

Southern Planning Committee

Agenda

Date:	Wednesday, 18th July, 2012
Time:	2.00 pm
Venue:	Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ

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

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

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

1. **Apologies for Absence**

To receive apologies for absence.

2. **Declarations of Interest**

To provide the opportunity for Members and Officers to declare any personal and/or prejudicial interests and/or any disclosable pecuniary interests and for Members to declare if they have pre-determined any item on the agenda.

3. **Minutes of Previous Meeting** (Pages 1 - 8)

To approve the minutes of the meeting held on 27 June 2012.

4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for Ward Councillors who are not Members of the Planning Committee.

Please contact Julie Zientek on 01270 686466

E-Mail: julie.zientek@cheshireeast.gov.uk with any apologies or requests for further information
Speakingatplanning@cheshireeast.gov.uk to arrange to speak at the meeting

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the Planning Committee and are not the Ward Member
- The Relevant Town/Parish Council
- Local Representative Groups/Civic Society
- Objectors
- Supporters
- Applicants

5. **12/0151C Leisure Sales, Holmes Chapel Road, Brereton CW11 1SD: Touring Caravan Site with 42 Pitches, Wardens Pitch and Single Storey Building Comprising Reception, Office, Toilets, Laundry and Washing-Up Area for Leisure Sales** (Pages 9 - 18)

To consider the above planning application.

6. **12/1798C 21, Shearbrook Lane, Goostrey CW4 8PR: First Floor Extension to Existing Property and Two Storey Side Extension for Mr J Cartwright** (Pages 19 - 26)

To consider the above planning application.

7. **12/2169N Pebble Brook Primary School, Balmoral Avenue, Crewe CW2 6PL: 1 No. Modular Classroom Unit With Associated Storer Room & WC's & Cloaks to Provide Additional Teaching Accommodation for Cheshire East Council** (Pages 27 - 32)

To consider the above planning application.

8. **12/2172C Wheelock County Primary School, Crewe Road, Sandbach, Cheshire CW11 3RT: 1 Modular Classroom Unit with Associated Store Room and wcs and Cloaks to Provide Additional Teaching Accommodation for Cheshire East Council** (Pages 33 - 36)

To consider the above planning application.

9. **12/2227M Egerton Primary School, Bexton Road, Knutsford, Cheshire WA16 0EE: New Mobile Classroom for Mrs Alison Hooper** (Pages 37 - 42)

To consider the above planning application.

THERE ARE NO PART 2 ITEMS

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 27th June, 2012 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor G Merry (Chairman)
Councillor M J Weatherill (Vice-Chairman)

Councillors D Bebbington, P Butterill, R Cartlidge, J Clowes, W S Davies,
D Marren, S McGrory and D Newton

OFFICERS PRESENT

Rachel Goddard (Senior Lawyer)
Ben Haywood (Principal Planning Officer)
David Malcolm (Southern Area Manager – Development Management)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors Rhoda Bailey, P Groves, A Kolker, M A Martin and A Thwaite

17 DECLARATIONS OF INTEREST

Councillor R Cartlidge declared that in calling-in application number 12/1730N he appeared to express an opinion and had therefore fettered his discretion. Councillor Cartlidge exercised his separate speaking rights as a Councillor and withdrew from the meeting during consideration of this item.

Councillor J Clowes declared that she had called in application number 12/1349N, but that the officer's report did not accurately reflect the wording which she had used on the call-in form. She had not expressed an opinion and had not fettered her discretion.

Councillor G Merry declared that she had previously expressed an opinion with respect to application number 12/0871C and had therefore fettered her discretion. Councillor Merry withdrew from the meeting during consideration of this item and the Vice-Chairman, Councillor J Weatherill, took the Chair.

Councillor S McGrory declared a personal interest in respect of application number 12/0804C on the grounds that he was a member of Middlewich Town Council, which had been consulted on the proposed development. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

18 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 6 June 2012 be approved as a correct record and signed by the Chairman.

19 12/0650N LAND SOUTH OF MEADOW RISE, HOLMSHAW LANE, HASLINGTON: A NEW SINGLE-STOREY DWELLING FOR MR & MRS J COUPLAND

Note: The Senior Lawyer advised Committee Members to disregard the contents of a document which had been circulated at the Southern Planning Committee meeting on 18 April 2012, and to base their decision on the contents of the officer's report, which included a letter from the applicant.

Note: Councillor R Hovey (on behalf of Haslington Parish Council), Mr I Hopkins (supporter) and Mr S Shreeve (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED – That, for the reasons set out in the report, the application be REFUSED for the following reasons:

1. The proposal is for a new dwelling in the open countryside, which is contrary to the requirements of Policy RES.5 of the Borough of Crewe and Nantwich Adopted Replacement Local Plan 2011 and the applicant has failed to demonstrate that there are very special circumstances that outweigh the requirements of this policy.
2. The proposal does not constitute the infilling of a small gap in an otherwise built up frontage, contrary to the requirements of Policy NE.2 of the Borough of Crewe and Nantwich Adopted Replacement Local Plan 2011.

20 12/0804C SILVER BIRCHES, CROXTON LANE, MIDDLEWICH, CHESHIRE CW10 9EZ: EXTENSION TO TIME LIMIT OF OUTLINE APPLICATION 08/1800/OUT FOR PROPOSED DEMOLITION OF AN EXISTING DWELLING AND FORMER NURSERY BUILDINGS AND THE ERECTION OF UP TO 12 NO. RESIDENTIAL UNITS WITH MEANS OF ACCESS FOR MR & MRS HOUGH

The Committee considered a report regarding the above planning application.

RESOLVED – That, for the reasons set out in the report, the application be APPROVED subject to:

(a) The completion of a Deed of Variation to the Section 106 Agreement, with delegated authority being granted to the Head of Development to consult Greenspaces with respect to the Public Open Space contribution

(b) the following conditions:

1. Standard outline (time)
2. Submission of reserved matters
3. Phase II Land contamination
4. Hours of construction
5. Hours of piling
6. No burning of materials on site
7. Tree and shrubbery retention
8. No excavations for services within fenced off area
9. Protected species
10. Nesting birds
11. Incorporation of features for breeding birds.
12. Incorporation of wildlife pond

(c) the following informatives:

1. S.278 Agreement with Cheshire County Council to mitigate Part 1 claims and secure junction design detail.
2. The applicant is advised that they have a duty to adhere to the regulations of Part IIA of the Environmental Protection Act 1990, the National Planning Policy Framework and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

**21 12/0871C 7, WITHINGTON CLOSE, SANDBACH CW11 1YU:
EXTENSION TO TIME LIMIT FOR IMPLEMENTATION OF PLANNING
APPLICATION 09/0905C - EXTENSION TO PROVIDE ENLARGED
KITCHEN, LOUNGE, BEDROOMS 1, 2, 3, & 4, NEW DINING ROOM
AND PORCH FOR MR PETER O'DONNELL**

Note: Having made a declaration, Councillor G Merry withdrew from the meeting during consideration of this item and the Vice-Chairman, Councillor J Weatherill, took the Chair.

Note: A statement from Councillor B Moran was read out by the Southern Area Manager – Development Management.

Note: Mr S Walton (objector) attended the meeting and addressed the Committee on this matter.

Note: Mrs D Darnes had registered her intention to address the Committee on this matter but did not speak.

The Committee considered a report regarding the above planning application.

RESOLVED – That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1. Standard Time
2. Approved Plans
3. Materials to match existing
4. Hours of construction 07:30 – 18:00 Mon to Fri, 08:30 – 13:00 Sat, no working Sun or Public holidays
5. Scheme for the protection of any trees to be retained

**22 12/1346N MAGPIE HOUSE, 57, EARLE STREET, CREWE CW1 2AS:
CHANGE OF USE FROM A2 OFFICE AND SUBDIVISION TO FORM 18
SELF CONTAINED BED-SITTING ROOMS FOR MR K VICKERS,
CRIMEWATCH SECURITIES**

Note: Councillor G Merry returned to the meeting prior to consideration of this item and took the Chair.

Note: A statement from Councillor C Thorley was read out by the Southern Area Manager – Development Management.

Note: Mrs L Fleet (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an oral update by the Southern Area Manager – Development Management.

The Southern Area Manager – Development Management reported that revised plans had been received, and that the application was for 18 units and 14 parking spaces.

RESOLVED – That the application be DEFERRED

- (a) for a Committee site inspection to enable Members to assess the impact of the proposed development
- (b) for further information in relation to car parking, the proposed financial contribution, bin storage and fire escapes.

23 12/1349N HUNTERSON FISHERIES, LAND OFF BIRCHALL MOSS LANE, HUNTERSON, NANTWICH, CHESHIRE CW5 7PH: PROPOSED FISHERMANS RETREAT BUILDING FOR MR F STRICKLAND

Note: Councillor C Brewin (on behalf of Doddington & District Parish Council) and Mr R Frodsham (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED – That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

In the opinion of the Local Planning Authority the development is not considered to be essential for the purposes of outdoor recreation and is therefore contrary to Policy NE.2 of the Borough of Crewe and Nantwich Replacement Local Plan 2011. Furthermore, the nature of its appearance and use of inappropriate materials will have an adverse impact on the character and appearance of the Open Countryside contrary to Policy BE.2 of the Crewe and Nantwich Replacement Local Plan 2011 and also guidance contained within the National Planning Policy Framework.

24 12/1456N LAND OFF BESWICK DRIVE, CREWE: A 5,550SQM STUDENT ACCOMMODATION FACILITY CONSISTING OF TWO ACCOMMODATION BLOCKS WITH ASSOCIATED CAR PARKING, ACCESS AND LANDSCAPING FOR DAVID SMYTHE, SWANSWAY GARAGES GROUP

Note: Prior to consideration of this application, the meeting was adjourned for ten minutes for a break.

The Committee considered a report regarding the above planning application, a written update and an oral update by the Southern Area Manager – Development Management.

RESOLVED – That, for the reasons set out in the report, the application be REFUSED for the following reasons:

1. The proposed development relates to the provision of 204 one bed apartments for student accommodation with the provision of 33 off street parking spaces. This level of parking provision is less than half of the maximum standard identified at Appendix 8.1 of the Local Plan and the area suffers from displaced parking from the existing student accommodation. The lack of off-street car parking on the site would further increase displaced car parking and would be detrimental to highway safety and the character and appearance of the area. As a result the proposed development would not be sustainable development and would be contrary to Policy BE.2 (Design Standards) and TRAN.9 (Car Parking

Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the NPPF.

2. The application site is located within flood zones 2 and 3 as identified by the Environment Agency. The submitted FRA does not comply with the requirements set out in paragraph 9 of the Technical Guide to the NPPF and does not provide a suitable basis for an assessment to be made of flood risks arising from the development. Furthermore the FRA relies on data from 2008 and is not considered to be up-to-date. In the absence of this information, to allow this development would be contrary to the NPPF, the Technical Guide to the NPPF and Policy NE.20 (Flood Prevention) of the Borough of Crewe and Nantwich Replacement Local Plan 2011
3. The proposed development would be located in close proximity to an Oak Tree which is protected by a Tree Preservation Order. The submitted arboricultural report suggests that this tree should be reduced by 25% to prevent damage to the tree from the development. The extent of tree reduction to accommodate the proposed development is not considered to be appropriate management in order to retain this tree. Furthermore the tree would be surrounded by hard standing and a retaining wall within the root protection area and together with the buildings to either side the development will have a detrimental impact upon the long term health and well being of the tree. The development would be contrary to Policy NE.5 (Nature Conservation and Habitats) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the NPPF.

25 12/1730N MUNICIPAL BUILDINGS, EARLE STREET, CREWE, CHESHIRE CW1 2BJ: TO PROVIDE ACCESS TO THE PRINCIPAL ELEVATION OF THE MUNICIPAL BUILDING BY RE-GRADING THE EXTERNAL PATH AND INTEGRATING A SESAME ACCESS LIFT TO THE INTERNAL FLIGHT OF STEPS. REFURBISHMENT AND MINOR ALTERATIONS TO THE FRONT RANGE OF GROUND FLOOR SUITE OF ROOMS TO INCORPORATE THE REGISTRATIONS DEPARTMENT. THE INTERNAL REFURBISHMENT WORK INCLUDES REDECORATION TO ALL THE FRONT RANGE OF GROUND FLOOR ROOMS AND RECONFIGURATION TO ALLOW ACCESS TO THE SUITE OF ROOMS TO BE DESIGNATED AS THE REGISTRATIONS DEPARTMENT FOR NICK COOK, CHESHIRE EAST COUNCIL

Note: Having exercised his separate speaking rights as a Councillor, Councillor R Cartlidge withdrew from the meeting during consideration of this item.

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

The Committee considered a report regarding the above planning application and a written update.

RESOLVED – That, for the reasons set out in the report, the application be referred to the Secretary of State with a recommendation of approval subject to the following conditions:

1. Standard (Listed Building).
2. Schedule of works,
3. All Materials to be used to be submitted to approved in writing,
4. All Painting to be same as existing,
5. All carpeting to be unpatterned and the same colour as existing,
6. All doors to match existing,
7. All fire places to be retained,
8. Full illustrative details of all call buttons and signs to be submitted for written approval,
9. Risers and treads to internal Sesame lift steps to be surfaced in materials to match the existing stairs
10. All studs to match others within building in colour and size and to be recessed within the steps.
11. Details of the proposed railings/balustrades to be submitted to and approved in writing
12. Ramp to be constructed in surfacing material to match the existing pathway
13. Schedule of approved plans

26 12/1780N ROSE HALL, DAIRY LANE, ASTON JUXTA MONDRUM, NANTWICH CW5 6DS: TWO STOREY EXTENSION TO FORM RESIDENTIAL ANNEX FOR MRS A MCALPINE

Note: Mr G Kaufman (objector) and Mr M Greenwood (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED – That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1. Standard Time
2. Materials to match existing dwelling
3. Obscure glazed window to first floor north elevation
4. Annex to remain ancillary to main dwelling for use of family members, friends or staff only and not used a holiday let, separate dwelling or for a business use
5. Approved plans
6. No permitted development rights

27 12/1798C 21, SHEARBROOK LANE, GOOSTREY CW4 8PR: FIRST FLOOR EXTENSION TO EXISTING PROPERTY AND TWO STOREY SIDE EXTENSION FOR MR J CARTWRIGHT

Note: Councillor D Marren left the meeting prior to consideration of this application.

Note: Mr C Caulkin and Mr P Cross (objectors) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be DEFERRED for a Committee site inspection to enable Members to assess the impact of the proposed development.

28 PROPOSED DEED OF VARIATION TO THE SECTION 106 AGREEMENT IN RESPECT OF APPLICATION 09/4240C (MARSH FARM, NEWCASTLE ROAD, CONGLETON)

The Committee considered a report regarding a proposed Deed of Variation to the Section 106 Agreement in respect of application 09/4240C to allow for plots 36 and 37 to become shared equity tenure, plot 44 social rented and plot 35 to be released for open market sale.

RESOLVED – That the application be DEFERRED to allow officers to undertake further discussions with the developers and the Registered Social Landlord.

The meeting commenced at 2.00 pm and concluded at 5.45 pm

Councillor G Merry (Chairman)

Application No: 12/0151C

Location: Leisure Sales, HOLMES CHAPEL ROAD, BRERETON, CW11 1SD

Proposal: Touring Caravan Site with 42 Pitches, Wardens Pitch and Single Storey Building Comprising Reception, Office, Toilets, Laundry and Washing-Up Area

Applicant: Leisure Sales

Expiry Date: 20-Jun-2012

SUMMARY RECOMMENDATION: Approve subject to conditions.

MAIN ISSUES:

Principle of the Development
Design
Amenity

REASON FOR REFERRAL

The application is before Southern Planning Committee as it is classed as a small scale major development.

DESCRIPTION AND SITE CONTEXT

This application site comprises a field, which is occasionally used for touring caravan rallies. It is situated on the western side of Holmes Chapel Road, Brereton and is designated as being within the Open Countryside in the adopted Local Plan. Public footpath (Brereton FP 17) crosses the site along its eastern boundary.

DETAILS OF PROPOSAL

The proposal seeks full planning permission for the creation of a touring caravan site comprising 43 pitches, including a warden's pitch and a single storey building to provide a reception, office, toilets, laundry and washing up area. The site would use the existing access road that serves the Leisure Sales caravan sales business.

RELEVANT HISTORY

1974 (5/4/8219) Refusal for tourist caravan site. Appeal dismissed

1977 (3771/3) Refusal for tourist caravan site. Appeal dismissed

1984	(14458/1)	Refusal for caravan sales building. Appeal dismissed
1984	(14459/1)	Refusal for external caravan sales display area. Appeal dismissed.
1985	(16521/3)	Refusal of caravan site.
1985	(17100/3)	Approval for storage and repair of caravans subject to legal agreement.
1990	(21014/3)	Approval for caravan sales building and external display area. Subject to legal agreement
1990	(22424/3)	Sales building – withdrawn
1990	(22599/3)	Approval for sales building and toilet block
2000	(31590/3)	Proposal to extend sales building and enlarge external display area.
2000	(32155/3)	Approval for extension to existing retails sales building
2004	(04/0421/FUL)	Demolition of existing workshops & rebuild workshops – Withdrawn
2005	(05/0295/FUL)	Approval for demolition of existing workshops & rebuild workshops

POLICIES

National Guidance

National Planning Policy Framework (March 2012)

Regional Spatial Strategy

DP1 Spatial Principles

DP7 Promote Environmental Quality

RDF1 Spatial Priorities

RDF2 Rural Areas

Congleton Local Plan 2005

The site is not allocated in the Local Plan but the following policies apply:

PS8 Open Countryside

GR1 New Development

GR2 Design

GR4 Landscaping

GR6 Amenity and Health

GR9 Accessibility, Servicing and Parking Provision

NR1 Trees and Woodlands

E5 Employment Development in Open Countryside

E16 Tourist and Visitor Development

E18 Camping and Caravan Sites

SPD14 Trees and Development

Other Material Considerations

National Planning Policy Framework

*“At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision taking.*

*For **decision taking** this means:*

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in this Framework taken as a whole;*
 - or
 - *specific policies in this framework indicate development should be restricted*

CONSIDERATIONS (External to Planning)

Environmental Protection:

Environmental Protection have received the questionnaire to address issues relating to the potential for land contamination and state that this is low. It is recommended that the applicant has a duty to adhere to the regulations of Part II5A of the Environmental Protection Act 1990. In addition it is recommended that details of lighting are secured by condition.

Highways:

The Strategic Highways Manager has no objections to this application.

United Utilities:

No objections.

Environment Agency:

No objections.

Public Rights of Way:

The PROW Unit expects that the Planning department will ensure that any planning conditions concerning the right of way are fully complied with. In addition, advisory notes should be added to the planning consent as follows:

"No change to the surface of the right of way can be approved without consultation with the PROW Unit. The developer should be aware of his/her obligations not to interfere with the public right of way either whilst development is in progress or once it has been completed; such interference may well constitute a criminal offence. In particular, the developer must ensure that:

- *there is no diminution in the width of the right of way available for use by members of the public*
- *no building materials are stored on the right of way*

- *no damage or substantial alteration, either temporary or permanent, is caused to the surface of the right of way*
- *vehicle movements are arranged so as not to unreasonably interfere with the public's use of the way*
- *no additional barriers (e.g. gates) are placed across the right of way, of either a temporary or permanent nature*
- *no wildlife fencing or other ecological protection features associated with wildlife mitigation measures are placed across the right of way or allowed to interfere with the right of way*
- *the safety of members of the public using the right of way is ensured at all times"*

VIEWS OF TOWN COUNCIL

Brereton Parish Council unanimously objects to the above Planning Application on the following grounds:

Planning background

Previous applications for a touring caravan site in 1974, 1977, and 1985 were all refused.

Resident Concerns

Erosion of Rural Environment

- The application site is in Open Countryside.
- Development with permanent building structures (Office/Toilets/Washroom etc) is not consistent with current CEC Rural Exceptions planning policies.
- Permanent living accommodation (albeit in caravan) of a warden managing the site.
- The site has already been extended significantly in recent years by Leisure Sales with modern high-level sales buildings and service buildings, that have imposed visual intrusion of the site with security lighting and alarms.
- Despite the tree screening to the application site, residents in Back Lane will remain very exposed to the site with respect to noise, light and security.
- Significant increase in volume of visitors to the site at all times of day and night.
- Night time traffic will result in additional noise and intrusion from car headlights.
- Increased noise levels, especially in evenings and at night. Evidence of this is based upon experience of residents when Leisure Sales allow caravan rallies on neighbouring fields to the application site. Evidence is that loud music, PA system, and partying late into the night causes nuisance and disruption.
- The above point will be significantly exacerbated with both regular caravan rallies as well as a permanent touring site.
- Although a touring site is proposed, there is great concern of the danger of touring visitors extending their stay to become permanent, or for the site to extended to static caravans. In either case, this may establish precedence for future residential developments on the application site.

Traffic

- Access to/from main Leisure Sales site from A5022. Increased traffic volumes supporting 42 touring pitches is likely to result in increased risk to accident. The access point is onto a single carriageway road. The A5022 is often congested as a result of the M6 overflow and the regular closures of the M6 due to accidents. The A5022 is used as a relief road in such cases.

- The site has the same postcode as Dukes Oak. Dukes Oak already experience nuisance as visitors to Leisure Sales attempt to use the access lane to Dukes Oak, as a result of satellite navigation aids incorrectly directing visitors.

Footpath 18

- Access to footpath #18 will be significantly reduced on the application site given the close proximity to the rear of the proposed pitches.
- The footpath is already not well maintained by the landowner, resulting in users having to walk well into the proposed application site to circumvent the mud and water.
- There does not appear to be any temporary closure notices for the footpath as groundworks appear to be under way where the footpath is marked.
- *Local Businesses*
- It is difficult to understand the proposed benefits to other Brereton business will be as noted by Leisure Sales in the Design & Access Statement, to offset the probable increased nuisance factors of such a facility in Brereton.
- *General Concerns*
- In recent years the neighbouring field to the application site has been used for caravan rallies. Residents in nearby proximity have experienced dog fouling on their properties, excess litter, and in some cases vandalism.
- The proposed application does not make provision for any play or recreation facility for children of visitors on the site.

Summary

Initially there was a thought of supporting local businesses, including Leisure Sales, as way developing a sustainable community but the Parish Councillors have discussed the application with impacted residents, reviewing many of the previous planning applications by Leisure Sales for the development of the site, and seeing how large the overall site has now grown for the Sales and Service business, we are now of a view to object to this application, as I do not see, on balance, the benefits that will be derived by the wider community, whilst impacted residents are likely to experience a corresponding loss of amenity.

OTHER REPRESENTATIONS

Five representations been received relating to this application, four against the proposed development and one in favour. Those against express the following concerns:

- Highway Safety
- The site is not within the settlement zone line
- Unsuitable use for a rural area
- Noise and disturbance
- Impact on wildlife
- Impact on the public footpath
- Over development of the site
- Light Pollution
- Potential to encourage crime locally
- Previous refusals

The supporter of the application puts forward the view that the proposal would benefit local businesses, lead to increased employment opportunities and benefit local tourist attractions.

OFFICER APPRAISAL

Principle of Development

Policy PS8 states that, inter alia development will be permitted if it is for: *'Facilities for outdoor sport, recreation and tourism, cemeteries and for other uses of land which preserve the openness of the countryside and maintain or enhance its local character.'*

Policy E18 relates directly to caravan sites and has several provisos. These include:

- The site being capable of accommodating the use
- Being situated close to major routes through the borough
- Being of an appropriate scale, not detracting from the landscape
- Well screened
- Not have an adverse impact on the amenities of the area
- Buildings blend into the landscape
- Can be connected to existing services
- Not materially detrimental to landscape, wildlife or archaeology
- Does not involve the permanent loss of Grade 1, 2 or 3A agricultural land
- Permanent stationing of caravans is prohibited

The NPPF (paragraph28) states that a strong rural economy should be promoted and *'support sustainable rural tourism and leisure development in that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural centres.'*

Having regard to this proposal, the site could accommodate the use and is situated close to the A50, A534 and the M6, Junction 17. It is considered to be of an appropriate scale and is well screened. Apart from the access road, the boundary of the camp area is in excess of 200m from the residential properties in Brereton and separated from Dukes Oak Farm by the existing sales and servicing business. The building proposed would be single storey and of timber construction that would blend into the landscape and officers are satisfied there would be no significant adverse impact on landscape, wildlife or archaeology. The land is classed as Grade 3 agricultural land, therefore not precluded from this form of development.

It is therefore considered that the proposal is in compliance with Policies PS8, E18 and the NPPF and is acceptable in principle.

Design & Scale

The layout of the site is quite dense, but is well screened and would be a less intensive use of the land than the sales and servicing site on the adjacent site.

The proposed building would be single storey, sited at the entrance, adjacent to the existing access road and would be constructed of green Oak timber boarding and western red Cedar shingles. These are considered to be materials that would blend in well with the landscape

and the building itself, with a ridge height of just in excess of 3.5m is considered to be acceptable.

The proposal is therefore considered to be acceptable in design terms and in compliance with Policy GR2 of the adopted local plan.

Amenity

Policy GR6 requires that proposals should not result in loss of privacy, sunlight/daylight, visual intrusion, environmental disturbance or pollution or traffic generation, access and parking.

The main issues with regard to this proposal would be environmental disturbance and traffic generation. Given that the pitches for the caravans would be in excess of 200m away from the dwellings in Brereton on the opposite side of the A50, it is not considered that there would be significant adverse impact to their residential amenity. The nearby dwelling at Dukes Oak Farm have the Leisure Sales site between them and the proposed site, therefore it is considered that there would be no significant adverse impact on them.

Objectors have expressed concerns over loud music and barking dogs, however given that Environmental Protection have not submitted objections to the proposal, and the distance that the site is away from Brereton, a refusal on these grounds would be difficult to sustain. In addition, this is an issue that would be dealt with under different legislation.

Some local residents have expressed concerns about the potential for increased crime in Brereton arising from the proposed development. This perception would be difficult to uphold as a reason for refusal as there caravanners come from a wide variety of walks of life and could not be categorised as more likely to commit crime whilst visiting the site.

The proposal is therefore considered to be in compliance with Policy GR6 of the adopted local plan.

Highways

The Strategic Highways Manager has no objections to the proposal. Given that the site would use the existing access to the Leisure Sales site, which is considered to be suitable for these types of vehicles; it is considered to be acceptable. It is not considered that the increase in the number of vehicles using the access and the local roads would increase by such a level as to significantly adversely impact on highway safety.

It is therefore considered that the proposal is in compliance with Policy GR9 of the adopted local plan.

Landscape and Trees

The site is located in open countryside and is generally level with an earth bund approximately 1.3 metres in height, this bund around the north, west and eastern boundaries was previously in situ but at a lower level. The field is currently laid to grass which appears to have been maintained by mowing.

There are hedgerows with deciduous trees to the north and west boundaries, a line of trees to the east and a line of trees (mainly conifers) to the south adjacent to the existing access road.

Whilst there are gaps in the site boundary vegetation, the site is reasonably well screened from more distant views by well established hedgerows bounding the A50 Newcastle Road and the A5022 Holmes Chapel Road. It may be possible to obtain views from the first floor of properties on Newcastle Road.

As currently proposed the development would directly result in the loss of a number of trees in the vicinity of the access, and others in the vicinity of the overflow grass car park. It is considered that such losses could be tolerated without significant harm to wider amenity.

The proposed late arrivals parking area is within the root protection area of a prominent and mature Oak tree, which is considered to put this tree at risk. As such an amended plan has been sought to move this to a more suitable location for this element of the site. If this is not forthcoming before Committee considers the application a condition should be imposed specifically excluding this element of the proposal.

In order to ensure that the site remains adequately screened it is recommended that a landscaping condition is imposed, to include infilling any gaps in the existing hedgerows and additional planting within the site.

In addition to this conditions should be imposed to require the submission of tree protection measures and the use of no dig construction of surfacing areas in tree root protection zones.

Other Matters

The objectors have cited the previous refusals and appeal decisions relating to this site. It must be noted however that these were made under a previous local plan and before the Leisure Sales business was established to the extent to which it is now.

As discussed above, it is considered that the proposal meets the requirements of the policies of the current Congleton Borough Local Plan and the NPPF.

CONCLUSIONS AND REASONS FOR THE DECISION

The proposal is of an acceptable form that would not cause harm to the visual amenity of the surrounding area. The proposals impact upon neighbouring amenity, trees and highway safety would also be acceptable and as such the proposal complies with the relevant local and regional planning policies and national. The application is therefore recommended for approval accordingly.

RECOMMENDATION: Approve subject to the following conditions:

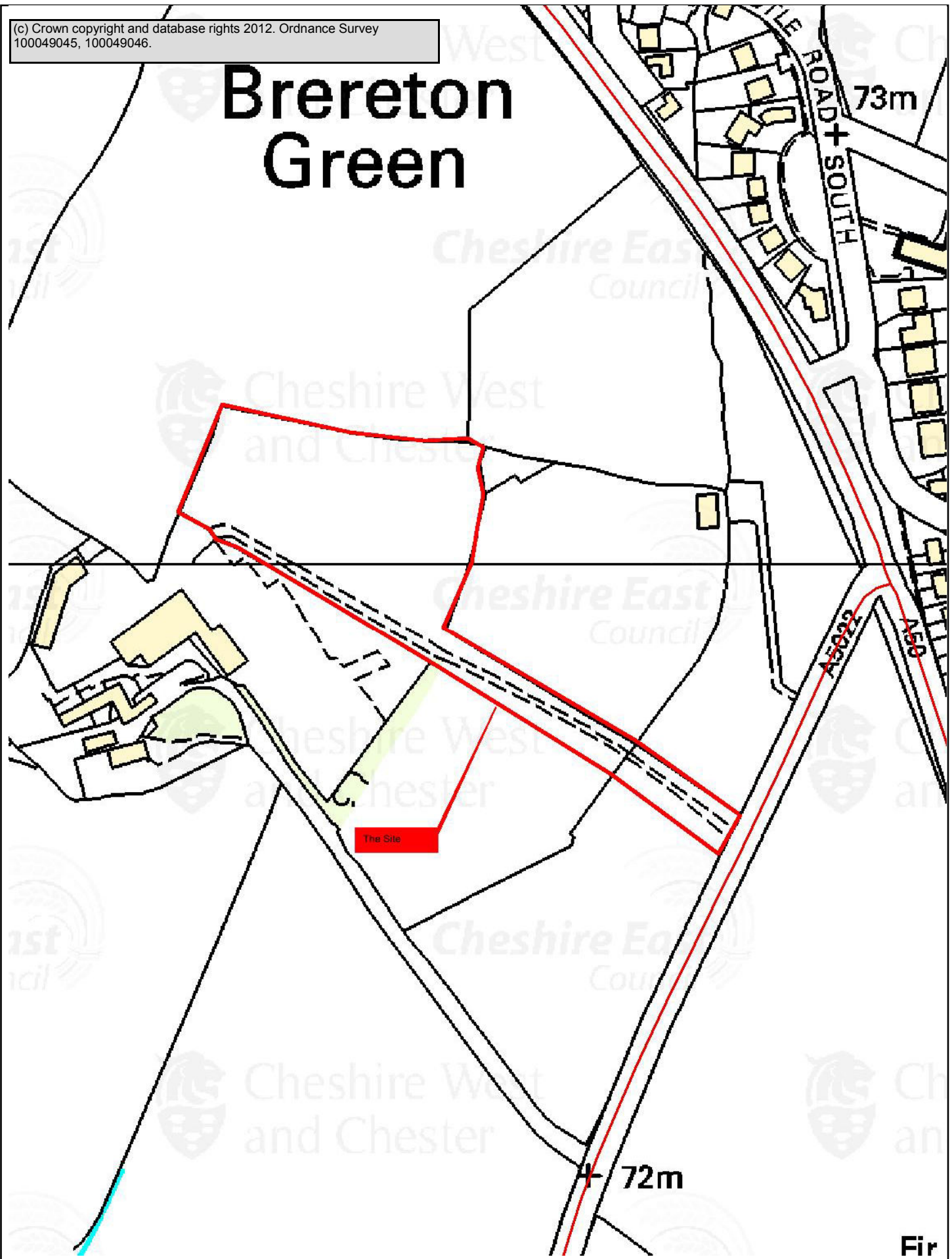
1. Standard time limit.
2. Compliance with the approved plans.
3. Submission, approval and implementation of details of external lighting.
4. Submission and implementation of a tree protection scheme.
5. Submission and implementation of construction method statement for hard surfacing showing no dig surfacing.
6. Submission of landscaping scheme including replacement tree planting.
7. Implementation of landscaping scheme
8. Materials to be as stated in the application.

9. Occupancy of the pitches to be restricted to recreational use and not to be used as the sole residence of any occupier.
10. Notwithstanding the details shown on plan number 571 Revision A, a revised siting for late arrivals parking area shall be submitted for approval.



(c) Crown copyright and database rights 2012. Ordnance Survey
100049045, 100049046.

Brereton Green



Application No: 12/1798C

Location: 21, SHEARBROOK LANE, GOOSTREY, CW4 8PR

Proposal: First Floor Extension to Existing Property and Two Storey Side Extension

Applicant: Mr J Cartwright

Expiry Date: 29-Jun-2012

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- Principle of Development;
- Policy;
- Design;
- Amenity; and
- Other Matters

REFERRAL

This application is to be dealt with under the Council's delegation scheme. However, Councillor Kolker has requested that it be referred to Committee for the following reason: –

I would, however, like to call in the above referenced planning application due to concerns highlighted by local residents that approval may cause them significant loss of amenity.

Members may recall that this application was discussed at a previous committee meeting (27th June 2012). However, it was deferred for a site visit in order to assess what impact the proposal may have on neighbouring amenity and the design of the proposal in relation to the streetscene.

DESCRIPTION OF SITE AND CONTEXT

The applicants property is a detached bungalow, which is set well back from Shearbrook Lane. The property is constructed out of facing brick under a concrete tile roof. Located at the side of the applicants house is an attached flat roof double garage. The applicants dwellinghouse is located within an extensive residential curtilage, which is rectangular in shape. The applicants dwellinghouse is flanked on either side by other large detached properties. The area is predominately residential in character and is located wholly within the village settlement boundary of Goostrey.

DETAILS OF PROPOSAL

This is a full application for a first floor extension to the existing property and a two storey side extension at 21 Shearbrook Lane, Goostrey.

RELEVANT HISTORY

No relevant site history

POLICIES

National Policy

The application should be determined in accordance with national guidance set out in:

National Planning Policy Framework

Local Policy

The principle issue surrounding the determination of this application is whether the development is in accordance with the following policies within the Borough of Congleton Local Plan First Review 2011:

GR1 New Development

GR2 Design

GR6 Amenity and Health

GR7 Amenity and Health

PS5 Villages in the Open Countryside and Inset in the Green Belt

CONSIDERATIONS (External to Planning)

1 letter has been received from Jodrell Bank stating that the University of Manchester has been conducting tests of various materials as part of the electromagnetic screening measures which, if they were to be incorporated in the design of the buildings would help to reduce electromagnetic interference from items such as computers, microwave ovens and general electrical products. The University of Manchester would like the incorporation of such materials made a requirement in this development, in which case it would not oppose this application.

VIEWS OF THE PARISH / TOWN COUNCIL

No objections

OTHER REPRESENTATIONS

Four letters of objection have been received regarding the proposed development. The salient points raised in the letters of objection are:

- The proposed dormer windows will overlook our property and the proposal will result in a loss of daylight;

- The present owner and occupier of the property has not been served with any formal notice;
- It is difficult to calculate the percentage increase in floor area and volume, but the proposal represents a substantial increase;
- There are a number of similar extensions within the locality, but the current proposal will significantly have a detrimental impact on my residential amenity;
- The proposal will be very close to the common boundary and will block the amount of daylight which I received. The proposal will have an overbearing and dominant impact on the windows (which serve habitable rooms) on the side of my property;
- A further consideration is that Goostrey village is currently short of smaller houses. Surely it would be better in the long term for 21 Shearbrook Lane to be kept as it is for this reason and the proposed purchaser seek an existing 2 story property elsewhere in the village. There are plenty of these currently up for sale in Goostrey without the need to re-build 21 Shearbrook Lane. Goostrey certainly needs affordable houses to attract both younger families and those older people who need to downsize in their later life without having to move away from the village; and
- Having seen the property, the proposed extension will cut out the majority of light to both downstairs rooms in 21 Shearbrook Lane. The kitchen and lounge windows will now look directly on to a blank brick wall which will dominate the existing outlook
- The proposal due to its size will impinge directly on our outlook;
- The size, scale and massing of the proposal is out of keeping with the streetscene and area;
- It is considered that there is no requirement to extend the existing property as there are a number of large properties within the locality, which are currently up for sale.

APPLICANT'S SUPPORTING INFORMATION

No supporting information included with the application

OFFICER APPRAISAL

Principle of Development

The principle issues surrounding the determination of this application are whether the development would adversely impact upon the residential amenity of neighbouring properties and would respect the pattern, character and form of the surroundings, in accordance with policies PS5 (Villages in the Open Countryside and Inset in the Green Belt), GR.1 (General Criteria), GR.2 (Design), GR.6 (Amenity and Health) of the adopted Borough of Congleton Local Plan.

The main thrust of Local Plan policies is to achieve a high standard of design, respect the pattern, character and form of the surrounding area, not adversely affect the street scene by reason of scale, height, proportions or materials used.

Development Control guidance advocated within the National Planning Policy Framework places a greater emphasis upon Local Planning Authorities to deliver good designs and not to accept proposals that fail to provide opportunities to improve the character and quality of an area. It specifically states '*Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and*

the way it functions'. (Para 64). It is the opinion of the case officer that this proposal does not detract from the character of the host property and will not have a detrimental impact on the appearance of the area and is in accordance with advice stated within NPPF.

Policy

The site lies within the village settlement zone line of Goostrey where there is a presumption in favour of development. There is no specific policy which governs the acceptability of extensions to dwellings within settlement zone lines and therefore the generic policies relating to issues such as design, amenity and highway safety will apply.

Design

The dwellinghouse is located on a residential estate comprising of other dormer bungalows which have been altered in numerous different ways. It is noted that the existing dwellinghouse is of no significant architectural merit and the proposed alterations would not significantly impact upon the dwellings character.

According to the submitted plans the applicant is proposing on increasing the ridge height of the existing bungalow. The proposed extension will measure approximately 2.5m high to the eaves (the eaves height will remain the same) and 6.7m high to the apex of the pitched roof (as measured from ground level). The proposed extension will form a pitched roof, which is in keeping with the existing property. The pitch of the roof will be altered, but is similar in style to other properties within the immediate locality and as such will not appear overly conspicuous. The applicant has submitted a streetscene plan which shows a gradual reduction in ridge heights of no's 19 down to 23 Shearbrook Lane. This helps to retain the rhythm of the properties within the streetscene. Attached to the side of the property facing no. 23 Shearbrook Lane is a chimney, which helps to give the property a vertical emphasis.

On the front elevation of the extension at first floor level will be a large window, which is centrally located and will incorporate a soldier course directly above it. On the rear elevation of the extension will be a smaller window. It is considered that the design and proportions of the proposed apertures are in keeping with the host property and will not appear as alien or obtrusive features.

In addition to the above, the applicant is proposing on demolishing the existing single storey garage and replace it with a two storey side extension. The proposed two storey extension will measure approximately 5.5m deep by 8.2m long and is 2.5m high to the eaves and 6.7m high to the ridge of the pitched roof. The case officer notes that the ridge of the extension is the same height at the ridge of the host property (as extended). The proposed extension will be located perpendicular to the host property and will be constructed out of facing brick under a concrete tile roof to match the host property and this will be secured by condition, in the event that planning permission is approved. Located at the front of the proposed two storey side extension is a dual pitched porch.

Internally the extensions will comprise a garage, cloakroom and an enlarged sitting room at ground floor level. Whilst, the first floor accommodation will comprise 3no. bedrooms and one will incorporate an en-suite and a bathroom.

The proposed development will incorporate 2no. pitched roof dormer windows on the front elevation and two similar sized dormer windows on the side elevation facing no. 23 Shearbrook Lane. The proposed dormer windows will project out approximately 2.6m by 1.8m deep. The dormers are set down from the ridge and back from the eaves and are framed by roof tiles. It is considered given the design, proportion and location of the proposed dormer extensions will not have a detrimental impact on the character and appearance of the streetscene. Furthermore, it is noted that no. 23 Shearbrook Lane has similar dormer windows.

Overall, it is considered that there are a number of similar extensions within the locality and it is considered that the proposal will not form an alien or intrusive feature within the streetscene, which is contrary to advice advocated within policy GR.2 (Design) and the NPPF.

Amenity

Policy GR6 (Amenity and Health) states that development will be permitted provided that the proposal would not have an unduly detrimental effect on amenity due to loss of privacy, loss of sunlight and daylight, visual intrusion, environmental disturbance or pollution, traffic generation, access and parking.

The impact of the development upon the amenity of nearby residential properties is a key consideration with this application and the nearest properties which may be affected by the proposal are no's 19 and 23 Shearbrook Lane.

It is considered that the proposal will have a negligible effect on other properties in the area.

The proposed development will have no discernible impact on the residential amenities of the occupiers of no. 23 Shearbrook Lane. This property (no.23) is located to the east of the application site. There are several windows in the side elevation of this property facing the applicants dwellinghouse. Furthermore, a letter of objection from this property states that these windows serve habitable rooms. The objector is concerned that the proposal will result in over looking and reduce the daylight which they receive. The proposed dormer windows on the roof plane facing no. 23 Shearbrook Lane serve a bathroom and en-suite and both of these windows will be obscurely glazed, which will prevent any loss of privacy. Furthermore, the existing boundary treatment will help to mitigate any overlooking from the ground floor apertures. The two properties are separated by a distance of approximately 5m. Overall, it is considered the location, orientation and separation distances will all help to mitigate any negative externalities and as such the proposal complies with policy GR.6 (Amenity and Health).

It is considered that the proposal will have a negligible impact on residential amenities of the occupiers of No. 19 Shearbrook Lane. It is noted that this property also has several habitable room windows in the side elevation of their property facing the applicants dwellinghouse. This property no. 19 is located to the west of the applicants dwellinghouse. It is considered given the location, orientation and juxtaposition of the properties will help to alleviate any problems any associated with the proposed development.

Other Matters

One of the objectors states that the current occupier/owner of the property does not know anything about the proposed development. Whilst the concerns of the objector are noted, the applicant has signed Certificate A which states that they do own the property. In any event issues to do with land ownership are not material planning reasons for refusing the application.

Another concern of the objectors that there are very few small properties within Goostrey and this property should be left as it is so that it will appeal to young families or elderly people wishing to down size. Whilst the concerns of the objector are noted, the proposal complies with local plan policy and there is insufficient justification to warrant a refusal and sustain it at any subsequent appeal.

CONCLUSIONS AND REASON(S) FOR THE DECISION

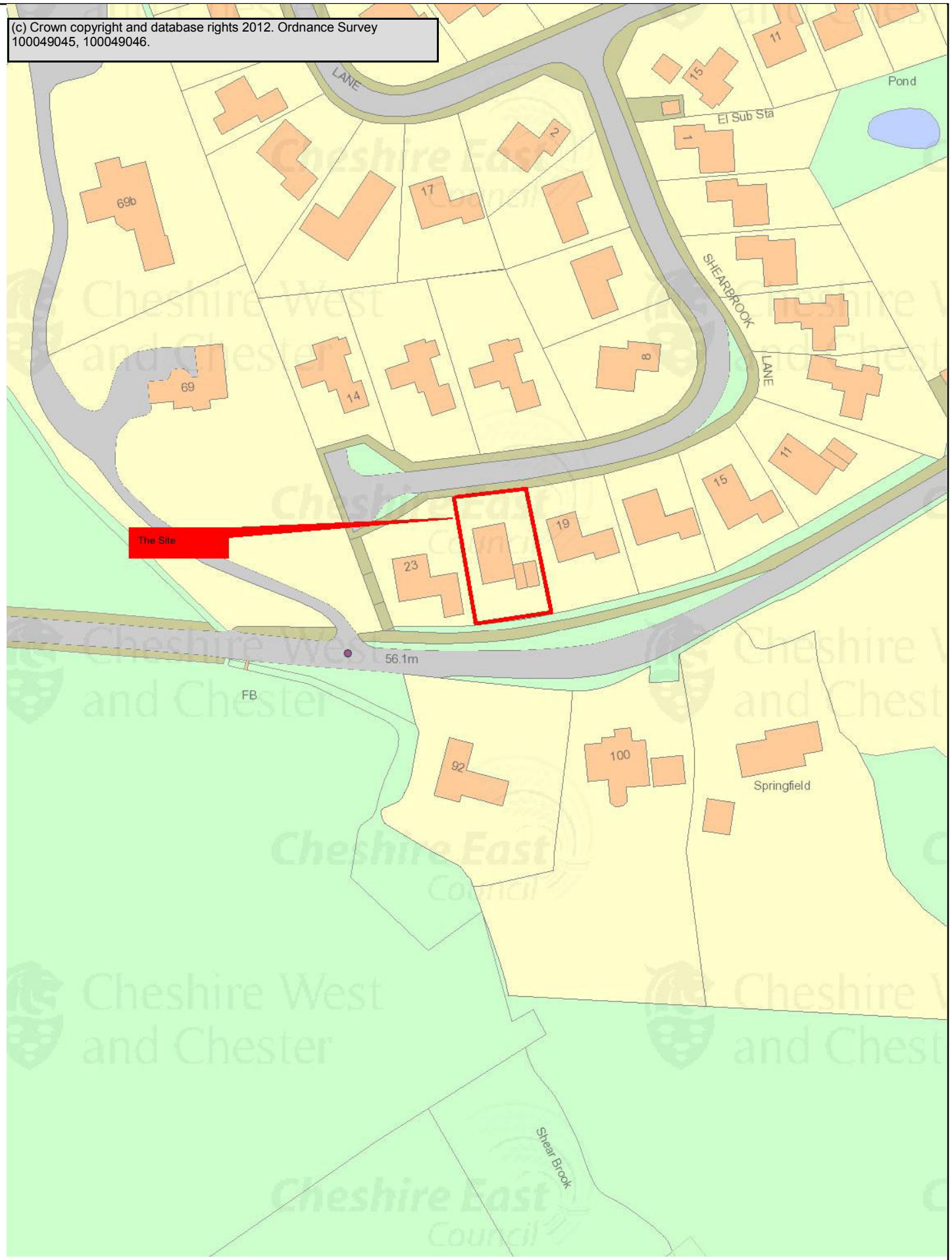
The proposed development respects the size and character of the existing dwelling and the surrounding area and will not have a significant impact upon neighbouring amenity. The proposed development is of a suitable design appropriate to the purpose it will serve in keeping with Policy GR2 (Design). The proposal therefore complies with Policies GR1 (General Criteria), GR2 (Design), GR6 (Amenity and Health) and PS5 (Villages in the Open Countryside and Inset in the Green Belt) of the adopted Congleton Borough Local Plan First Review 2005.

Approve subject to conditions

- 1. Standard Time Limit**
- 2. Plan References**
- 3. Materials to be submitted and agreed in writing**



(c) Crown copyright and database rights 2012. Ordnance Survey
100049045, 100049046.



This page is intentionally left blank

Application No: 12/2169N

Location: PEBBLE BROOK PRIMARY SCHOOL, BALMORAL AVENUE, CREWE, CW2 6PL

Proposal: 1 No. Modular Classroom Unit With Associated Storer Room & WC's & Cloaks to Provide Additional Teaching Accommodation

Applicant: Cheshire East Council

Expiry Date: 06-Aug-2012

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

Principle
Playing Field
Design
Amenity

REASON FOR REFERRAL

The application has been referred to the Southern Planning Committee as the school is owned by Cheshire East Council which also the determining Authority.

DESCRIPTION OF SITE AND CONTEXT

The application relates to Pebble Brook Primary School which is situated within a predominantly residential area within the Crewe Settlement Boundary, as defined by the Borough of Crewe and Nantwich Replacement Local Plan 2011.

DETAILS OF PROPOSAL

The application seeks planning permission for a temporary mobile classroom. This would be sited to the rear of the site on part of the existing playing field and adjacent to the hard-standing playground.

POLICIES**Regional Spatial Strategy (NW)**

Policy DP7 Promote Environmental Quality

Policy L1 Health, Sport, Recreation, Cultural and Educational Services Provision

Borough of Crewe and Nantwich Replacement Local Plan 2011

BE1 (Amenity)

BE2 (Design)

RT1 (Protection of Open Spaces with Recreational or Amenity Value)

Other Material Considerations

National Planning Policy Framework

Sport England's Playing Field Policy

CONSULTATIONS

Environmental Health:

No objection.

Sport England:

No objection subject to a condition requiring the playing field to be reinstated.

OTHER REPRESENTATIONS

No representations received at time of report preparation.

OFFICER APPRAISAL

Principle of Development

The application proposes to locate a mobile class room on the periphery of the existing school playing field which is protected under Local Plan policy RT1 (Protection of Open Spaces with Recreational or Amenity Value). Policy RT1 seeks to protect open spaces which have recreational or amenity value from development. An exception to this is where the proposed development affects only land incapable of forming part of a playing pitch and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area or any playing pitch, or the loss of any other sporting /ancillary facility on the site.

Paragraph 74 of the NPPF advises against the development of playing fields; however paragraph 72 also states that Local Planning Authority's should give great weight to the need to create, expand, or alter schools.

The proposed mobile unit would be sited to the periphery of the playing field and there would be no impact on existing playing pitches. Furthermore the proposal is temporary. In this regard it is considered that the principle of the development is accepted, subject to consideration of Local Plan policies BE1 (Amenity) and BE2 (Design); and Sport England's Playing Field Policy.

Sport England

Sport England seeks to protect all parts of playing fields from development and not just those which, for the time being, are laid out as pitches. There are however, a number of exceptions to this policy and subject to the playing field being restored after the proposed use ceases, Sport England have raised no objection. A condition would be attached to any permission to secure the reinstatement of the playing field.

Design

The application seeks temporary planning permission for a mobile classroom to the rear of the site. This would measure 12.2m by 6.8m, with a height of 3.5m. The mobile would be a typical portakabin style building of a relatively standardised design, however such features have become commonplace within school sites. The mobile would be sited to the rear of the school, and any views of the proposal would be seen in the context of the school site.

A temporary permission of 2 years would be acceptable, having regard to the temporary nature of mobile units and the need for the Local Planning Authority to retain control over such forms of development in the interest of the character and appearance of the locality. The proposal would comply with Local Plan policy BE2 (Design).

Amenity

The nearest residential properties to the proposal are over 87 metres in distance to the rear of the site. Given the existing use of the site and the small-scale nature of the development which is temporary, it is not considered that there would be any impacts over and above the existing site arrangements. Furthermore Environmental Health has no objection to the proposal.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The application proposes an acceptable form of development in design terms and there would be no adverse impacts on neighbouring residential amenity over and above the existing site arrangements. Although the proposal would occupy the periphery of the Playing field, this would be for a temporary period and its restoration would be secured by condition. The proposal would comply with the relevant policies of the Development Plan and is therefore recommended for approval accordingly.

RECOMMENDATION: Approve subject to following conditions

1. Development in accord with approved plans
2. Materials as application
3. Temporary Period of 2 years
4. Colour of Mobile to be agreed
5. Restoration of Playing Field

6. A01AP - Development in accord with approved plans
7. A06EX - Materials as application
8. Temporary Period of 2 years
9. Colour of Mobile to be agreed
10. Restoration of Playing Field



(c) Crown copyright and database rights 2012. Ordnance Survey 100049045, 100049046.



This map was published to pdf at a scale of 1:1250.0 and is intended for use only at this scale

This page is intentionally left blank

Application No: 12/2172C

Location: WHEELLOCK COUNTY PRIMARY SCHOOL, CREWE ROAD,
SANDBACH, CHESHIRE, CW11 3RT

Proposal: 1 Modular Classroom Unit with Associated Store Room and wcs and
Cloaks to Provide Additional Teaching Accommodation

Applicant: Cheshire East Council

Expiry Date: 06-Aug-2012

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

Principle – Protected Area of Open Space

Design

Amenity

REASON FOR REFERRAL

The application has been referred to the Southern Planning Committee as the school is owned by Cheshire East Council which also the determining Authority.

DESCRIPTION OF SITE AND CONTEXT

The application relates to Wheelock Primary School which is situated within a predominantly residential area within the Sandbach Settlement Boundary, as defined by the Congleton Borough Local Plan First Review 2005.

DETAILS OF PROPOSAL

The application seeks planning permission for a temporary mobile classroom. This would be sited to the front of the site on a grassed area, adjacent to the infant playground.

POLICIES**Regional Spatial Strategy (NW)**

Policy DP7 Promote Environmental Quality

Policy L1 Health, Sport, Recreation, Cultural and Educational Services Provision

Borough of Crewe and Nantwich Replacement Local Plan 2011

GR1 (New Development)
GR2 (Design)
GR6 (Amenity and Health)
RC2 Protected Areas of Open Space)

Other Material Considerations

National Planning Policy Framework

CONSULTATIONS

Environmental Health:

No comments received at time of report preparation.

OTHER REPRESENTATIONS

No representations received at time of report preparation.

OFFICER APPRAISAL

Principle of Development

As a school, the application site is designated as an area of protected open space under Local Plan policy RC2 (Protected Areas of Open Space). The policy however, does allow for development associated with the use of the site or extensions to existing buildings.

The proposed mobile would be sited on an area of amenity grassland / soft play area to the front of the site. The proposal would however be for a temporary period and as such there would be no permanent loss of open space. As such it is considered that the principle of development is accepted, provided that it accords with other Local Plan policies GR1 (New Development), GR2 (Design) and GR6 (Amenity and Health).

Design

The application seeks temporary planning permission for a mobile classroom to the front of the site which would be sited on an area of amenity grassland /soft play. This would measure 12.2m by 6.8m, with a height of 3.5m. The mobile would be a typical portakabin style building of a relatively standardised design, however such features have become commonplace within school sites. Nonetheless the proposal would be sited in a prominent position to the front of the site and as such there would be more of an impact on the streetscene. The site would be screened to a degree by existing trees and would be seen against the back drop of the existing school building.

A temporary permission of 2 years would however be acceptable given the need for the proposal and to ensure that the Local Planning Authority can retain control over such forms of

development in the interest of the character and appearance of the streetscene. Subject to the proposal being temporary, there would be no significant conflict with Local Plan policies GR1 (New Development) and GR2 (Design).

Amenity

The nearest residential property is number 1 Chartwell Park which is just over 30 metres in distance from the proposed siting of the mobile. The property is also separated from the site by Chartwell Park road itself, and given the existing use of the school site and the small-scale nature of the proposal, there would be no adverse impacts on the amenity of this property. It is not considered that there would be any adverse impacts on the residential amenity of other nearby properties along Crewe Road or Blenheim Park given their siting and distances away from the development.

Having regard to the above it is not considered that there would be any additional residential amenity impacts over and above the existing site arrangements. The proposal would accord with Local Plan policy GR6 (Amenity and Health).

CONCLUSIONS AND REASON(S) FOR THE DECISION

The application is for a temporary period and as such the design of the proposal is acceptable in this regard. There would be no adverse impacts on neighbouring residential amenity over and above the existing site arrangements. The proposal would comply with the relevant policies of the Development Plan and is therefore recommended for approval accordingly, subject to the following conditions:

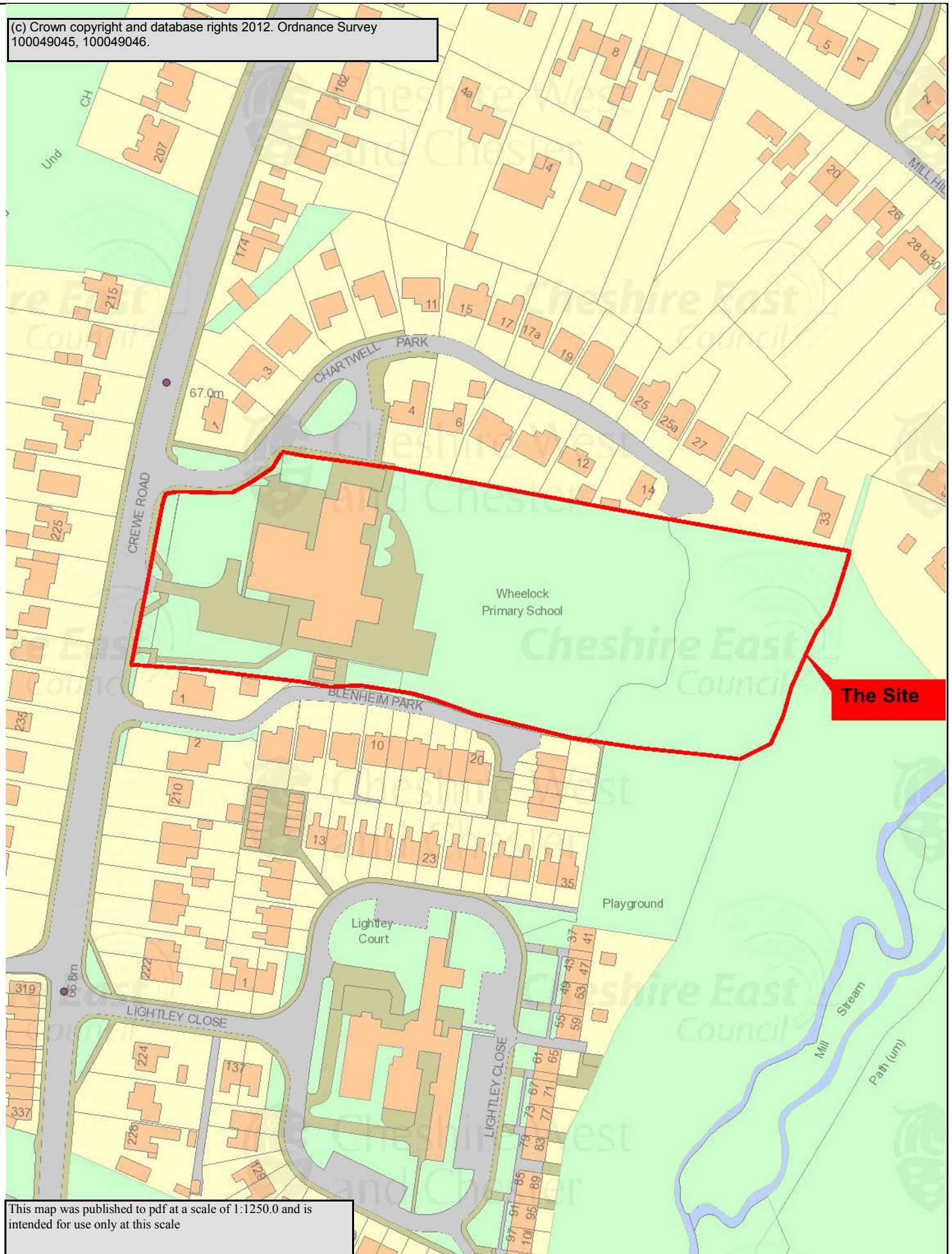
RECOMMENDATION: Approve subject to following conditions

1. Development in accord with approved plans
2. Materials as application
3. Temporary Period of 2 years
4. Colour of Mobile to be agreed
5. Restoration of Playing Field

6. A01AP - Development in accord with approved plans
7. A06EX - Materials as application
8. Temporary Period of 2 years
9. Colour to be agreed



(c) Crown copyright and database rights 2012. Ordnance Survey 100049045, 100049046.



This map was published to pdf at a scale of 1:1250.0 and is intended for use only at this scale

Application No: 12/2227M

Location: Egerton Primary School, BEXTON ROAD, KNUTSFORD, CHESHIRE, WA16 0EE

Proposal: New Mobile Classroom

Applicant: Mrs Alison Hooper

Expiry Date: 09-Aug-2012

SUMMARY RECOMMENDATION: Approve subject to condition

MAIN ISSUES

- Impact upon the public Open Space
- Impact on Heritage & Design

REASON FOR REPORT

The application has been referred to the Southern Planning Committee because the application relates to a school building owned by Cheshire East Council and the application is to be determined by Cheshire East Council.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises the grounds of Egerton Primary School which is located on Bexton Road in Knutsford. The site lies outside of the Conservation Area boundary and outside of the town centre boundary but is an area of designated open space.

DETAILS OF PROPOSAL

The proposals relate to the construction of a mobile classroom measuring 18.1m x 8.65m and reaching a height of 2.9m.

RELEVANT HISTORY

11/1739M Installation of freestanding pergola approved 16-Aug-2011
07/2344P single storey front extension to form new entrance. formation of new pedestrian access approved 02-Nov-2007

01/1775P single-storey library extension in courtyard approved 02-Oct-2001
99/0001P mobile classroom approved 04-Feb-1999
71647P mobile classroom approved 16-Sep-1992

POLICIES

Regional Planning Policy

As part of its stated commitment to protecting the environment the Government decided to carry out an environmental assessment of the revocation of the existing regional strategies, on a voluntary basis. It is the Government's clear policy intention to revoke existing regional strategies outside London, but this is subject to the outcome of environmental assessments and will not be undertaken until the Secretary of State and Parliament have had the opportunity to consider the findings of the assessments.

The regional strategy whose revocation is proposed is the *North West of England Plan Regional Spatial Strategy to 2021*, published in September 2008. The environmental report on the revocation of the North West of England Plan was undertaken on 20 January 2012. As the abolition of the RSS is imminent, the policies within the RSS are given limited weight. In any event, the policies are listed below:

North West of England Plan Regional Spatial Strategy to 2021

DP1 (Spatial principles applicable to development management)
DP7 (Criteria to promote environmental quality)

Local Plan Policy

The policies within the Macclesfield Local Plan 2004 have been 'saved' by the Secretary of State prior to the production of the Cheshire East Local Plan.

Para 215 of the NPPF indicates that relevant policies in existing plans will be given weight according to their degree of consistency with the NPPF.

Macclesfield Borough Local Plan – saved policies

BE1 (Design principles for new developments)
BE3 (Conservation areas)
DC1 (High quality design for new build)
DC2 (Design quality for extensions and alterations)
DC3 (Protection of the amenities of nearby residential properties)
RT1 (Protection of open spaces)

Other Material Considerations

National Planning Policy Framework
Open Space Summary Report

CONSULTATIONS

Archaeology – no mitigation required

United Utilities - no objections

Sport England – none received at time of writing report

Strategic Highways Manager – none received at time of writing report

Environmental Health - none received at time of writing report

OTHER REPRESENTATIONS

None at time of writing report

APPLICANT'S SUPPORTING INFORMATION

The following documents have been submitted to accompany the application:

Design and Access Statement

OFFICER APPRAISAL

Principle of Development

The proposals relate to the construction of a mobile classroom on an area of designated public open space.

The Framework indicates that decisions should guard against the unnecessary loss of valued facilities. Para 72 states that great weight should be given to the need to create, expand and alter schools.

That said, paras 73 and 74 suggest a presumption in favour of the protection of public open spaces however policies should be based on up to date assessments.

The Open Space Summary Report indicates that the majority of outdoor sports facilities are not available to members of the public. In this instance, the entire Egerton primary school site (including school buildings) is designated open space. However this is one such example of where the facilities are not open to the public. There is a playing field to the north of the school buildings and an area of hardstanding which is the school play ground to the south. The proposed mobile classroom is to be located to the north on the playing field.

Policy RT.1 states that open space will be protected from development however it then indicates that the replacement of educational buildings may be permitted provided that the integrity of the open space is not harmed.

The key issue is therefore the impact of the mobile classroom on the integrity of the open space.

Whilst the mobile classroom would be a solid structure, it is located on an area inaccessible to the public. Given that the building has a floor area of 156.6 sq. m and the play area measures 7777 sq. m (approx) this would not be a significant reduction in the space available to play.

Given the very positive benefits in terms of ensuring a sufficient choice of school places and given that there would be a limited adverse impact on public open space, it is considered that the principle of development is acceptable.

Heritage & Design

The site has been deliberately excluded from the Conservation Area boundary, however, it does nonetheless, bound the Knutsford Town Centre Conservation Area boundary.

The existing school building is utilitarian in appearance following function rather than form. It is a predominantly brick structure with panels comprising glazing and carbon fibre. The building has a flat roof. The proposed structure is similar in character, it would also have a flat roof and have a horizontal emphasis which reflects the character of the main building. A combination of the diminutive proportions of the new classroom and its simple and utilitarian design which reflects the form of the existing school building ensures that this new mobile classroom respects the character and appearance of the existing building and the use of the site as a school. In so doing, the proposals accord with policies DC1, DC2 and BE1.

Other Matters

The proposals do not raise any concerns for highway safety.

Turning to neighbouring amenity, the main area of concern is disturbance created during the construction period; however this can be mitigated via the imposition of a condition.

Whilst there are protected trees on the site, these are located adjacent to the playing field to the north of the school buildings and would thus be unaffected by the proposals.

CONCLUSIONS AND REASON(S) FOR THE DECISION

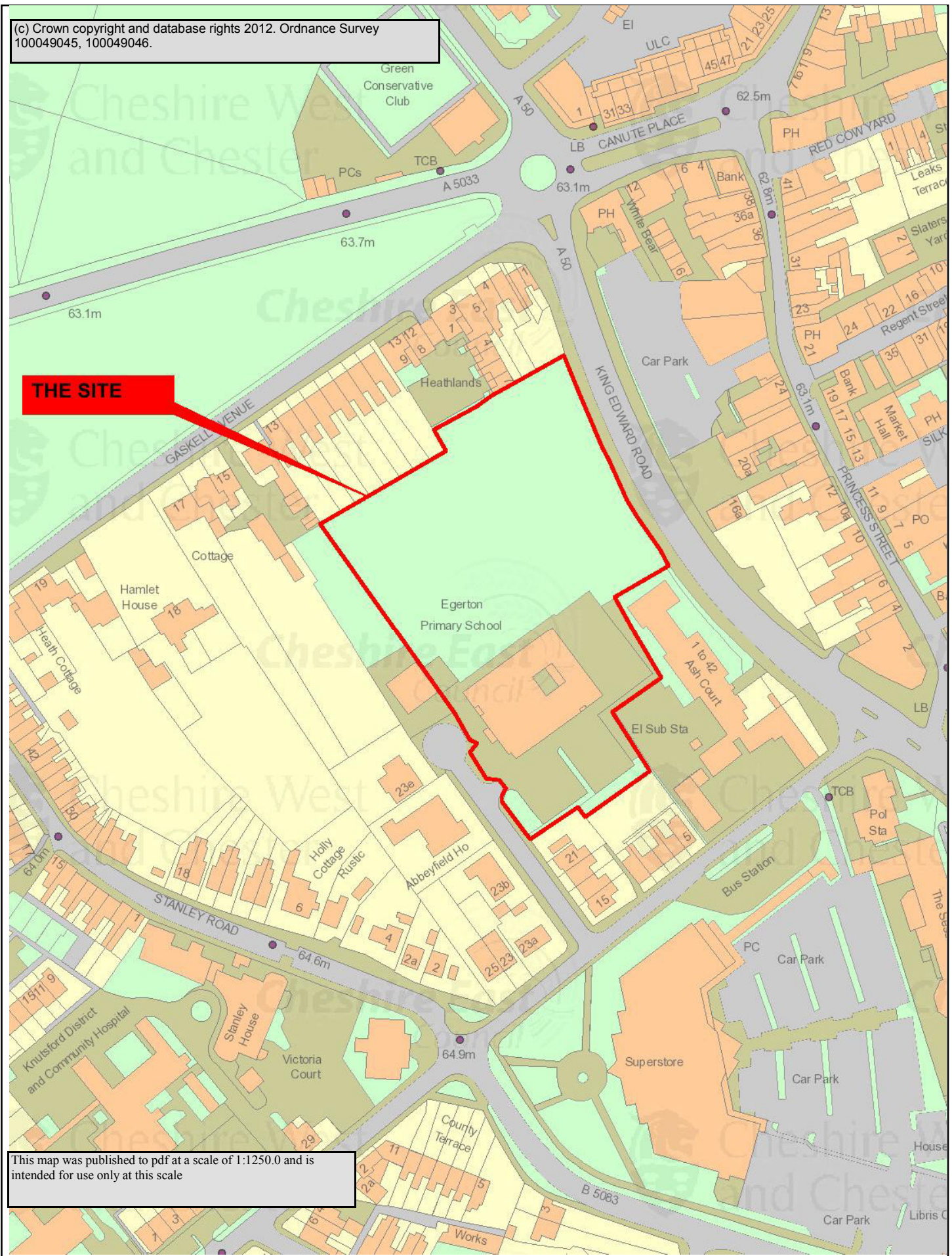
As noted above, it is considered that the proposed new mobile classroom represents an appropriate form of development and would not prejudice the retention of public open space. The design respects the character of the existing building and the functional relationship with the school playing fields and would be in keeping with the purpose it will serve. The proposals as conditioned would not have an adverse impact upon heritage, the character of the area, highway safety, amenity, trees or in any other way. The development therefore complies with policies BE1 (Design principles for new developments), DC1 (High quality design for new build), DC2 (Design quality for extensions and alterations), DC3 (Protection of the amenities of nearby residential properties), BE3 (Conservation areas) and RT1 (Protection of Open Spaces) of the Macclesfield Local Plan 2004.

RECOMMENDATION: Approve subject to following conditions

1. Standard three year time limit
2. Submission of materials details
3. Construction hours restricted to 0730 to 1800 hours on Monday to Friday, 0730 to 1400 hours on Saturday, with no work at any other time including Sundays and Public Holidays.
4. Materials to be submitted



(c) Crown copyright and database rights 2012. Ordnance Survey
100049045, 100049046.



This map was published to pdf at a scale of 1:1250.0 and is
intended for use only at this scale