, to ensure that appropriate housing is available to all. Key considerations during the identification of need include:

- The Borough has a population which is both increasing and ageing.
- Nationally the household structure is changing (reduction to the average size of family units and increased numbers of people living alone).
- The need for Affordable Housing commensurate with proven demand from within the Parish.

6.2.2 Affordable housing is identified in Planning Policy Statement 3 as social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision. However rural exception sites should only be used for affordable housing in perpetuity.

6.2.3 Occupancy restrictions for affordable housing (particularly in rural areas) will be agreed prior to development. This will incorporate considerations of eligibility and will introduce a cascade principle.

6.2.4 Considerations of eligibility are identified through the development of local connection criteria, as part of the Section 106 agreements for the development (agreed as part of granting planning permission).

6.2.5 A cascade principle is used in rural affordable housing scenarios to describe the order of preference for allocating housing by local connection (source: Homes and Communities Agency, 2010). This means that, if at the time of allocation, there are insufficient local applicants the remaining homes will be offered to applicants with a local connection to neighbouring parishes. The 'cascade' for a specific development will be detailed in the Section 106 agreement.

6.2.6 In existing homes in rural areas without a Section 106 agreement, where the community connection criteria are in place, the cascade system in the Cheshire Home Choice Policy will apply.

6.3 Supplemented Local Plan Policies

6.3.1 *Policy H1 states that previously developed sites (or buildings for reuse or conversion) should be developed before greenfield sites except where they perform so poorly in relation to the criteria listed in policy H5 as to preclude their use for housing before a particular greenfield site.*

6.3.2 *Policy H2 states that new residential development should create an attractive, high quality living environment by:*

- 1. Creating places and spaces with the needs of people in mind*
- 2. Creating an attractive place which has its own distinct identity but respects and enhances local character and connects well with the wider locality*
- 3. Creating safe designs and layouts*
- 4. Providing an appropriate mix of dwelling size, type and affordability which meet the changing composition of households and the needs of specific groups*
- 5. Giving priority to the needs of pedestrians rather than the movement and parking of vehicles*
- 6. Having regard to any immediate neighbouring buildings, streets and spaces*
- 7. Including sufficient open space and recreation provision*
- 8. Greening the residential environment by the retention and planting of trees, landscaping and other greening.*

6.3.3 *Policy H9 (1) states that on housing sites where an element of affordable housing is to be provided and the applicant is a registered social landlord planning permission will normally be granted subject to:*

- (I) A condition restricting the occupation of the houses to persons who meet the objectives of the registered social landlord*
- (II) Satisfying development control criteria.*

Policy H9 (2) states that where the applicant is not a registered social landlord planning permission may be granted for the whole scheme:

- (I) Providing the applicant enters into a legal agreement whereby:*
 - (A) 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*
 - (B) 75% of the general market housing on the site cannot be occupied until the affordable housing element has been built and allocated in accordance with the occupancy criteria.*
- (II) Subject to a condition restricting the occupation of the housing to:*

- (A) Firstly, a resident of the borough whose housing need would not genuinely be met otherwise*
- (B) Secondly, a person employed in the borough, or seeking work in the borough who cannot continue to work or take up an offer of employment because of a lack of affordable housing, and*
- (C) Thirdly, a person with local connections who because of special circumstances needs to live in the locality and is prevented from doing so because of a lack of affordable housing*

Policy H9 (3) Subject to satisfying development control criteria.

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7.0 Preserving the Historic Fabric

7.1 Objective

7.1.1 The Council will seek to preserve and enhance the historic fabric of the Parish. Development which would adversely affect the historic fabric will not normally be permitted.

7.2 Reason

7.2.1 Over Peover is an historic settlement that owes much of its development to the Peover Hall Estate, which influenced the physical development of the Parish as a result of the various elements of the hall itself and the infrastructure required to support it.

7.2.2 The legacy of this development is still evident in the real estate of the Parish, with the presence of several listed buildings and the ancient Parish Church containing the historic and well documented Mainwaring Chapels.

7.2.3 The key focus of historic interest in the Parish is Peover Park, site of Peover Hall, built for the Mainwaring family in 1585 and the 15th century Church of St Lawrence.

7.2.4 In addition there are other historic farmsteads dotted over the plain, as well as two early 20th century country houses, Radbroke Hall, a Palladian hall in miniature by Sir Percy Worthington, and Colshaw Hall, a brick composition in the Arts and Crafts style.

7.2.5 This built heritage is held in high regard by the local residents who feel that new development should respect and complement the existing.

7.3 Supplemented Local Plan Policies

7.1.1 *Policy BE1 states that the Borough Council will promote high standards of design. New development and changes in the built environment, particularly in the town and district centres, should achieve the following design principles:*

1. *Reflect local character*
2. *Respect form, layout, siting, scale and design of surrounding buildings and their setting*
3. *Contribute to a rich environment and add to the vitality of the area*
4. *Be human in scale and not normally exceed 3 storeys in height*
5. *Use appropriate materials*

7.1.2 *Policy BE2 states that the Borough Council will seek to preserve, enhance and interpret the historic fabric of the environment. Development which would adversely affect the historic fabric will not normally be permitted.*

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