

Northern Planning Committee

Agenda

Date: Wednesday, 10th March, 2021
Time: 10.00 am
Venue: Virtual

How to Watch the Meeting

For anybody wishing to watch the meeting live please click in the link below:

[Click here to watch the live meeting](#)

or dial in via telephone on 141 020 33215200 and enter Conference ID: 273 217 533# when prompted.

Please note that members of the public are requested to check the Council's website the week the Northern 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 in the report.

It should be noted that Part 1 items of Cheshire East Council decision-making meetings are live recorded and the recordings are uploaded to the Council's website.

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

1. Apologies for Absence

To receive any apologies for absence.

2. Declarations of Interest/Pre Determination

Please Contact: Sarah Baxter 01270 686462
E-Mail: sarah.baxter@cheshireeast.gov.uk with any apologies or request for further information
Speakingatplanning@cheshireeast.gov.uk to arrange to speak at the meeting

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests and for Members to declare if they have a pre-determination in respect of any item on the agenda.

3. **Minutes of the Previous Virtual Meeting** (Pages 5 - 10)

To approve the minutes of the virtual meeting held on 10 February 2021 as a correct record.

4. **Public Speaking-Virtual Meetings**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Planning Committee
- The relevant Town/Parish Council

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
- Objectors
- Supporters
- Applicants

5. **20/3347M-The installation of a 5m high lattice stub tower supporting 3no. antennas, 2no. 300mm transmission dishes, proposed 2no. equipment cabinets and ancillary development thereto including 18no. Remote radio units (RRU's) and 9no combiners, Site at Goodall Street, Macclesfield for Vodafone Limited** (Pages 11 - 30)

To consider the above application.

6. **19/5426M-Extension and internal alterations to the existing building to provide 7 no. supported living apartments with associated parking and facilities, 28, Ivy Lane, Macclesfield for Ivy Lane (Macclesfield) Limited** (Pages 31 - 48)

To consider the above application.

7. **20/2361M-Demolition of existing dwelling and erection of a residential development with associated access, car parking, landscaping and infrastructure, 43, London Road North, Poynton for Mr Andrew McMurtrie, PH Property Holdings Ltd** (Pages 49 - 64)

To consider the above application.

8. **20/5629C-Proposed patio doors to front elevation, 3, Peel Drive, Astbury for Mrs Liz Wardlaw** (Pages 65 - 70)

To consider the above application.

Membership: Councillors L Braithwaite, C Browne (Chairman), T Dean (Vice-Chairman), JP Findlow, A Harewood, S Holland, J Nicholas, I Macfarlane, N Mannion, B Murphy, B Puddicombe and L Smetham

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CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Northern Planning Committee**
held on Wednesday, 10th February, 2021

PRESENT

Councillor C Browne (Chairman)
Councillor T Dean (Vice-Chairman)

Councillors L Braithwaite, A Critchley (Substitute), JP Findlow, A Harewood, S Holland, J Nicholas, I Macfarlane, B Murphy, B Puddicombe and L Smetham

OFFICERS IN ATTENDANCE

Mrs S Baxter, (Democratic Services Officer), N Jones (Principal Development Officer Mr R Law (Planning Team Leader) and Mrs M Withington (Acting Team Manager-Property Team)

67 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor N Mannion.

68 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 20/3175M, Councillor J Nicholas declared that he lived with Councillor Amanda Stott who was speaking on the application but he had not discussed the application with her or pre-determined it. In addition he also declared that he was a member of Bollington Town Council Planning Committee who had considered the application and whilst he had heard some of the debate on the application he had not made any comments on it.

In the interest of openness in respect of application 20/1866M, Councillor P Findlow declared that the applicant was a neighbour and therefore in accordance with the Code of Conduct would leave the virtual meeting prior to its consideration.

In the interest of openness in respect of application 20/3156M, Councillor L Braithwaite declared that she had called-in the application and that the reasons for her call-in could be perceived to be a pre-determination. In accordance with the Code of Conduct she stated that she would exercise her right to speak as the Ward Councillor under the public speaking procedure and then would leave the virtual meeting.

In the interest of openness in respect of application 20/3156M, Councillor B Puddicombe declared that was married to Town Councillor Fiona Wilson who was speaking on the application, however he had not discussed the application or pre-determined it.

In the interest of openness in respect of application 20/3156M, Councillor A Harewood declared that she had been involved in a number of discussions as a member of Macclesfield Town Council in respect of the application and therefore would leave the virtual meeting prior to consideration of the application.

It was noted all Members received email correspondence in respect of application 20/1866M aside from Councillor A Critchley.

(During consideration of the item, Councillor B Murphy arrived to the virtual meeting).

69 MINUTES OF THE PREVIOUS VIRTUAL MEETING

RESOLVED

That the minutes of the virtual meeting held on 13 January 2021 be approved as a correct record and signed by the Chairman.

(Prior to consideration of the following item, Councillor L Smetham left the virtual meeting).

70 PUBLIC SPEAKING-VIRTUAL MEETINGS

RESOLVED

That the public speaking procedure be noted.

71 20/3175M-CHANGE OF USE AND CONVERSION OF FORMER PUBLIC HOUSE AND ASSOCIATED RESIDENTIAL ACCOMMODATION INTO TWO DWELLINGS. DEMOLITION OF OUTBUILDING STRUCTURE AT REAR, THE CROWN, 96, CHURCH STREET, BOLLINGTON FOR MR MORGAN, ALDERLEY GB 1 LTD

Consideration was given to the above application.

(Councillor A Stott, the Ward Councillor, Town Councillor J Weston, representing Bollington Town Council and Jim Eccles, the agent for the applicant attended the virtual meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report the application be approved subject to the following conditions:-

- 1) 3-year commencement
- 2) Development to be carried out in accordance with approved plans
- 3) Details / samples of facing materials to be submitted for approval

- 4) Details of lighting scheme to be submitted for approval
- 5) Removal of permitted development rights for extensions and outbuildings
- 6) Parking spaces provided prior to first occupation
- 7) Details of bin storage to be submitted and approved
- 8) Details of cycle storage to be submitted and approved
- 9) Details of boundary treatments to be submitted with stone wall retained
- 10) Electric vehicle charging point to be provided at each property
- 11) Dust Management Plan to be submitted and approved
- 12) Contaminated land – verification of any imported soils
- 13) Contaminated land – watching brief for removal of any hard standing
- 14) Protection for nesting birds
- 15) Scheme of features for breeding birds to be incorporated into the development to be submitted and approved

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

72 20/1866M-DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF REPLACEMENT BUILDING COMPRISING 6 APARTMENTS, FAIRWAYS, 70, MACCLESFIELD ROAD, PRESTBURY FOR MRS BRENDA CROTHERS

Consideration was given to the above application.

(Parish Councillor D Franks, representing Prestbury Parish Council, Nick Smith, representing the agent for the applicant and Neil Tatton, representing the agent for the applicant attended the virtual meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report the application be approved subject to the completion of a Section 106 agreement securing the following:-

A financial contribution in lieu of onsite provision of affordable housing of £171,315 and subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials
4. Implementation of submitted landscape scheme
5. Nesting bird survey to be submitted

6. The implementation of reasonable avoidance measures detailed within the provided *Bat Activity Survey* report (Rachel Hacking Ecology, 2020).
7. Foul and surface water shall be drained on separate systems.
8. Surface water drainage details to be submitted
9. Electric vehicle infrastructure to be provided
10. Car parking spaces to be provided and retained at all times thereafter (including garages)
11. Details of proposed finished floor levels and land levels to be submitted
12. Cycle storage to be provided

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

(During consideration of the application, Councillor L Smetham returned to the virtual meeting but she did not take part in the debate or vote on the application. Prior to consideration of the following application, the virtual meeting was adjourned for a short break. Councillor Mrs A Harewood left the virtual meeting and did not return).

73 20/3156M-ERECTION OF STONE MONUMENT TO COMMEMORATE THE SILK ROUTE WHICH EXTENDS FROM CHINA TO MACCLESFIELD, SPARROW PARK, CHURCHSIDE, MACCLESFIELD FOR MACCLESFIELD TOWN COUNCIL

Consideration was given to the above application.

(Councillor L Braithwaite, the Ward Councillor, Town Councillor F Wilson, representing Macclesfield Town Council and Eleanor Hall, the agent for the applicant attended the virtual meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

The proposed development would detract from the character and appearance of the area by reason of its height, scale and siting. The public interest and benefits of the proposal would not outweigh the harm to the area including the heritage assets. The proposal is contrary to Policies SD 1, SD 2, SE 1 and SE 7 of the Cheshire East Local Plan Strategy as well advice within the NPPF.

In order to give proper effect to the Northern Planning Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the Chairman (or in their absence the

Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

(This decision was contrary to the officers recommendation of approval).

The meeting commenced at 10.00 am and concluded at 1.33 pm

Councillor C Browne (Chairman)

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Application No: 20/3347M

Location: SITE AT, GOODALL STREET, MACCLESFIELD, CHESHIRE, SK11 7BD

Proposal: The installation of a 5m high lattice stub tower supporting 3no. antennas, 2no. 300mm transmission dishes, proposed 2no. equipment cabinets and ancillary development thereto including 18no. Remote radio units (RRU's) and 9no combiners.

Applicant: Vodafone Limited

Expiry Date: 12-Mar-2021

REASON FOR DEFERRAL

This application was deferred by the Northern Planning Committee on 13 January 2021 for the following reason:

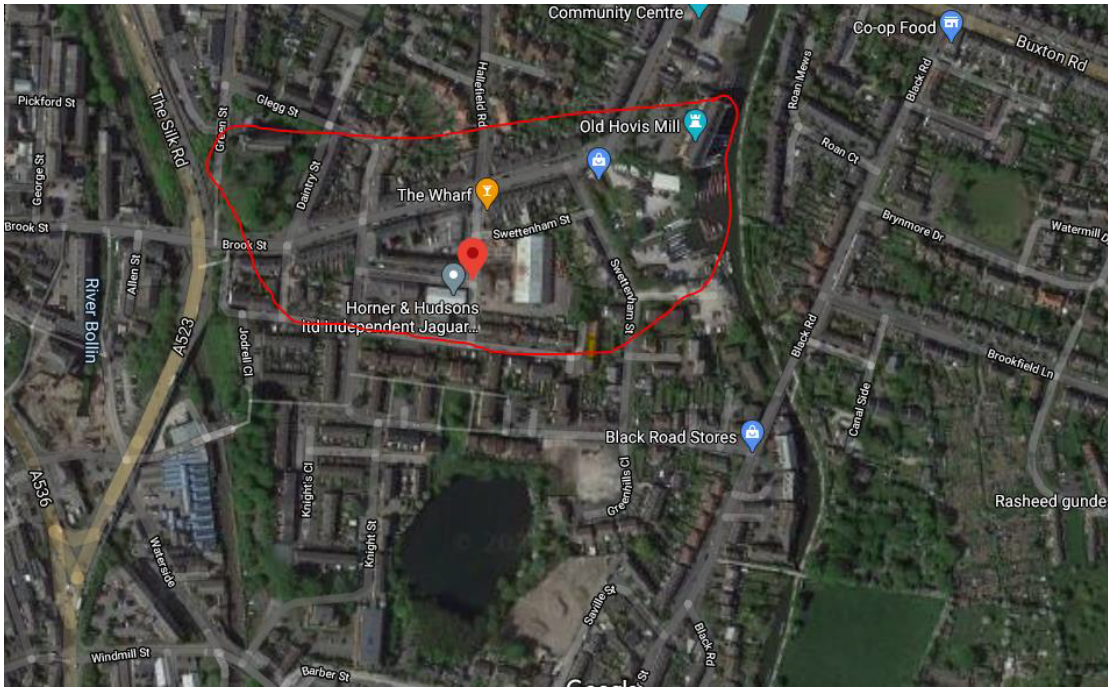
“for evidence of alternative location sites to be provided, including reasons as to why those sites were discounted and for the applicant to consult with residents on the potential location of the infrastructure.”

APPLICANT'S SUBMISSION

The applicant has since submitted a response including photographs, a map exploring alternative sites within the target region and reasons for discounting these sites, which can be summarised into the following categories:

- Heritage value of the building and/or site;
- Height of the building and/or site;
- Roof type (sloping roofs are not suitable);
- Siting would result in more harm with regards to design (e.g. prominence, impact on heritage assets) than application site.

Search Area



Discounted sites

Each site is examined further below.

Map of discounted sites



**1. Rooftop - rear of Brook Street Mill, off Parker Street, Macclesfield, Cheshire, SK11 7BQ
NGR E: 392232 N: 373281**



This building has a pitched roof. Telecommunications equipment cannot be located on a pitched roof as there is nothing it can be attached to. The roof needs to be flat. The southern elevation facing Parker Street towards its middle has a large area of blank gable. In order to avoid clipping from the main roof and to be ICNIRP compliant any pole mounted antennas fixed to the walls would need to be very tall circa 6m. This building is not designed to structurally support such a large pole and the associated weight of the antenna equipment including the feeder cables which are all very heavy. Antennas in this location would also not provide 360 degree coverage in order to reach all the target coverage area.

There is no chimney anywhere on this building apart from a flue as can be seen in the above site photo. This is of metal construction and not designed to be able to support the telecommunications equipment and is too low to provide the necessary replacement coverage to the target coverage area. A rooftop installation therefore has been discounted for these reasons.

2. Rooftop Units 1-3 Parker Street, Macclesfield, Cheshire, SK11 7BQ NGR E: 392251 N: 373256



This building is too low and not built of a material that could structurally support telecommunications equipment. It has therefore been discounted for these reasons.

3. Rooftop/Greenfield Brookside Welding Supplies Ltd, The Wealding Centre, Jodrell Street, Macclesfield, Cheshire, SK11 7BB NGR E: 392245 N: 373237



This building is too low to provide the necessary coverage to the target coverage area. The pitched roof is also unsuitable to support a telecommunications installation even it were tall enough, as there is nothing that the equipment could be attached to, flat roofs are required. There are also solar panels on this roof which further prevent an installation on this roof. There is insufficient space within the yard area to accommodate a ground-based installation at this location. Therefore, this location has been discounted.

4. Rooftop – Building to the south side of Parker Street, Macclesfield, Cheshire, SK11 7BQ NGR E: 392209 N: 373264



This building has a pitched roof and therefore is not able to support telecommunications equipment. The building is also too low to provide the necessary coverage to the target coverage area. Furthermore, the design of the building does not lend itself to being able to support telecommunications due to the windows being in the way of installing wall mounted antennas. If wall mounted antennas were to be fixed to the gable end the antenna support poles would need to be over double the height of the host building, to avoid clipping from the host building roof, clear the urban clutter in the surrounding area, and to be ICNIRP compliant. The host building is not structurally capable of supporting such tall antenna poles, nor has it been designed to do so. This building has been discounted for these reasons.

5. Rooftop – Brook Street Mill at the corner of Parker Street and Turnock Street, Macclesfield, Cheshire, SK11 7BQ NGR E: 392197 N: 373284



This building has a hipped roof design. Telecommunications equipment cannot be installed on these types of roof tops they need to be flat, as there is nothing for them to safely attach to. The building is also some 2m lower (above sea level) at this location than the application site. Therefore, whilst there is an element of blank gable at this location any pole mounted antennas fixed to the wall would need to be at least 8m in height in order to avoid clipping of the main roof and to be ICNIRP compliant. This building is not structurally capable of supporting such a

tall pole and the associated weight of the telecommunications equipment including the feeder cables which are all very heavy. It would also detrimentally affect the character and appearance of this locally listed building. This building has been discounted for these reasons.

6. Rooftop – Brook Street Mill, Macclesfield, Cheshire, SK11 7AN NGR E: 392215 N: 373304



This building has a hipped roof which is unable to support telecommunications as the roof needs to be flat. The numerous windows on the north and west elevations prevent any wall mounted antennas from being located here. Even if they could be attached to the wall, the pole mounts would need to be some 8m in height in order to avoid clipping of the roof, reach the target coverage area and to be ICNIRP compliant. Clipping of the roof stops the antennas from being able to operate effectively. The building is not able to structurally support such tall antenna poles, the wind loading caused by an installation would mean that the antenna support pole would not be stable in this location. The presence of the overhead lines would also hamper a site being installed in this location.

It is not possible to attach pole mounts to the small gable protruding above 85 Brook Street as there is not enough gable height to support the height of pole required to provide the necessary coverage to the target coverage area. A site in this location has therefore been discounted.

7. Rooftop – St Paul's Church, Dainty Street, Macclesfield, Cheshire, SK11 7AH NGR E: 392118 N: 373373



The ground level is too low in this location to provide the necessary coverage to the target area. The trees would also block the antennas from providing any coverage to the target coverage area as well as the intervening buildings. There is insufficient space within the church tower to provide the necessary coverage to the target coverage area and the louvre openings would not provide the necessary 360 degree coverage to target coverage area.

The building is also Grade II listed and therefore any external face mounted antennas would have a greater impact on the character and appearance of this important heritage asset than the application site, (where it has been assessed that no harm would be caused to nearby heritage assets). A site in this location has therefore been discounted for these reasons.

8. Rooftop – Rooftop on Brook Street adjacent to Brook Street Mill, Macclesfield, Cheshire, SK11 7BD NGR E: 392246 N: 373312



This building is too low to provide the necessary coverage to the target coverage area. The building also has a pitched roof which is unsuitable to support telecommunications equipment. Wall mounted antennas would need to have very tall support poles. The building's design does not lend itself to supporting such poles as it would not be structurally capable of bearing the weight of the poles, especially when windloading is taken into account. An installation on this building has therefore been discounted for these reasons.

9. Rooftop – Bior Auto Bodyshop, Brook Street, Macclesfield, Cheshire, SK11 7BD NGR E: 392260 N: 373316



This single storey building is too low to provide the necessary coverage to the target coverage area. It also has a pitched roof which is unsuitable to support a telecommunications installation. The roof also contains skylights which prevent an installation from being built. It is of fragile construction in any event and would not support the weight of the telecommunications equipment.

10. Streetworks – SWs Swettenham Street, Macclesfield, Cheshire, SK11 7AW NGR E: 392355 N: 373346



A streetworks installation in this location would be very prominent in this location and would be much closer to the Grade II listed Hovis Mill and directly within its setting. This would have a much greater impact on this heritage asset than the application site, where a heritage statement has been prepared and found there to be no harm to the Hovis Mill listed building in relation to an installation on the new office building on Goodall Street.

There are also a number of trees in this location which would make installing a radio base station in this location difficult. Underground services are also present in this location preventing build from taking place. A site in this location has therefore been discounted for these reasons.

11. Greenfield – Freedom Boats, Union Road, Macclesfield, Cheshire, SK11 7BF NGR E: 392380 N: 373326



An installation in this location would be directly in the setting of the Grade II listed Hovis Mill and would have a much greater impact on this heritage asset than the application site. There is also insufficient available space to enable a ground based installation in this location and it would obstruct access for the daily operation of the business premises. A site in this location has therefore been discounted for these reasons.

12. Rooftop – Chimney of Hovis Mill, Union Road, Macclesfield, Cheshire, SK11 7BF NGR E: 392380 N: 373326



This is a Grade II listed building. Attaching antennas to the chimney of this heritage asset would have a detrimental impact on the character and appearance of this prominent heritage asset. It is also located on the edge of the search area and therefore only 1 out of the 3 sectors would be able to provide the necessary coverage to the target coverage area. This would lead to capacity and coverage issues leading to buffering and dropped calls and pressure for another installation within the cell area. This would cause the proliferation of masts contrary to national guidance contained within the NPPF.

Access to this chimney would be very difficult as there is no where feasible to park a crane which would be able to access 360 degrees around the chimney. You cannot scaffold off a pitched roof, and therefore there is no way of accessing the chimney for installation purposes.

The presence of the canal further limits access to the chimney from the rear of the property. For these reasons, this site has been discounted.

13. Rooftop – Unit behind the application site off Goodall Street (now Multi Activity Centre), Macclesfield, Cheshire, SK11 7BA NGR E: 392319 N: 373254



This is a single storey unit behind the application site. The construction materials of this building would not support a telecommunications installation. The building is also too low to provide the necessary coverage to the target coverage area and the roof is pitched and would not support a telecommunications installation. This site has therefore been discounted for these reasons.

14. Rooftop – Flat roofed building of Brook Street Mill on Goodall Street, opposite application site, Goodall Street, Macclesfield, Cheshire, SK11 7BD NGR E: 392266 N: 373284



This building is too low to provide the necessary coverage to the target coverage area. It has therefore been discounted for this reason.

15. Rooftop/Greenfield – The Wharf Public House, Brook Street, Macclesfield, Cheshire, SK11 7AW NGR E: 392286 N: 373324



This building is too low to provide the necessary coverage to the target coverage area. It also has a hipped roof which is unsuitable for a telecommunications installation. There is insufficient space in the yard area to accommodate a radio base station at this location. A site at this location has therefore been discounted.

**16. Greenfield – Yard area behind Brook Street Mill, Macclesfield, Cheshire, SK11 7BQ
NGR E: 392214 N: 373293**



There is insufficient available space in this yard area to accommodate a radio base station in this location. A ground-based installation in this location would also obstruct access to adjacent properties. A site in this location has therefore been discounted for these reasons.

Consultation

No further consultation has been carried out with local residents. The applicant refers to the pre-application consultation carried out with the local planning authority, the local ward Cllr, the local MP and the Town Council. This is in addition to the consultation carried out by the LPA as part of the application process, which included direct notification to neighbouring properties.

There is no statutory requirement for the operator to enter into pre-application consultation with the local community prior to the planning application being submitted to the Council.

Furthermore, it is not a valid reason for refusing an application. The operator has fully complied with the consultation requirements set out in the Code of Best Practice on Mobile Network Development in England.

CONCLUSION

It is considered that there are no more suitable sites that can be utilised for a telecommunications radio base station. The proposed location at an established telecommunications site is the most suitable option in order to reinstate coverage in this area for the operator and its customers. As in the original report a recommendation of approval is made.

ORIGINAL COMMITTEE REPORT (JAN 2021)

SUMMARY

The proposal would be acceptable in principle. While there would be a degree of visual impact, this is not unusual for service infrastructure and this impact has been minimised through its siting. There would be no harm to surrounding heritage assets. The proposed development would deliver significant public benefit. It is therefore recommended that the application be approved.

SUMMARY RECOMMENDATION

Approve with conditions

REASON FOR REFERRAL

The application has been called to Committee by local ward member, Councillor Mick Warren, for the following reasons:

“Inappropriate for a residential area, too close to current and future homes loss of amenity”

DESCRIPTION OF SITE AND SURROUNDINGS

The application site is in a mixed-use area of Macclesfield on the eastern side of Goodall Street. The application site is the site of a former industrial premises which has been demolished and has planning permission for the construction of offices, assisted living accommodation and housing, currently under construction. Several commercial and industrial properties lie to the west of the site, with a pub and residential properties to the north of the site, a former community activity centre to the east. To the south there will be residential properties as part of the development approved in 2018, with existing residential properties along Jodrell Street.

DETAILS OF PROPOSAL

The applicant proposes to erect a 5m high lattice stub tower with dishes and antennas on top of an office building which is currently under construction. The total height from the ground to the top of the equipment would be 14m. The equipment would be used as telecommunications infrastructure.

RELEVANT PLANNING HISTORY

17/6028M – Proposals for a mixed-use development comprising offices, assisted care living and residential – Approved – 15 May 2018

17/1986M - Proposed demolition of general industrial building (Anderson House) and the construction of 10.No terraced houses. – Withdrawn – 3 October 2017

15/0529M - Proposed Upgrade to Existing Base Station – Telecommunications – Approval not required – 30 March 2015

50036P – Extension to existing industrial building – Approved – 19 August 1987

34832P – Internal alterations and single storey extension at rear of premises – Approved – 7 October 1983

POLICIES/LEGISLATION

Cheshire East Local Plan Strategy 2017 (CELPS)

- MP1 Presumption in Favour of Sustainable Development
- SD1 Sustainable development in Cheshire East
- SD2 Sustainable development principles
- SE1 Design
- SE2 Efficient use of land
- SE4 Landscape
- SE7 Historic environment
- CO3 Digital connections

Macclesfield Borough Local Plan – saved policies (MBLP)

- BE6 Macclesfield Canal Conservation Area
- E11 Mixed Use Areas
- DC3 Protection of the amenities of nearby residential properties
- DC60 Telecommunication Equipment

Other Material Considerations

- National Planning Policy Framework (2019)
- National Planning Practice Guidance

SITE VISIT

A site visit was carried out by the planning case officer on 18th August 2020.

CONSULTATIONS (EXTERNAL TO PLANNING)

Manchester Airport - No aerodrome safeguarding objections. Informative recommended related to any tall equipment that may be used during the construction period.

Head of Strategic Transport - No material highway implications associated with the proposal. No objection.

OTHER REPRESENTATIONS

Six objections have been received from neighbours. The main reasons for objecting can be summarised as follows (full comments can be viewed on the Council's website):

- The development will be visually obtrusive;
- There is currently an existing mast on the site that has been there for a number of years. It is unsightly and is currently on a partly-demolished wall. The existing mast has not been properly maintained, and future equipment may be treated similarly. The new equipment will be higher and will have additional antennas and dishes.
- The development may have an impact on the health of neighbouring residents.
- The area is residential, not industrial;
- The development will have an impact on property prices.
- The development will ruin the view from neighbouring properties and gardens;
- Not all households who would be able to see the development from their property were consulted on the application.

Officer Response

- The following issues raised will be discussed in the officer appraisal below:
 - design and visual impact;
 - neighbour amenity; and
 - appropriateness of the proposal for the area.
- Issues such as an individual's loss of a view and reductions in property values are not material planning considerations in this case.
- The Town and Country Planning (Development Management Procedure)(England) Order 2015, Part 3, Article 15 (5) states that the application must be publicised giving required notice by site display in at least one place on or near the land to which the application relates for not less than 21 days; or by serving the notice on any adjoining owner or occupier. In this instance, adjoining neighbours were consulted via letter and a site notice was displayed outside the site.

OFFICER APPRAISAL

Principle of development

The application site lies within an area of Macclesfield that is designated as "Mixed Use". In accordance with Saved Policy E11 of the MBLP, within mixed use areas a range of uses may be permitted, including B2 (general industry), B1 (offices and commercial use), small scale warehousing and storage, retailing, visitor accommodation and tourist attractions, housing and open space, provided that the new use does not: conflict with other proposals of the plan, materially harm adjoining or nearby uses and in the case of housing, a satisfactory housing environment can be created.

The application site is the site of a former industrial premises which has been demolished and has planning permission for the construction of offices, assisted living accommodation and housing, currently under construction. Several commercial and industrial properties lie to the west of the site, with a pub and residential properties to the north of the site and a former community activity centre to the east. To the south there will be residential properties as part of the development approved in 2018, with existing residential properties along Jodrell Street.

Chapter 10 of the National Planning Policy Framework (2019), sets out the Government's general policy position supporting high quality communications infrastructure. Paragraph 112 states that, "Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections."

Paragraph 113 states "The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate."

Paragraph 114 states that "Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:

- a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and
- b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services."

Paragraph 115 states "Applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:

- a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and
- b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or
- c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

Paragraph 116 states "Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators,

question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.”

Policy CO3 of the Cheshire East Local Plan Strategy states that “High capacity, leading edge digital communication networks will be supported in Cheshire East to meet the needs of businesses and communities, subject to the number(s) of radio and telecommunications masts (and sites for such installations) being appropriately located and kept to a minimum and consistent with the efficient operation of the network.” It also advises that “Developers will be required to work with appropriate providers to deliver the necessary physical infrastructure to accommodate information and digital communications (ICT) networks as an integral part of all appropriate new developments.”

Saved Policy DC60 of the Macclesfield Borough Local Plan provides detailed requirements for a variety of telecommunications equipment, including masts and satellite dishes. Of particular relevance to this application:

- “Masts or similar structures should normally be sited on existing buildings or structures”;
- “the provision of masts or similar structures, antennas or other telecommunications development will normally be permitted unless the proposal:
 - I. would adversely affect a Listed Building or its setting
 - II. would adversely affect the appearance of a building in a designated conservation area or would adversely affect the character of a conservation area;
 - III. would adversely affect an area of special county value for landscape;
 - IV. would be visually obtrusive and result in a significant impact upon visual amenity in either a rural or urban area.”
- “In determining applications regard will be had to relevant technical constraints.”

National and local policy support the provision of communication infrastructure within the borough. The site is in a mixed-use area, and while there are residential properties within the area paragraph 114 of the NPPF states that local planning authorities should not impose a ban on new electronic communications development in certain areas, or insist on minimum distances between new electronic communications development and existing development.

In accordance with paragraph 115 of the NPPF, consultation letters were sent to the town council, local ward councillor and member of parliament prior to submission of the application. The proposal would use an existing site, and a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection has been submitted with the application.

Planning history demonstrates that there has been telecommunications equipment at this site for several years, with an application in 2015 replacing an existing previous structure and evidence of a mast on the site from Google Streetview imagery at least from 2009. The building this equipment was attached to has now been demolished, and the applicant proposes to replace this with a new structure on the new building which is currently being constructed at the site. It is recognised that new equipment may be required to replace existing equipment that may be lost through the redevelopment of a site, and that masts may need to be redeveloped or replaced to enable an upgrade in services to take place.

The proposal is therefore considered to be acceptable in principle, subject to its compliance with the rest of the development plan.

Design

CELPs policy SD2 notes that development will be expected to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of height, scale, form and grouping, choice of materials, external design features, massing of development, and relationship to neighbouring properties, street scene and the wider neighbourhood.

A Code of Best Practice has been developed for mobile network development in England and published in November 2016. It has been developed by a working group consisting of representatives of Arqiva; the Department for Communities and Local Government; the Department for Culture Media and Sport; the Department for Environment, Food and Rural Affairs; Historic England; the Local Government Association; Mobile UK (representing the Mobile Network Operators); Landscapes for Life; National Parks England; and the Planning Officers Society.

As indicated in the code of best practice *“radio signals operate like light and must “see” over the target coverage area, they cannot be hidden and so there will always be a degree of visual impact.”* While it is good practice to ensure that visual impact is reduced where possible, telecommunications equipment of this type will cause some visual impact. Therefore, the main issue to be discussed is whether the siting and appearance of the proposed equipment would have such a negative visual impact that it would warrant a refusal.

The proposal would have a greater visual impact than the previous structure on the site. There would be an increase in the elevation of the structure on the new building, with an increase in total height from the ground from approximately 12m to 14m. The style of the structure would also change from a narrow monopole to a lattice stub tower with dishes and antennas. The applicant has advised that new technology, such as 5G, require different infrastructure than previous generations to provide connectivity. Wherever possible, existing installations would be utilised to accommodate the necessary infrastructure, but in certain cases the upgrade of services would require a dual pole solution for sites which currently have a single pole design. Due to the beamforming technology required for 5G service, the antenna height in many cases must be greater than for previous generation technology. During the course of the application, the applicant has reduced the width of the headframe and the lattice tower to minimise impact on the surrounding area, while meeting technical requirements.

In accordance with the National Planning Policy Framework, planning decisions should support the expansion of electronic communications networks. As previously established, it is expected that in general, monopoles, antennas and associated equipment will have some visual impact. In this instance, it is considered that the proposal will have a visual impact due to its height and design. However, it is not considered that the equipment will appear incongruous in the urban environment, where utilities are present to serve the population and are often visible. The siting of the proposed equipment towards the rear of the site, adjacent to the former industrial unit recently used as an activity centre and opposite commercial units, would also help the equipment to blend into its surroundings. While the equipment would be visible, it is not considered that the impact would be so harmful as to warrant a refusal.

Heritage

Policy SE7 of the CELPS seeks to protect the heritage assets of the Borough. While the site is not in any conservation area or adjacent to a heritage asset, due to the total height of the

structure it is possible that there would be impacts on surrounding heritage assets, including Grade II Listed Union Mill; Grade II Listed Church of St Paul, Macclesfield Canal Conservation Area and the listed bridges on the canal.

A heritage statement has been submitted in support of the application which explores the significance of these buildings and structures, and the impact of the proposed development on their significance.

The assets are a substantial distance from the proposal site, and due to the dense urban environment, views within the townscape would be predominantly obscured by existing intervening development between the site and these heritage assets. Due to the lack of contribution of the site to the significance of the heritage assets, and the lack of visibility of the proposed tower in views of or from the heritage assets, it is not considered that there would be any harm to the significance of these heritage assets.

The Council's built conservation officer has reviewed this information, and advises that if any harm to Union Mill and the limited wider view, this is less than significant and should be taken in regard to any public benefit that the scheme produces. Any views are remote and minimal and the proposed tower does not affect the immediate setting or character of the Mill. The built conservation officer does not believe that, given the dense urban footprint, the proposed tower will be seen from the general canal area. There may still be views from the bridges, but they will be minimal and lost in the general roof tops. The built conservation officer has no objections with regards to the heritage impacts of the proposed development. The proposal is therefore considered to comply with policy SE7.

Living Conditions

Saved policy DC3 of the Macclesfield Borough Local Plan (MBLP) states that development should not significantly injure the amenities of adjoining or nearby residential property or sensitive uses due to loss of privacy, overbearing effect, loss of sunlight and daylight, noise, vibration, smells, fumes, smoke, soot, ash, dust or grit, environmental pollution, hazard substances and industrial processes, traffic generation, access and car parking. Saved policy DC38 of the MBLP provides guidelines for separation distances.

There are residential properties around the site, including: to the north along Brook Street; being developed to the south following approval of application 17/6028M in 2018 and beyond this development along Jodrell Street; to the east beyond the former activity centre along Swettenham Street.

Paragraph 116 of the Framework states "Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure."

The applicant has submitted a certificate of the declaration of International Commission on Non-Ionizing Radiation Protection (ICNIRP) compliance with the application, certifying that the site is designed to be in full compliance with the requirements of the radio frequency guidelines of the ICNIRP for public exposure as expressed in the EU Council recommendation of July 1999.

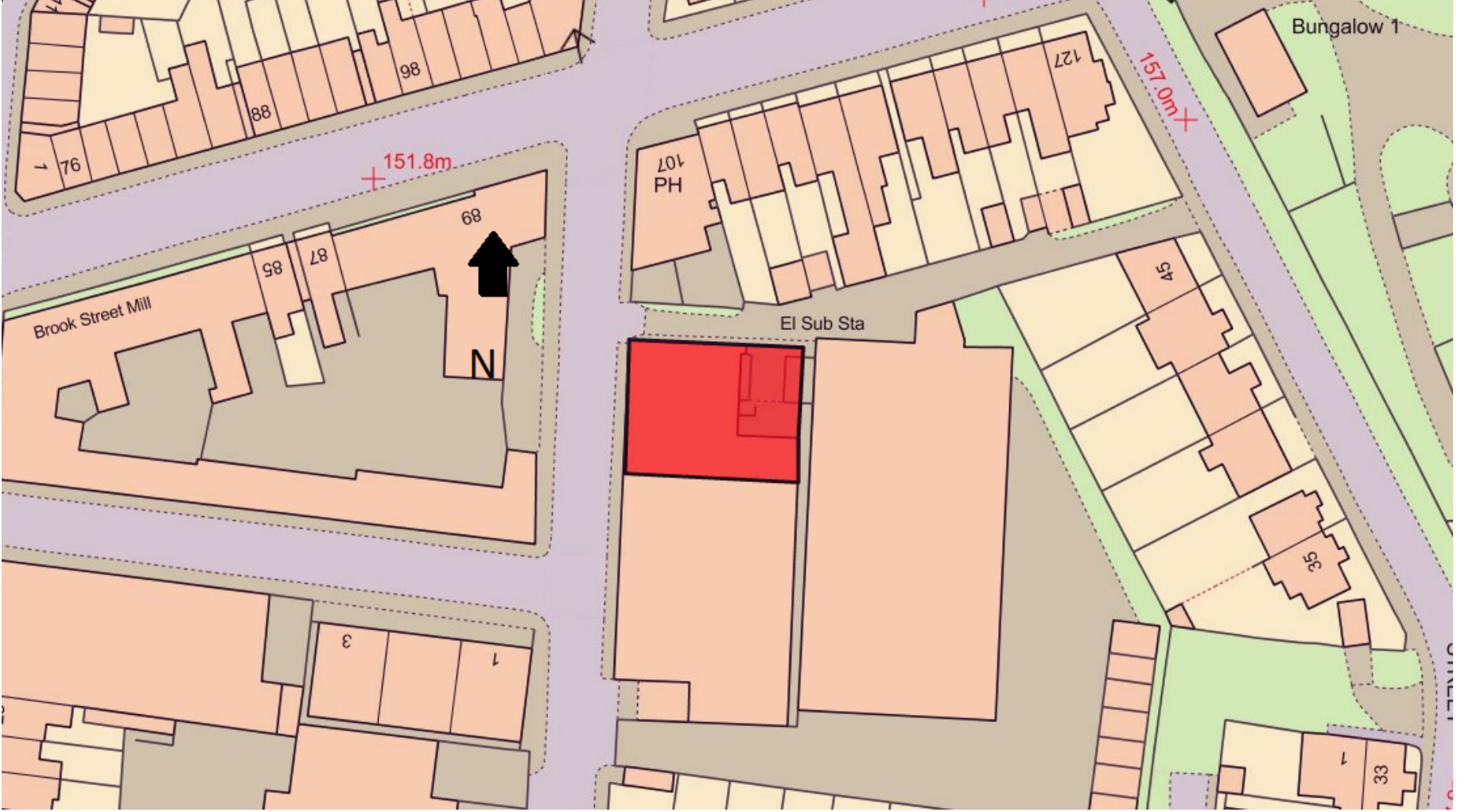
Due the open nature of the equipment, it is not considered that the proposal will harm neighbouring residents with regards to loss of sunlight and daylight. The equipment will be viewed within the context of the built form of the site and it is not considered that this will have an overbearing impact on neighbouring residents.

CONCLUSIONS

The proposal would be acceptable in principle. While there would be a degree of visual impact, this is not unusual for service infrastructure and this impact has been minimised through its siting. There would be no harm to surrounding heritage assets. The proposed development would deliver significant public benefit. It is recommended that the application be approved subject to the following conditions:

1. Time Limit: standard three years
2. Development in accordance with approved plans
3. Materials as application

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.



Application No: 19/5426M

Location: 28, IVY LANE, MACCLESFIELD, CHESHIRE, SK11 8NR

Proposal: Extension and internal alterations to the existing building to provide 7 no. supported living apartments with associated parking and facilities

Applicant: ', Ivy Lane (Macclesfield) Limited

Expiry Date: 12-Mar-2021

SUMMARY:

The proposal is for the conversion and extension of an existing dwellinghouse to create seven supported living units for adults with learning disabilities.

The application site lies within Macclesfield which is identified as one of the Principal Towns.

It is considered that subject to conditions the proposed development would comply with the relevant policies in relation to design, neighbour amenity and forestry. Sufficient off-street parking would be provided in accordance with the adopted parking standards. The proposal has been considered by Highways officers and is considered to be acceptable in terms of highway safety.

The concerns relating to anti-social behaviour and fear of crime are noted but are not considered to hold any weight in the assessment of this application.

SUMMARY RECOMMENDATION:

Approve subject to conditions

REASON FOR REPORT

The application was called in by the local ward councilor, Cllr Mannion, for the reasons set out below:

“Significant concerns have been raised with regard to this application. :

Over development of the site; the mass and scale of development will adversely affect amenities of surrounding properties.

The design is not in keeping with current street scene and surrounding locality.. Inadequate on-site parking provision,

The C3 planning category is intended for buildings for up to SIX occupants, the proposal description states that it is for EIGHT. self contained single person units plus communal facilities Therefore, the application is flawed in stating that it falls within the C3 category.

- *The building on this plot was originally a detached bungalow. This application is the THIRD enlargement and would result in a 3.5 story block of eight flats along with communal facilities.*
- *The scale and mass of the proposed extensions are contrary to the character of the locality which is entirely residential, comprising of bungalows and two-story family houses. The current proposal is not in keeping and is an example of 'cramming'.*
- *The block would also be too close to adjoining properties on Sycamore Crescent. Concerns about noise from communal area(s) affecting neighboring properties.*
- *On-site parking provision is inadequate. No allowance for visitors and health professionals etc. The previous children's home only had maximum of 4 children resident, yet, frequently long rows of parked cars along Sycamore Crescent blocking footpaths and obstructing visibility at the busy road junction.*

Therefore, I respectfully ask that this application be determined by the Northern Planning Committee"

DESCRIPTION OF SITE AND CONTEXT

The application is a detached property, which sits on the junction of Sycamore Crescent and Ivy Lane. It is within a predominately residential area of Macclesfield.

The application site was formerly a bungalow. However, it has been extended along the northern elevation. There is a significant change in levels across the site. It now reads as a two-storey property from the rear and as a bungalow when viewed from Ivy Lane.

The properties to the east of the site along Ivy Lane are single storey. To the south, there are larger two storey detached properties. On the western side of Sycamore Crescent, properties are also primarily two-storey.

There is a protected Sycamore tree along the northern boundary of the site (TPO reference: 22-009).

DETAILS OF PROPOSAL

This application seeks full planning permission for the conversion and extension of an existing dwelling house to create seven supported living units for adults with learning disabilities

The proposal has been amended during the lifetime of the application. Alterations have been made to the parking arrangements, with the existing detached garage now proposed to be demolished. The number of units has been reduced from eight to seven. The extensions have been redesigned and the positioning of windows amended.

RELEVANT PLANNING HISTORY

CY/5/06/1705P – approved – 25 September 2006

Provision of a new boundary wall to the above property, after acquisition of garden land for highway purposes (construction of a combined foot/cycleway adjacent to the carriageway)

00/0984P – approved – 20 June 2000

Detached double garage to front

99/1476P – approved – 13 September 1999
Two-storey rear extension and front conservatory

99/0464P – approved – 27 April 1999
Two-storey rear extension

45862PB – approved – 30 July 1986
Two storey extension

POLICIES

Cheshire East Local Plan Strategy (CELPS)

MP 1 – Presumption in Favour of Sustainable Development
PG 2 – Settlement Hierarchy
SD 2 – Sustainable Development Principles
SC 4 – Residential Mix
SE 1 – Design
SE 3 – Biodiversity and Geodiversity
SE 5 – Trees, Hedgerows and Woodland
CO 1 – Sustainable Travel and Transport
Appendix C - Adopted Parking Standards

Macclesfield Borough Local Plan (MBLP)

DC2 – Extensions and alterations
DC3 – Amenity
DC6 – Circulation and Access
DC9 – Tree Protection
DC38 – Residential – Space, light and privacy

OTHER MATERIAL POLICY CONSIDERATIONS

National Planning Policy Framework (NPPF 2019)
Planning Practice Guidance (NPPG)
Cheshire East Design Guide

CONSULTATIONS (External to planning)

Macclesfield Town Council

21/01/2020 – object to the application on the grounds of:

- The development is overbearing
- Overdevelopment of the site
- Insufficient parking
- Loss of natural light to neighbouring properties

- Loss of privacy to existing properties (not meeting the standard spacing between habitable rooms as documented in SADPD HOU 11)
- Proximity to a busy highway and junction
- Loss of amenity to neighbours
- The number of rooms exceeds the limit set by Use Class C3.

13/07/2020 – Objection maintained for the reasons above, as well as the development not conforming to policy DC38 of the MBLP.

19/01/2021 – objection maintained for the reasons set out above

Environmental Health

No objections subject to a condition requiring EV charging

Cheshire East Highways

18/12/2019 – request for further information regarding the proposed on-site parking provision.

06/07/2020 – the plans show an area for 8 spaces in the car park and it is intended to use the existing access to the site. The access is not sufficiently wide to serve a development consisting of 8 units, the minimum width is 4.25m. Although 8 spaces are shown, only 7 would be available. In accordance with CEC Parking Standards, a minimum of 8 spaces would be needed. An alternative area for bin storage should be provided.

Further to this, the applicants have reduced the number of units to seven and clarified the width of the access. Highways Officers have confirmed that this is acceptable.

Cadent Gas

11/12/2019 - Intermediate pressure pipeline in the vicinity. Information for applicant and should consult HSE.

HSE

24/02/2021 – The site does not lie within the consultation distance of a major hazard site or major hazard pipeline. At present HSE do not need to be consulted on any developments for this site.

OTHER REPRESENTATIONS

Numerous objections received to the original and revised schemes. The main concerns raised as summarised as follows:

Character and appearance

- Area is not suitable for such a facility

- Property was originally a bungalow. Proposal would not be in keeping with the original design intent of the area
- Proposal is of poor design
- Design and density not in keeping with the neighbouring properties
- Proposal would be a business in a residential area
- Three storey development would not be in keeping with surrounding area
- Overdevelopment of the site
- Previous use of the site as a children's home was detrimental to the character of the area
- Previously only bungalows allowed on the side of the road that includes the application site, due to the change in levels

Neighbour amenity

- Previous schemes have included obscure glazed windows and prevented first floor windows on the northern elevation to protect neighbouring properties. No such considerations as part of this planning application.
- Increase in height will result in a loss of natural light to gardens of neighbouring properties.
- Proposal would result in overlooking of neighbouring properties
- Noise and disruption associated with previous use as a children's home, concerns that the current proposal would cause the same issues
- Concerns regarding the conversion of the garage into a communal lounge

Parking and highway safety

- Insufficient parking for visitors
- Existing traffic issues along Ivy Lane. Increase in traffic would raise highway safety concerns
- Junction of Ivy Lane and Sycamore Crescent is dangerous
- Ivy Lane does not have a pavement opposite the site
- Parking was previously an issue when the building was used as a carehome
- Concerns that parking provision would not be sufficient
- Highways safety issues during construction works
- Change to types of residents using the facility could result in additional parking pressures

Fear of crime

- Previous issues of crime when used as a children's home
- Nearby properties would be overlooked and targeted
- Queries regarding the type of people living at the site
- Previous issues with anti-social behaviour
- Concerns regarding safety of children within the locality

Forestry and ecology

- Protected species present on the site
- Queries regarding whether existing boundary hedging and trees are to be retained

Other matters

- The number of residents goes above what can be considered as part of the C3 use class
- Proposal should be considered by the Planning Committee
- CEC previously advised that any further extensions to the property would be refused
- Inaccuracies in supporting information
- No evidence provided regarding need for such a facility
- Company is bespoke to undertake this development
- Independence Support who are to provide the required care have not yet been inspected by the Care Quality Commission
- Reference to a C3 use in the description should be removed
- Increased pressure on services. Water supply is already poor, this could be made worse by the proposal
- Development would result in reduction of property values

OFFICER APPRAISAL

Principle of development

Sec.38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined "*in accordance with the plan unless material considerations indicate otherwise*".

Macclesfield is identified as one of the principal towns in Cheshire East where CELPS Policy PG 2 seeks to direct 'significant development' to the towns in order to 'support their revitalisation', recognising their roles as the most important settlements in the borough. Development will maximise the use of existing infrastructure and resources to allow jobs, homes and other facilities to be located close to each other and accessible by public transport'. In this case, the provision of 7 residential units would support these functions, albeit on a small scale and would deliver housing within a sustainable location.

Use Class

A number of concerns have been raised regarding whether the proposal can be considered as falling within Use Class C3 (dwellinghouses). Use Class C3 consists of three parts:

- C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener,

secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child

- C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems
- C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger

Neighbours and the Town Council state that as the proposal includes seven units, the number of residents would exceed the threshold for consideration under Use Class C3.

The proposal is for seven separate units. Each unit would have its own kitchen, living area, bedroom and bathroom. Consequently, each one could function as a dwelling in its own right. There would also be a communal kitchen and dining area, but as these facilities are also provided within each of the flats, there would be no requirement for the occupiers to use these facilities if they did not wish to do so.

However, whether the flats can function separately is not the only consideration. Depending on the level of care provided, the use may fall within Use Class C2 (residential institutions), where there is a higher level of care is proposed or C3 (dwellinghouses), where care is more limited. Whether or not the use would be a C2 use or C3 use will be a matter of fact and degree.

The applicant has advised that the scheme would be aimed at providing housing for adults with a learning disability. The envisaged residents are adults ready to leave higher support settings and move into more independent supported accommodation. Two carers would be on hand at the property 24/7, including waking night cover. The carers would not live at the property. Carers would provide help with matter such as budgeting, cooking, shopping and paying bills etc. They would also provide prompting for self-care but critically would not provide personal care to residents. The focus would be on supporting residents to live independently.

Given the above, the applicant has asserted that the proposed units would fall within Use Class C3. Each resident would live in their own individual dwelling, with access to communal care facilities as and when needed. There would be an element of care associated with the development and carers would be on hand 24/7.

Nevertheless, this is not a certificate of lawfulness application, which seeks to determine the use class of the building. It is a planning application for individual supported living accommodation units, where residents would receive some limited care. It is likely that each individual resident would have their own specific care needs and as such the extent to which the development falls within Use Class C2 or C3 may vary depending on the residents living at the site at any one time. Given that it is not a certificate of lawfulness application, confirmation either way in terms of the use class is not required. In any case, a condition will be imposed restricting the development to that as described, supported living accommodation for up to seven residents at any one time.

Residential Mix

CELPs policy SC 4 deals with residential mix. It states that development proposals for accommodation designed specifically for the elderly and people who require specialist accommodation will be supported where there is a proven need; they are located within settlements; accessible by public transport; and within a reasonable walking distance of community facilities such as shops, medical services and public open space.

The applicant has advised that the proposal has been developed to meet a specific need and provided evidence regarding such need. The application has been informally discussed with officers from the Council's Adult Social Care and Health Department. They have confirmed that they are supportive of this development, which would provide provision for future demand for individuals with learning disabilities. It is therefore accepted that the proposal would meet a proven need.

The site is also located within Macclesfield, one of the Principal Towns. There is a bus stop outside the site on Ivy Lane, which provides links to the town centre. As to be expected within one of the Principal Towns, there is a range of facilities within walking distance of the site, including shops along Thornton Avenue and Ivy Road.

It is considered that the proposal would comply with the requirements of CELPs policy SC 4.

Character and design

NPPF paragraph 124 confirms that good design is a key aspect of sustainable development. NPPF paragraph 127 states that amongst other matters developments should:

- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

NPPF paragraph 130 states that 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. It also states that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development.

At a local level, CELPs policy SE 1 requires developments to make a positive contribution to their surroundings. Amongst other matters, design solutions should achieve a sense of place by protecting and enhancing the quality, distinctiveness, and character of settlements.

Concerns have been raised regarding the scale, massing and design of the extended building, particularly in relation to the neighbouring properties along Ivy Lane and Sycamore Crescent. These include concerns that the proposal would represent an overdevelopment of the site.

The existing property is split level. From Ivy Lane it reads as a single storey dwelling, while from Sycamore Crescent it reads as a two-storey property. This is as a result of the levels changes across the site. The existing two storey elements are later additions. The existing property is not of any particular architectural merit.

The proposed scheme includes a number of extensions to the existing building. This includes the raising of the ridgeline by around 1.6m. A new dormer window would be constructed on the Ivy Lane (Southern Elevation). There would be no change to the height of the gables on the northern elevation, although the western gable would be extended just beyond that of the existing. Single and two storey side extensions are proposed along the Sycamore Crescent (western elevation).

The scheme has been revised during the lifetime of the application, with changes made to the form and design of the extensions. It is considered that the revised design of the extensions would have an acceptable visual relationship with the host dwelling, subject to a condition regarding materials. The dormer window along the front elevation would be set in from the flank walls and as such would not be an unduly dominant feature on the host dwelling.

However, the impact of the extensions on the wider streetscene also needs to be considered. As noted above many of the representations raised concerns that the increased height would result in the dwelling appearing unduly dominant and intrusive within the surrounding area.

On the southern side of this part of Ivy Lane, the houses are larger two storey dwellings. They sit at a raised height in comparison to the application site. The land levels fall away on the northern side of Ivy Lane and to the west. The application site is at the end of a group of four bungalows, (6, 8 and 10 Ivy Lane). It sits further back on the plot than its neighbours.

The neighbouring property to the north, 4 Sycamore Crescent, is also a bungalow. Within the wider streetscene and on the western side of Sycamore Crescent there are existing two storey properties. As noted above, while the site reads as a bungalow from Ivy Lane, from Sycamore Crescent, reads as a two-storey dwelling.

Some of the concerns indicate that the building would end up as having 3.5 stories. This is incorrect. The proposed raising of the roof would primarily affect the southern elevation onto Ivy Lane. The new 'second floor' would be largely over this part of the building. The single apartment within the roofspace would be single aspect with its outlook over Ivy Lane.

On the northern elevation, the dwelling would still only have two levels of accommodation. The height of the gables would not change. No windows are proposed above first floor level along this elevation.

As such while the scheme includes an increase in height, it would still read largely as a two-storey dwelling when approached from Sycamore Crescent. When viewed from Ivy Lane, it would read as a chalet style property. It would be taller than the bungalows adjacent to it, but given that it is at the end of the row, set further back from the Ivy Lane frontage and the surrounding context is somewhat varied, it is not considered that the proposal would be harmful when viewed from Ivy Lane.

The concerns raised by local residents are noted, but it is not considered that the scheme would conflict with either CELPS policies SE 1 or SD 2 or the aims of NPPF chapter 12.

Neighbour amenity

NPPF paragraph 127f) CELPS policy SD 2 1iif) states that all development will be expected to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of relationship to neighbouring properties, streetscene and the wider neighbourhood.

Saved MBLP policy DC3 relates to amenity. It states that development, including changes of use, should not significantly injure the amenities of adjoining or nearby residential property or sensitive uses due to:

- Loss of privacy
- Overbearing effect
- Loss of sunlight and daylight
- Noise, vibration, smells, fumes, smoke, soot, ash, dust or grit
- Environmental pollution
- Hazardous substances and industrial processes
- Traffic generation, access and car parking

Saved MBLP policy DC38 sets out the space, light and privacy standards for housing developments. It states that new developments should meet the guideline distances, unless the design and layout of the scheme and its relationship to the site and its characteristics, provides a commensurate degree of light and privacy between buildings.

For developments with one or two storeys, a front to front distance of 21m and a back to back distance of 25m should be achieved for dwellings with one or two storeys.

10 Ivy Lane

The application site shares a common boundary with this neighbour. The existing building lies to the northwest of the built form of no.10.

No. 10 is a single storey property, with its vehicular access and drive to the north, and the garden area to the south. The room closest to the boundary with the application site is dual aspect, with windows to both the front and rear.

The proposal includes an increase in the ridge height of the application property of about 1.6m. The residents of this neighbouring property have raised concerns that the development would adversely affect their living environment, including the levels of natural light.

Given the orientation of the application property to the northwest, it is likely that any loss of light would be limited to the late afternoon. The built form is set off from the boundary with this neighbour. Given this, the siting in relation to windows and the position next to the driveway, it is considered that the scheme would not materially harm the outlook or light enjoyed by this neighbour.

No windows are proposed above ground floor level along the eastern elevation facing this neighbour. The proposed development would not materially harm the existing levels of privacy enjoyed by this neighbour.

15 and 17 Ivy Lane

Concerns have been raised that the new first floor windows would overlook these neighbours on the over side of Ivy Lane. In accordance with MBLP a front to front distance of 22m should be achieved. The distance between these windows and the properties opposite would be well in excess of this minimum figure. It is considered that the proposal would not adversely affect the privacy, light, or outlook of the houses on the southern side of Ivy Lane.

30 Ivy Lane

This neighbouring property lies to the west of the site, separated by the road and the side garden of 1 Sycamore Crescent. Given the distance between the built form of the two properties, it is not considered that there would be any adverse impact on the residential amenities of this neighbouring property.

1 Sycamore Crescent

The occupants of this neighbour property have raised concerns that the development would overlook their house and garden, as well as appearing overbearing. The built form of the two properties do not sit directly opposite one another: 1 Sycamore Crescent sits to the north west of the application property. The application site and this neighbour are separated by the road.

Even with the extensions, the built form of the two properties would not be directly opposite one another. Any views from the new first floor windows towards the windows of this neighbour would be oblique and unlikely to materially harm the existing privacy enjoyed by the residents of no.1.

The proposal includes new first floor side windows, facing towards the side garden of this property. Given the distance between the garden and the built form and the separation by the road, it is not considered that the inclusion of these first-floor windows would significantly injure the privacy enjoyed by this neighbour.

4 Sycamore Crescent

This neighbouring property is single storey and lies to the north of the application site, sharing a common boundary. At the closest point there would be a distance of around 21m between the extended building and the boundary with this neighbour. Adjacent to the boundary this neighbour has a detached garage. There are no windows along the flank wall of this neighbouring property facing towards the application site.

Having regards to the separation distance and the lack of windows along the flank wall of no.4, it is considered that the proposal would not materially harm the amenities of this neighbouring property.

87 Sycamore Crescent

This property lies to the northeast of the application site and shares a common boundary. The boundary is splayed, with the rear elevation of no.87 angled slightly towards the application site. The houses are not however directly opposite one another. Previous planning permissions have included conditions removing permitted development rights for upper floor windows along the northern and eastern elevations, to protect the privacy of this neighbour.

At the closest point, there is a distance of around 13m between the built form of the two properties. This would not change as a result of the proposal. There would however be new first floor windows along the northern elevation, one in the existing blank gable end and another on the extended gable, which is positioned more centrally on the application site.

Concerns have been raised that the insertion of these new windows would overlook the garden and rear windows of 87 Sycamore Crescent. The back to back distance falls short of the minimum back to back distance of 25m, for two storey properties. As there are no windows at second floor level, the standard for building with three or more stories should not be applied.

Nevertheless, the back to back guideline distance of 25m would not be achieved. In this case, there is not a direct back to back relationship between the two properties and, as such in accordance with saved MBLP policy DC38, a lower distance may be accepted. However, given the proximity of the window closes to the boundary and the built form of this neighbour, without mitigation, the development would result in an unacceptable degree of overlooking.

The proposed plans indicate that the first-floor window closest to the boundary with this neighbour would be angled. This would restrict views towards the boundary and the closest windows of the neighbouring property. It would also ensure views are angled across the application site and away from the boundary and rear windows of the neighbour.

Details of the screening/opaque glass to be used in the eastern part of the window would be required by condition. It would then be necessary for the window and screening to remain in this approved form for the lifetime of the development.

The new window serving the bedroom would be positioned centrally on the site and away from the boundary. It is considered that views from this window would be oblique and as such a restrictive condition would not be required.

Subject to the condition, restricting the views from the first-floor window closest to the boundary, the proposal would have an acceptable relationship with this neighbour.

Other amenity considerations

Saved MBLP policy DC3 does not just relate to the impact of the built form – i.e. privacy, overbearing impact and overshadowing. It also deals with loss of amenity through noise, odours, traffic generation and car parking.

Some residents have raised concerns regarding the number of residents on the site and the additional noise associated with them.

The proposed development would be to provide supported living accommodation for seven residents. In this regard, each unit would function as a residential dwelling. There is nothing to indicate that there would be any additional noise over and above that which would typically be expected from residential properties. Given the nature of the site, on a junction of Ivy Lane, which is a relatively main thoroughfare, and its detached nature, it is not considered that the increased occupation would give rise to a level of activity and comings and goings which would be harmful to neighbouring properties.

However, there is also a care element associated with the development, as there would be carers on hand 24/7 to support residents. The applicant has advised that there would normally be two support staff on site at any one time, although this could on occasion rise to four.

Staff changeovers could have the potential to be disruptive if they were to take place overnight when there is a lower level of ambient noise. To prevent this, a condition is recommended to prevent changeovers between 10pm and 8am, apart from in emergencies.

It is considered that subject to this condition, the level of traffic generation and noise is unlikely to significantly injure the amenities of nearby residents.

Concerns have also been raised regarding the proximity of the kitchens to the boundaries and the potential for odour disturbance. These would be residential properties, rather than commercial kitchens. It is unlikely that any odours from cooking smells would result in any significant injury to residential amenity.

Residential amenity for future occupiers

The proposed units would share the existing garden area to the south of the site along Ivy Lane. All of the habitable rooms would be served by a window, allowing natural light and outlook. It is considered that the proposed development would provide an acceptable level of amenity for future residents, in line with the requirements of NPPF paragraph 127.

Parking and highway safety

Saved MBLP policy deals with circulation and access. It sets out the circulation and access criteria, which should be met by new development. Amongst other matters, it states that vehicular and pedestrian access should be safe and convenient. It also states that provision should be made for access by special needs groups, as well as for manoeuvring vehicles. There should be sufficient space to enable all parking and loading to take place off the street and to allow vehicles to enter and leave in a forward direction.

The adopted parking standards are set out within CELPS Appendix C. One off-street parking space should be provided per one-bedroom unit. In accordance with these standards, seven off-street parking spaces are required.

The revised plans show how seven parking spaces could be accommodated on the site. The Highway Authority has advised that the proposed parking provision would be sufficient.

The previous concerns regarding the width of the access have also been clarified. The revised plans indicate that the width of the existing access would exceed the minimum required.

A number of concerns have been raised regarding existing parking issues in the area and highway safety matters, including concerns regarding the junction of Sycamore Crescent and Ivy Lane and the junction of Ivy Lane and Congleton Road.

The concerns regarding on-street parking stem in part from a former use of the premises as a children's care-home and alleged on-street parking at this time.

These concerns are noted. However, the current proposal is a different proposal to the children's home. The applicant has advised that due to the nature of the use, residents are unlikely to have their own cars and that it is likely that the parking area would be used by staff. Nevertheless, the plans indicate that sufficient parking can be accommodated within the site to meet standards.

While the concerns regarding the safety of the junction are noted, Highways officers have been consulted on the proposal and have not raised any concerns in this regard.

It is considered that the proposal would not result in any conflict with saved MBLP policy DC6 and would meet the minimum parking standards set out in CELPS appendix C.

Nature conservation

CELPS policy relates to biodiversity and geodiversity. It states that development proposals likely to have a significant adverse impact on protected habitats or species will not be permitted except where the reasons for or benefits of the proposal outweigh the impact of the development.

This policy also states that all development must aim to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests.

One of the objectors has advised that they have seen a number of protected species in the locality including badgers and bats. The application has been reviewed by the Council's Nature Conservation Officer. They have not raised any concerns that the proposed development would be likely to result in harm to a protected species or their habitat.

Subject to conditions to protect nesting birds and ensure ecological enhancements, the proposal would comply with CELPS policy SE 3.

Forestry

CELPS policy SE 5 deals with trees, hedgerows and woodlands. It states that where a development would result in threat to or loss of trees of amenity value, it will not normally be permitted, unless there are clear overriding reasons and no suitable alternatives. Saved MBLP policy DC9 broadly reiterates the same requirements.

There are a number of trees across the site, which are not formally protected. There is also an off-site Sycamore, within the garden of 4 Sycamore Crescent, which is formally protected by a Tree Preservation Order (TPO reference: No. 2 1957).

During the lifetime of the application, an Arboricultural Impact Assessment (AIA) has been submitted. This has been reviewed by the Council's Forestry Officer. They are satisfied that the AIA has demonstrated the feasibility of the proposal in terms of retained trees.

Subject to conditions relating to tree protection, tree pruning/felling, arboricultural method statements and no dig construction, the proposal would comply with CELPS policy SE 5 and saved MBLP policy DC9.

Fear of crime

Some of the objections raise concerns that the proposed use would result in antisocial behaviour from the residents of the future units. The risk of crime and disorder, and the perception of it, arising from a proposed use is a material planning consideration. In order to carry weight in the determination of a planning proposal, fear of crime must be based on sound reasons and there needs to be reasonable evidential basis for that fear.

A number of the representations refer to a previous use of the site as a children's care home. During which time, it is alleged that there was frequent anti-social behaviour and police call outs.

The proposal is for a different use to this previous use of the site. It would provide semi-independent living accommodation for adults with learning disabilities aged between 18 to 65 years old. Given the differences between the previous use and the current proposal, any previous issues cannot be taken as tangible evidence that there would likely be anti-social behaviour associated with the current proposal.

Objectors' concerns and anxiety about the proposed use are acknowledged but there is no solid evidence to demonstrate that the proposal to provide semi-independent living for vulnerable adults would result in a spike in anti-social behaviour in the neighbourhood. No weight is given to this in the planning balance.

Other matters

Concerns relating to a reduction in house values as a result of the proposal are not a planning consideration and have not been taken into account.

CONCLUSIONS

The application site lies within Macclesfield which is identified as one of the Principal Towns.

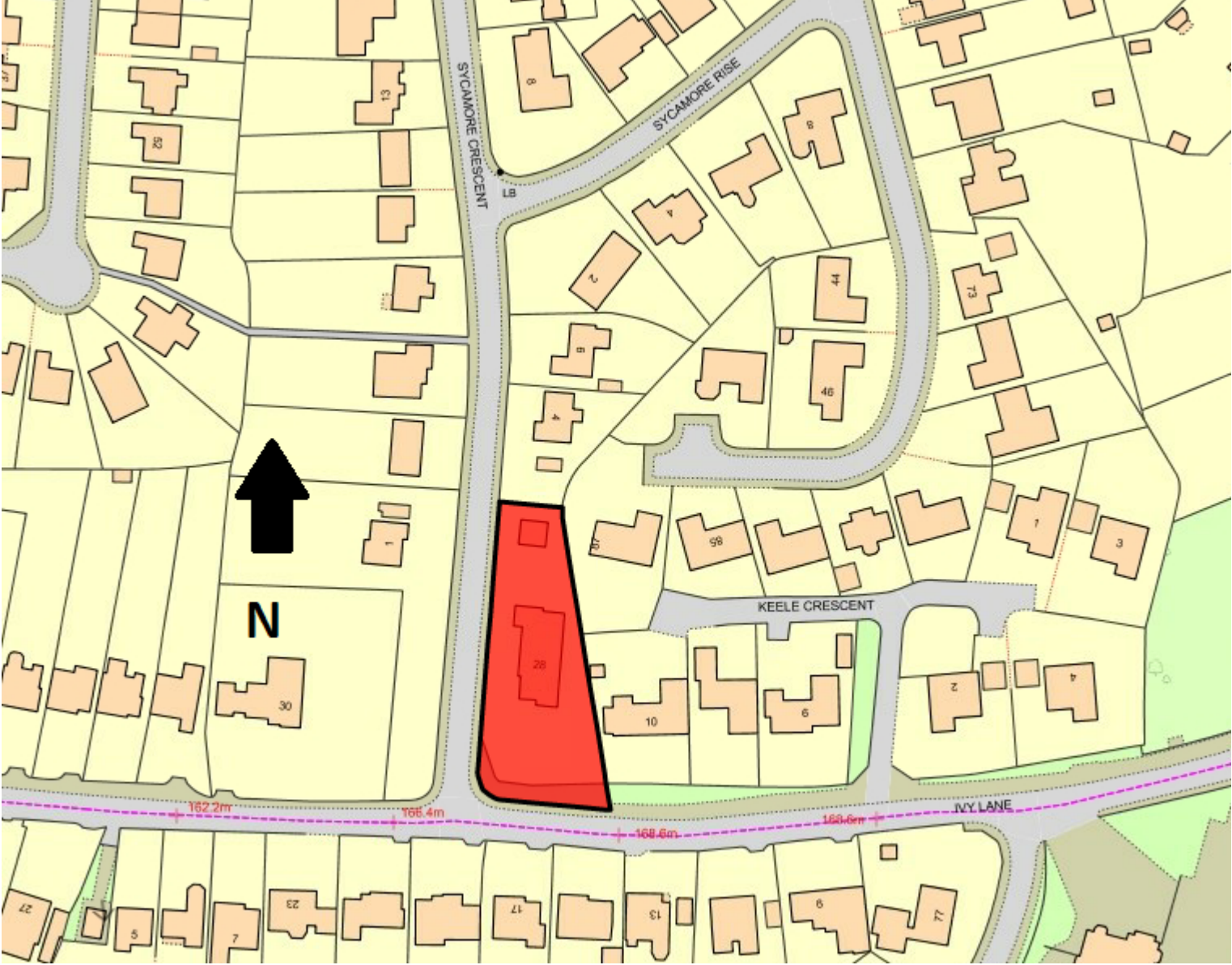
It is considered that subject to conditions the proposed development would comply with the relevant policies in relation to design and neighbour amenity. Sufficient off-street parking would be provided in accordance with the adopted parking standards. The proposal has been considered by Highways officers and is considered to be acceptable in terms of highway safety.

The concerns relating to anti-social behaviour and fear of crime are noted but are not considered to hold any weight in the assessment of this application.

The application is recommended for approval subject to the following conditions:

1. Three-year time limit
2. In accordance with the approved plans
3. Finished levels
4. Tree protection
5. Tree pruning/felling specification
6. Arboricultural method statement
7. No dig hard surface construction specification
8. Hard and soft landscaping
9. Landscaping implementation
10. Window and privacy screen details and implementation – first floor northern elevation
11. Restrictions on use
12. Maximum number of residents – 7
13. No staff handovers between 10pm and 8am (apart from in emergencies)
14. Provision of parking facilities
15. Details of bin storage
16. Details of cycle storage
17. Nesting bird protection
18. Ecological enhancements
19. EV charging points

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.



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Application No: 20/2361M

Location: 43, LONDON ROAD NORTH, POYNTON, SK12 1AF

Proposal: Demolition of existing dwelling and erection of a residential development with associated access, car parking, landscaping and infrastructure

Applicant: Mr Andrew McMurtrie, PH Property Holdings Ltd.

Expiry Date: 09-Sep-2020

SUMMARY

The front section of the site lies within a predominantly residential area, but the rear part of the application site is located on an area of Existing Open Space in the MBLP, and it has not been demonstrated that the open space is surplus to requirements, it is not replaced by equivalent or better provision, and the development is not for alternative sports and recreational provision, as required by policy SC 1 of the CELPS and the Framework. As such there is some conflict with the development plan, which weighs against the proposal.

However, policy EGB 2 of the PNP, which seeks to preserve and protect open spaces which characterise the village identity, does not refer to this site in the list of locations to be protected under this policy. The PNP is the most up to date development plan document and as such carries significant weight in the determination of the application.

In addition, the application site, as with all the adjoining site that fall under this open space allocation in the MBLP, is in individual private ownership, is surrounded by other private dwellings, and therefore public access to it is restricted. In visual terms, the site has very limited benefits to the wider area due to it being at the rear of the existing property, and landlocked by other private properties. As such its visibility, and appreciation as a public amenity, from public vantage points is very limited. Therefore, in terms of the function of the land as open space as it currently stands, there are not considered to be any significant physical or visual benefits to it.

The site is in a very sustainable location and the proposal would provide a residential development of 12 units within the key service centre of Poynton, very close to the public transport facilities, shops and services within the town centre. As noted above, the proposal raises no significant issues relating to the impact upon the living conditions of neighbouring properties, the character of the area, trees or flood risk.

Therefore, whilst acknowledging the conflict with the development plan, subject to the receipt of comments from Highways, the proposal accords with the requirements of the most up to date policy document, the Poynton Neighbourhood Plan, and having regard to the details set out above, it is considered that the identified policy conflict is clearly outweighed by other considerations, and the proposal represents a sustainable form of development.

RECOMMENDATION: Approved subject to conditions and s106 contributions

DESCRIPTION OF SITE AND CONTEXT

The application site is located on London Road North on the approach into the village of Poynton and is currently occupied with one large detached dwelling. The existing house appears to have been built in the 1930s and was extended in the post-war years. It sits in a very large and long (91.5m) plot which is currently mainly grassed. There is a great deal of variation in age of properties and architectural styles in the immediate vicinity.

The site is bounded by the A523 London Road North to the east. Further east is Poynton Sports Club and existing residential development adjoins the site to the north, south and west. The rear section of the site, although land locked is allocated as 'existing open space' in the MBLP.

DETAILS OF PROPOSAL

Full planning permission is sought for the demolition of the existing dwelling and the erection of an apartment block to the front of the site fronting London Road North consisting of eight two-bed apartments, with two pairs of semi-detached properties to the rear of the site.

Amended plans have been received during the course of the application in order to address concerns raised by the case officer.

RELEVANT HISTORY

None

POLICIES

Cheshire East Local Plan Strategy (CELPS)

- MP1 Presumption in Favour of Sustainable Development
- PG1 Overall Development Strategy
- PG2 Settlement Boundaries
- PG7 Spatial distribution of development
- SD1 Sustainable development in Cheshire East
- SD2 Sustainable development principles
- IN1 Infrastructure
- IN2 Developer Contributions
- SC4 Residential Mix
- SC5 Affordable Homes
- SE1 Design
- SE2 Efficient Use of Land
- SE3 Biodiversity and Geodiversity
- SE4 The Landscape
- SE5 Trees, Hedgerows and Woodland
- SE6 Green Infrastructure
- SE8 Renewable and Low Carbon Energy
- SE9 Energy Efficient Development
- SE12 Pollution, Land Contamination and Land Instability
- SE13 Flood risk and water management
- CO1 Sustainable travel and transport

Appendix C – Parking Standards

Saved Macclesfield Borough Local Plan Policies (MBLP)

NE11 (Nature conservation interests)
DC3 (Amenities of residential property)
DC6 (Circulation and Access)
DC8 (Landscaping)
DC9 (Tree protection)
DC35 (Materials and Finishes)
DC36 (Road layouts and circulation)
DC37 (Landscaping in housing developments)
DC38 (Space, light and Privacy)
DC41 (Infilling housing or redevelopment)
DC63 (Contaminated land)
RT1 (Protection of Open Spaces)
RT2 (Incidental Open Spaces/Amenity Areas)

Poynton Neighbourhood Plan (PNP)

EGB1 Surface Water Management
EGB7 Landscape Enhancement
EGB9 Nature Conservation
HOU6 Housing Mix
HOU8 Density and Site Coverage
HOU11 Design
HOU12 Replacement of Existing Dwellings
HOU15 Back Land and Tandem Development
HOU16 Subdivision of Housing

Other Material Considerations

National Planning Policy Framework (NPPF)
National Planning Practice Framework (NPPG)
The Cheshire East Borough Design Guide (2017)

CONSULTATIONS (External to Planning)

Head of Strategic Transport - Comments awaited

Environmental Health - No objections subject to conditions relating to contaminated land, electric vehicle infrastructure, dust management and pile foundations

United Utilities - No objections, subject to conditions relating to drainage

Strategic Housing Manager - No requirement for affordable housing contributions

Education - No requirement for contributions

Lead Local Flood Authority – No objections subject to conditions relating to drainage

ANSA Greenspace - No objection subject to financial contributions towards open space

Poynton Town Council: Object on the following grounds:

1. Inappropriate form of development on this site and in this location as it is not sympathetic to the site, immediately adjoining properties or the character or the surrounding housing area.
2. Any benefits arising do not outweigh the many adverse impacts which would cause substantial harm to the amenities of the local community and cannot be mitigated against.
3. Fails to comply with up-to date Development Plan policies: MP1, SD2, SE1, SE5, SC3 and SC4 of the Cheshire East Local Plan 2017 and the following Saved policies of the Macclesfield Borough Council Local Plan 2004: H11, DC3, DC6, DC8, DC37, DC38, DC41, RT1 and RT2.
4. Contrary to relevant policies of the Poynton Neighbourhood Plan 2019. As a cramped and intrusive form of development on the northern entrance into the town, the development would fail to meet the following policies HOU 6 (housing mix), HOU 7 (environmental considerations), HOU 8 (density and site coverage), HOU 11 (design), HOU 15 (backland and tandem development) and EGB 2 (open spaces)
5. Fails to address the Supplementary Planning Guidance set out in the Cheshire East Borough Design Guide SPD 2017 both in terms of content of the application and the approach to be taken to preparing the application. The Town Council notes that land previously used as a garden does not qualify as a “brownfield” site for planning purposes.
6. Loss of Trees contributing to amenity
7. Undesirable form of backland development without proper road frontage. The houses at the rear of the site would be accessed off London Road North, along the side of the proposed block of flats.
8. By virtue of its size, design and position relative to adjoining property, would be unduly dominant when viewed from adjoining property, causing an unacceptable loss of light to the detriment of the residential amenities of the occupiers of that property. The proposed access road to the rear of the site will pass very close to the boundary with 41 London Road North.
9. By reason of scale, form and design would result in a cramped and intrusive form of development out of keeping with the character of the existing properties in the area. This section of London Road North has some houses with large rear gardens and the proposed development would change this character very much to the detriment of the appearance of this area and would set a dangerous precedent.
10. Loss of privacy.
11. Development may pose a threat to highway safety:
 - a) Increased Turning Movements / There have been several serious road accidents in the area.
 - b) Inadequate visibility
 - c) May not be sufficient space for manoeuvring vehicles within the site
 - d) Inadequate Service Provision
12. Flood Risk - In 2016 and 2019, there was significant flooding along London Road North and at the Poynton Sports Club, directly opposite the site.

OTHER REPRESENTATIONS

Amended plans were received during the application period and a further consultation period was instigated. 7no. representations were received prior to the amendments with none received following the re-consultation so far. The consultation period runs until the 4th March so an

update will include any further comments received prior to the committee meeting. Below is a summary of the main issues raised to date:

- The site represents one of the few open spaces bordering the residential development in Poynton and should be protected.
- The development would be 'unneighbourly' due to the noise and light pollution at night caused by cars.
- Highway safety issues caused by the additional traffic.
- The three-storey apartment block would lead to a loss of privacy to the neighbours.
- The apartment block would lead to a loss of light to the side facing windows and outdoor seating area of number 45.
- Over development of the site.
- The three dwellings to the rear would overlook the bungalows adjacent.

OFFICER APPRAISAL

Principle of Development

The application site lies within a predominately residential area in Poynton, which is identified as being a Key Service Centre under Policy PG 2 of the Cheshire East Local Plan Strategy (CELPS). This policy confirms that within Poynton, development of a scale, location and nature that recognises and reinforces the distinctiveness of each individual town will be supported to maintain their vitality and viability.

As a windfall site, CELPS Policy SE 2 states that development should;

- Consider the landscape and townscape character of the surrounding area when determining the character and density of development
- Build upon existing concentrations of activities and existing infrastructure
- Not require major investment in new infrastructure
- Consider the consequences of the proposal for sustainable development having regard to Policies SD 1 and SD 2

In this case, the provision of 11 no. additional dwellings would be of an acceptable scale relative to Poynton and would deliver housing within a sustainable location with the town centre within walking / cycling distance. From here, there are good rail links (including to Manchester, London) and buses to other local / key service centres. There are local amenities nearby, and social infrastructure such as schools, hairdressers, gyms, employment etc. The development to provide residential units in a sustainable location aligns with the general principles of national policy, local policy and emerging neighbourhood policy.

The development would contribute to the Borough's housing requirements through the provision of 11 no. additional market dwellings. In accordance with these policies, there is no objection in principle to new dwellings in this location, subject to compliance with the other relevant development plan policies

Residential Mix

Policy SC4 of the Cheshire East Local Plan states that *“New residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.”* PNP policy HOU 6 repeats this aim with the additional statement that *“The provision of smaller units to meet local needs should be given priority subject to compliance with other housing policies”*. The mix of two bed apartments and three bed dwellings located within a residential area would contribute to the mix of housing sizes and types and would complement the existing provision within the area.

The Cheshire East Local Plan (CELP) and the Council’s Interim Planning Statement: Affordable Housing (IPS) states in Settlements with a population of 3,000 or more that we will negotiate for the provision of an appropriate element of the total dwelling provision to be for affordable housing on all unidentified ‘windfall’ sites of 15 dwellings or more or larger than 0.4 hectares in size.

This is a proposed development of 12no. dwellings with a site area of 0.26 hectares, therefore no Affordable Housing is required to be provided.

Design and Impact on Character of the Area

NPPF paragraph 127 notes that planning decisions should ensure that developments are: visually attractive as a result of good architecture and layout; are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change; establish or maintain a strong sense of place, and create attractive and distinctive places to live, work and visit. Paragraph 130 notes that permission should be refused for poor design that fails to take the opportunities for improving the character and quality of an area.

Local Policy SD 2 notes that development will be expected to contribute positively to an area’s character and identity, creating or reinforcing local distinctiveness in terms of height, scale, form and grouping, choice of materials, external design features, massing of development, and relationship to neighbouring properties, street scene and the wider neighbourhood. Policy SE 1 notes that development proposals should make a positive contribution to their surroundings by:

- Ensuring design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements
- Encouraging innovative and creative design solutions that are appropriate to the local context

PNP policy HOU11 states that *“Any new housing development should achieve a high standard of design and new development should be compatible with the existing character of Poynton”*.

There is a great deal of variation in age of properties and architectural styles in the immediate vicinity. The proposal to demolish the existing house and replace it with a greater number of close to the centre of Poynton is accepted. The location of the apartment block is accepted too, sitting as it does on the footprint of the existing house. Similarly, the principle of having further homes to the rear of the site is also acceptable given the size of this very large plot.

The design of the front elevation of the apartment block has been amended, in line with the comments from the Council’s Design Officer, with alterations to the roof form to provide a more

traditional 2.5 storey building as opposed to the Mansard roof approach initially proposed. The apartment building is now a simpler and more contemporary style to better reflect the varied surrounding character.

The increase in soft landscaping to the front boundary, replacing the existing stark boundary wall with a new lower boundary wall with hedge and additional tree planting, in addition to the significant setback of the apartment block from the road allow the scale of the proposal to sit comfortably within the street scene.

The building line created by no. 41 and 45 London Road has also been reflected in the positioning of the apartment building. This has allowed frontage parking to be comfortably accommodated behind the new frontage boundary planting.

To the rear, the dwellings are subservient to the main apartment building, with the lower land level also helping in this regard. These would be positioned a significant distance from public vantage points and would have very little impact on the character of the area.

Saved Macclesfield Local Plan policy DC41, relating to infill housing states:

‘The garden space should reflect the typical ratio of garden space within curtilages in the area and the location, size and shapes should be suitable for the intended purpose’. Policy HOU15 of the PNP echoes this guidance stating for back land and tandem development; *“The plot size of the proposed dwelling should be appropriate to the size of the dwelling and the character of the immediate local area.”*

The plot to building ratios of the surrounding dwellings vary widely, however the dwellings would enjoy plot ratios consistent with adjoining development.

Overall, for the reasons set out above, it is considered that the proposal comprises an appropriate design for this very varied area and relates positively to the character of the area, in accordance with policies SE1 and SD2 of the CELPS and HOU 11 and HOU 15 of the PNP.

Open Space

As noted above, part of the site is allocated within the MBLP as an area of Existing Open Space, the retention of which is promoted by policy RT1 of the MBLP. This policy states that areas of recreational land and open space as shown on the proposals map will be protected from development. RT1 does however accept that development of a building footprint which does not harm the integrity of the open space will normally be permitted.

Paragraph 97 of the Framework states that existing open space should not be built on unless:

- “a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”*

These tests are reflected in policy SC1 of the CELPS which seeks to protect and enhance existing leisure and recreation facilities, unless a needs assessment has clearly proven them

to be surplus to requirements to local community needs or unless alternative provision, of equivalent or better quality, is to be made. However this policy also seeks to support and promote the provision of better leisure, community and recreation facilities, where there is a need for such facilities, the proposed facilities are of a type and scale appropriate to the size of the settlement, are accessible and support the objectives of the Local Plan Strategy. Similarly, policy SE6 of the CELPS seeks to protect green infrastructure and protect and enhance existing open spaces.

Policy EGB2 of the PNP states that *“areas of recreational land and existing open spaces within Poynton including within the housing estates which characterise the village identity shall be preserved and protected from development. PNP/C32 lists the locations of the sites with accompanying maps”*. The site is not identified in document PNP/C32 as a location to be preserved and protected and does not ‘characterise the village’.

The proposed dwellings will be constructed on an area of Existing Open Space as identified in the MBLP, and it has not been demonstrated that the open space is surplus to requirements; it is not being replaced by equivalent or better provision, and the development is not for alternative sports and recreational provision. Accordingly, whilst there is no direct conflict with policy EGB 2 of the PNP, the proposal does conflict with policy RT1 of the MBLP, SC1 of the CELPS and paragraph 97 of the Framework.

Public Open Space and outdoor sport & recreation requirements

Policy SE6 of the Cheshire East Local Plan requires 60sqm per family dwelling for the provision of public open space (POS) and recreation / outdoor sport (ROS) facilities. It appears that this cannot be provided on site and therefore financial contributions will be required for off site provision in line with policy SE6 of the Cheshire East Local Plan.

Based on 12no. dwellings of two or more bedrooms the required contribution would equate to £36,000 for POS and £12,000 for ROS. The POS commuted sum would be used to make additional improvements and enhancements of existing POS facilities at Poynton Park and Glastonbury Drive.

The ROS contribution would be used to make additions improvements and enhancements of existing sports facility at Deva Close in line with the Playing Pitch Strategy.

Policy SE6 of the CELPS sets out all open space requirements from residential development, which includes provision for allotments. Given that this cannot be provided on site, a contribution is required towards local allotment sites. For 12 dwellings this contribution amounts to £6,750. A s106 agreement will be required to secure these contributions.

Amenity

Saved Macclesfield Borough local Plan policy DC3 seeks to ensure development does not significantly injure the amenities of adjoining or nearby residential properties through a loss of light, overbearing effect or loss of sunlight/daylight with guidance on space distances between buildings contained in saved policy DC38 of the Macclesfield Borough Local Plan and guidance within the Cheshire East Design Guide.

New residential developments should generally achieve a distance of between 21m and 25m between principal windows and 13m to 14m between a principal window and a blank elevation. This is required to maintain an adequate standard of privacy and amenity between residential properties and these are set out in Policy DC38. The policy includes provisions to increase these distances in circumstances when development exceeds two-stories in height.

It should also be noted that the Cheshire East Design Guide SPD also includes reference to separation distances and states that separation distances should be seen as a guide rather than a hard and fast rule.

The Design Guide identifies the following separation distances;

- 21 metres for typical rear separation distance
- 18 metres for typical frontage separation distance
- 12 metres for reduced frontage separation distance (minimum)

The objections have been carefully considered. The adjacent property to the north of the site contains a side facing secondary lounge window at ground floor and a secondary first floor bedroom window. The proposed apartment block to the front of the site has been stepped away from the boundary at the rear to ensure that the closest point directly facing these side facing windows measures approx. 15m. The only side facing windows within the development facing number 45 would be non-habitable en-suite windows, one at ground floor and one at first floor.

Whilst the development may lead to some loss of light to the side facing windows of number 45, these windows are secondary and the affected rooms of number 45 do benefit from other sources of light to compensate for any loss.

To the south, number 41 is positioned away from the boundary meaning the distance from the proposed side elevation and the closest point of number 41 is over 14m. The proposed side elevation facing number 41 contains kitchen windows and secondary bedroom windows. It is considered appropriate to include a condition obscuring glazing these windows to ensure no loss of privacy is suffered by number 41.

To the rear the distance between the rear of number 52 Milton Drive and the side elevation of the closest semi-detached dwelling would be approx. 15m at its nearest point with only windows serving the stairs/landing facing the boundary. These can be conditioned to be obscurely glazed in order to prevent any overlooking.

The rear of plot 12 would be positioned approx. 15.5m from the rear elevation of number 50 at its nearest point, however the angle between the two properties is oblique meaning that there would be no direct overlooking between the two properties.

Number 48 would be a minimum of 20m from the rear of the proposed detached dwellings and number 46 would be a minimum of 30m to the rear of the detached dwellings. Although three storeys the rear of the detached dwellings would not contain a dormer window so would appear as two storeys.

The gap between the buildings, together with the oblique angle ensures that the relationship between existing and proposed dwellings is within acceptable limits, and ensures an adequate

degree of space, light and privacy is maintained in accordance with policies DC3 and DC38 of the MBLP.

Highways

No comments have been received from the Head of Strategic Transport in relation to the amended plans, however the proposal contains 2 parking spaces per unit as required by the parking standards in the CELPS for key service centres such as Poynton. Further information has also been provided by the applicant showing a delivery vehicle can enter and exit the site in a forward gear. The consultation response from Highways will be reported as an update.

Arboriculture and Forestry

Policy SE 5 of the CELPS outlines that development proposals which will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands (including veteran trees or ancient semi-natural woodland), that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area, will not normally be permitted, except where there are clear overriding reasons for allowing the development and there are no suitable alternatives.

The application is supported by an Arboricultural Implications Assessment which includes a Tree Survey and Method Statement. The Assessment identifies 6 individual trees and 7 groups of trees located in or immediately adjacent to the application site. One Moderate (B) category tree, a semi mature Maple (T6) and a linear group of early mature Cypress trees (G5) are proposed to be removed to accommodate the development.

None of the trees within the site, including those proposed for removal are protected by a Tree Preservation Order or lie within a designated Conservation Area. The proposed removals do not have a significant adverse impact on the wider amenity of the area.

An existing moderate (B) category mature Beech located at the front of the property close to the highway is a prominent feature of the site and is shown for retention. Details will need to be provided on the protection of this tree during the development process should the application be approved, and the extent of any pruning required to allow access for construction vehicles.

Two groups of Cypress and Yew (G6 and G7) to the northern boundary provide an effective screen to adjacent residential development and are shown for retention and should be adequately protected during the development process.

Reference is made in the Assessment to some minor encroachment into the Root Protection Area (RPA) of a low (C) category Maple (T4) which has been heavily reduced in the past. The minor encroachment is not considered significant and the tree provides only a limited contribution to the wider amenity.

The use of a cellular confinement system has been recommended where the driveway/car parking slightly encroaches in to into the root protection area of retained trees. This broadly complies with the design requirements of BS5837:2012 and is acceptable. No objections are raised by the Council's Arboricultural Officer, subject to a condition to provide tree protection

measures and a method statement. The proposal is therefore considered to comply with policy SE 5 of the CELPS.

Nature Conservation

No evidence of roosting bats was recorded during the submitted survey and the existing buildings were identified to have only low potential to support roosting bats. I advise that roosting bats are not reasonable likely to be present or affected by the proposed development. No further survey effort in respect of bats is therefore required.

The submitted ecological assessment has identified the potential presence of hedgehog on site, although no evidence of this species was recorded. Hedgehogs are a biodiversity action plan priority species and hence a material consideration.

No objections are raised by the Council's Nature Conservation Officer. No significant ecological concerns are therefore raised subject to conditions relating to features for hedgehogs, nesting birds and securing an ecological enhancement in the form of introducing features for nesting birds into the development in order to comply with the biodiversity protection and enhancement requirements of policy SE 3 of the CELPS.

Flood Risk

Policy SE13 of the CELPS states that developments must integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity within the borough and provide opportunities to enhance biodiversity, health and recreation.

Policy EGB1 of the PNP states, *"Poynton is at risk of flooding due to a number of factors. The management of flood risk and management and maintenance of all culverts, streams and brooks within the town should be co-ordinated into a local Flood Risk Mitigation Plan by the relevant authorities."*

The site currently sits within flood zone 1, however there is an area of surface water flood risk (topographic low spot) present onsite. Poynton Town Council have raised concerns over flood risk within the neighbouring area as this has previously been affected by flooding. The LLFA therefore advise that it is crucial that the flood risk present both on and off site is managed effectively through an appropriate SUDs scheme. Furthermore, finished flood levels should be set at a level which protect the new dwellings from surface water flood risk.

The LLFA also note that the applicant is proposing to use underground attenuation storage and an existing connection to the surface water sewer system as their means of surface water drainage. Careful consideration should be given to the storage volume required onsite to account for the 1 in 100 yr + 40% Climate Change event. Conditions are therefore recommended relating to surface water drainage, a ground investigation survey to establish any potential ground water issues on site and to determine the type of attenuation storage structure required, and finished floor levels.

Subject to these conditions the proposal will reduce flood risk and comply with policies SE13 of CELPS and EGB1 of PNP.

HEADS OF TERMS

If the application is approved a Section 106 Agreement will be required, and should include:

- Public Open space contribution of £36,000
- Recreation & outdoor sports contributions of £12,000
- Allotments contribution of £6,750

Community Infrastructure Levy (CIL) Regulations

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

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

The provision of public open space is necessary, fair and reasonable to provide a sustainable form of development, to contribute towards sustainable, inclusive and mixed communities and to comply with local and national planning policy.

All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of the development

PLANNING BALANCE

The rear part of the application site is located on an area of Existing Open Space in the MBLP, and it has not been demonstrated that the open space is surplus to requirements, it is not replaced by equivalent or better provision, and the development is not for alternative sports and recreational provision, as required by policy SC 1 of the CELPS and the Framework. As such there is some conflict with the development plan, which weighs against the proposal.

However, policy EGB 2 of the PNP, which seeks to preserve and protect open spaces which characterise the village identity, does not refer to this site in the list of locations to be protected under this policy. The PNP is the most up to date development plan document and as such carries significant weight in the determination of the application.

In addition, the application site, as with all the adjoining site that fall under this open space allocation in the MBLP, is in individual private ownership, is surrounded by other private dwellings, and therefore public access to it is restricted. In visual terms, the site has very limited benefits to the wider area due to it being at the rear of the existing property, and landlocked by other private properties. As such its visibility, and appreciation as a public amenity, from public vantage points is very limited. Therefore, in terms of the function of the land as open space as it currently stands, there are not considered to be any significant physical or visual benefits to it.

The site is in a very sustainable location and the proposal would provide a residential development of 12 units within the key service centre of Poynton, very close to the public transport facilities, shops and services within the town centre. As noted above, the proposal

raises no significant issues relating to the impact upon the living conditions of neighbouring properties, the character of the area, trees or flood risk.

Therefore, whilst acknowledging the conflict with the development plan, subject to the receipt of comments from Highways, the proposal accords with the requirements of the most up to date policy document, the Poynton Neighbourhood Plan, and having regard to the details set out above, it is considered that the identified policy conflict is clearly outweighed by other considerations, and the proposal represents a sustainable form of development.

CONCLUSIONS

Whilst the comments from the Town Council and local residents are acknowledged, the matters raised within the objection letters have been considered in the preceding text, and for the reasons set out above a recommendation of approval is made subject to the conditions listed below and the prior completion of a s106 agreement to secure:

- Public Open space contribution of £36,000
- Recreation & outdoor sports contribution of £12,000
- Allotments contribution of £6,750

Application for Full Planning

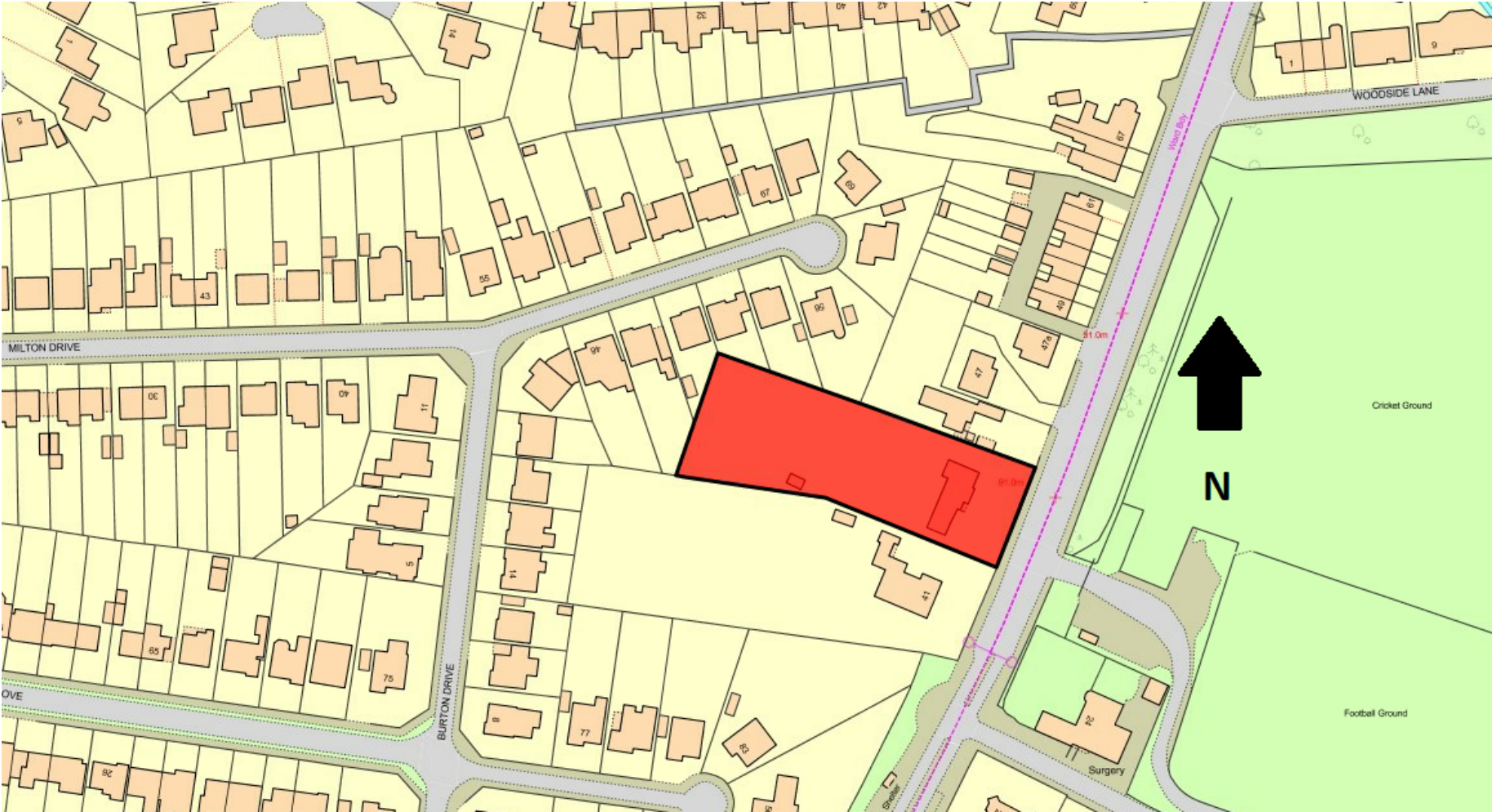
RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. A23GR - Pile Driving details to be submitted
5. A01LS - Landscaping - submission of details
6. A04LS - Landscaping (implementation)
7. A12LS - Landscaping to include details of boundary treatment
8. A17LS - Submission of landscape management plan
9. Nesting bird survey to be submitted
10. Incorporation of gaps for hedgehogs
11. Tree protection - method statement to be submitted
12. Electric vehicle infrastructure to be provided
13. Flood risk - drainage
14. Flood risk - finished floor levels
15. Incorporation of features for nesting birds
16. Flood risk - ground investigation survey required

17.Imported soil to be tested

18.Contaminated Land - unexpected contamination

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.



Application No: 20/5629C
Location: 3, PEEL DRIVE, ASTBURY, CW12 4RF
Proposal: Proposed patio doors to front elevation
Applicant: Mrs Liz Wardlaw
Expiry Date: 12-Mar-2021

SUMMARY

The design of the proposal would not materially harm the character or appearance of the dwelling or the Astbury Conservation Area. The proposed development is of an acceptable design and the impact upon residential amenity is considered to be acceptable. The proposed development complies with the relevant policies of the Development Plan.

RECOMMENDATION

APPROVE subject to conditions

REASON FOR REFERRAL

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

DESCRIPTION OF THE SITE AND CONTEXT

The application site relates to a semi-detached property located within the Astbury Infill Boundary Line and the Astbury Conservation Area as designated in the Congleton Borough Local Plan.

DETAILS OF PROPOSAL

Planning permission is sought for patio doors to the front elevation.

RELEVANT HISTORY

13/4977C – Single storey front extension to form porch and cloakroom – Approved 20th January 2014

15058/3 – Kitchen Extension – Approved 01st June 1983

POLICIES

Local Plan Policy

Cheshire East Local Plan Strategy (CELPS)

MP 1 – Presumption in Favour of Sustainable Development
SD 1 – Sustainable Development in Cheshire East
SD 2 – Sustainable Development Principals
SE 1 – Design
SE 7 – The Historic Environment
PG 3 – Green Belt

Congleton Borough Local Plan (CBLP)

PS6 – Villages in the Open Countryside and Green Belt
PS7 – Green Belt
GR 6 & GR 7 – Amenity and Health
GR 9 – Accessibility, Servicing and Parking Provision
BH9 - Conservation Areas

Supplementary Planning Guidance

SPG2 – Provision of Private Open Space in Residential Developments

Astbury and Moreton Neighbourhood Plan (AMNP)

The Astbury and Moreton Neighbourhood Plan referendum was held on the 17th August 2017 and should be given full weight.

P9 – Scale, Design and Amenity
P14 – Extensions and Alterations to existing buildings in the open countryside
P27 – Extensions and Alterations to Existing Buildings

National Policy

National Planning Policy Framework (NPPF)

CONSULTATIONS (External to Planning)

Astbury Parish Council – No objection.

REPRESENTATIONS

None received

OFFICER APPRAISAL

Principal of Development

The site is located within the infill boundary line. Limited development is permitted where it is appropriate to the local character in terms of use, intensity, scale and appearance as set out in policy PS6 of the CBLP. Policy PG3 of the CELPS states development should not be inappropriate or result in a disproportionate addition to the dwelling. The principle of the proposal is therefore acceptable provided that it also accords with CELPS Policies SD1, SD2, SE1 and PG3, Congleton Local Plan Policies GR6, GR9, PS6, PS7 and BH9 and the AMNP Policies P9 and P27. These policies seek to ensure, amongst other things, that proposals are not detrimental to the local amenity and are appropriate in design and highway terms.

The proposed development would not create any additional floor space and is not inappropriate development within the Green Belt. There is no harm to the openness of the Green Belt from this development.

Design/ Built Heritage

Policy SE7 of the CELPS seeks to protect heritage assets, whilst policy SD1 states that wherever possible development should 'provide a locally distinct, high quality, sustainable, well designed and durable environment'. Policy SD2 states that all development will be expected to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of:

- Height, scale, form and grouping
- Choice of materials
- External design features
- Massing of the development (the balance between built form and green/public spaces)
- Green infrastructure
- Relationship to neighbouring properties, street scene and the wider neighbourhood

Policy P27 of the AMNP states that proposed extensions and/or alterations to buildings should reflect the size and scale of the existing and adjacent dwellings and will be required to be constructed of complementary materials. Policy P9 explains that all new development must be of a high quality of design which:

- Complements and enhances the size, height, scale, mass, materials, layout, access and density of existing adjoining development
- Demonstrates that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over dominance or general disturbance
- Provides an appropriate level of landscaping which complements and enhances the rural character of the local area
- Provides on-site car parking that meets the needs of the prospective occupiers
- Avoids or minimizes light pollution

The proposed patio doors are largely screened from wider public view because of the level change and boundary treatment in relation to the street. It is considered that the proposal

would not have a harmful impact on the character and appearance of the streetscene. The proposal does not increase the size of the dwelling and is an acceptable addition in terms of design. The proposed materials would match the existing dwelling and are therefore considered acceptable.

The site is located within the Astbury Conservation Area and the development proposes a minor alteration to the front elevation of this property. Given the age of the dwelling and the limited impact upon the street-scene, it is considered that the development would have a neutral impact upon the character and appearance of the Conservation Area.

The proposed development complies with Policies SE1, SD1, SD2, and SE7 of the CELPS, PS7 of the CBLP, policies P27 and P9 of the AMNP and guidance contained within the NPPF.

Amenity

The proposed patio doors are to replace a window on the front elevation. The impact that the proposal would have on the residential amenity of the neighbouring properties is deemed to be not over and above that of the current arrangement and is acceptable in terms of light, privacy and overbearing. The outlook from the doors would be almost identical to the current arrangement and is deemed acceptable.

Due to the large separation distance, boundary treatment and level change, the neighbours opposite would only be able to see a small portion of the patio doors. Therefore, the impact on residential amenities towards these neighbours is considered to be acceptable.

Due to the siting, scale and positioning of the proposal, it would not be visible from the neighbouring properties either side and to the rear of the applicant's plot and is therefore deemed acceptable.

The development complies with Policy GR6 of the CBLP and P9 of the AMNP.

Highways

There is no proposed increase in the size of the dwelling and no additional bedrooms are being created. There would be no impact on parking provision or changes to the existing access at the property.

CONCLUSIONS

The design of the proposal would not materially harm the character or appearance of the dwelling or the Astbury Conservation Area. The proposed development is of an acceptable design and the impact upon residential amenity is considered to be acceptable. The proposed development complies with the relevant policies of the Development Plan.

RECOMMENDATIONS

APPROVE subject to the following conditions

1. Standard time

2. Approved plans
3. Materials to match

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

