

Northern Planning Committee

Agenda

Date: Wednesday, 5th May, 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: 644 400 743# 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 3 - 6)

To approve the minutes of the previous virtual meeting held on 7 April 2021 as a correct record.

4. **Public Speaking-Open Session**

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. **20/1063M-Erection of 3 dwellings with off-road parking (4 spaces), gardens with associated landscaping and waste & recycling storage, Car Park, John Street, Macclesfield for Taylor Ice Comms** (Pages 7 - 18)

To consider the above application.

6. **20/5087M-Erect single pair of semi-detached dwellings (2 houses in total), together with new site access and parking areas and associated external works, 207, Coppice Road, Poynton for P Averell, Linear Construction Ltd** (Pages 19 - 32)

To consider the above application.

7. **Planning Appeals** (Pages 33 - 52)

To consider the above report.

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

CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Northern Planning Committee**
held on Wednesday, 7th April, 2021

PRESENT

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

Councillors L Braithwaite, 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 P Wakefield (Planning Team Leader) and Mrs M Withington (Acting
Team Manager-Property Team)

82 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor N Mannion.

83 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 20/3562M, Councillor J
Nicholas declared that he was acquainted with Andy Ellis who was
speaking on the application, however he had not discussed the application
with him.

84 MINUTES OF THE PREVIOUS VIRTUAL MEETING

RESOLVED

That the minutes of the virtual meeting held on 10 March 2021 be
approved as a correct record and signed by the Chairman.

85 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

86 20/3562M-ERECTION OF 26 DWELLINGS OF WHICH 13 AFFORDABLE WITH IMPROVEMENT TO EXISTING ACCESS, SITE OF FORMER KNOWLE HOUSE, SAGARS ROAD, HANDFORTH FOR MR MARK COX, MORRIS HOMES (NORTH) LTD

Consideration was given to the above application.

(Councillor Barry Burkhill, the Ward Councillor, and Paul Williams representing the applicant attended the virtual meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

- (1) The proposal is an inappropriate form of development in the Green Belt due to the proposal causing substantial harm to the openness of the Green Belt. The proposal also conflicts with the purposes of Green Belt by allowing the unrestricted sprawl of a large built-up area by contributing towards neighbouring towns merging into one another; and by encroaching into the countryside. The proposal is therefore contrary to the requirements of the Framework and policy PG3 of the CELPS.
- (2) The proposed development presents a threat to the continued wellbeing of trees that make a significant contribution to the amenity and landscape character of the area, and the proposal provides no details of how it would protect, restore and enhance the character and appearance of the Bollin Valley Local Landscape Designation Area from development which would have an adverse effect on its character and appearance. The proposal therefore conflicts with policies SE4 and SE5 of the CELPS.

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.

87 20/2380M-CONSTRUCTION OF TWO DETACHED HOUSES, BIRCH TREES FARM, COPPICE ROAD, POYNTON FOR MR FRANK POTTS, ON BEHALF OF THE ESTATE OF MRS HILDA POT

Consideration was given to the above application.

(Town Councillor Laurence Clarke, representing Poynton Town Council and Andy Ellis, 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:-

Not limited infilling in a village, therefore inappropriate development in Green Belt contrary to paragraph 145 of Framework, policy PG3 of CELPS and HOU1 of the Poynton Neighbourhood Plan.

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.

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

The meeting commenced at 10.00 am and concluded at 12.01 pm

Councillor C Browne (Chairman)

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Application No: 20/1063M

Location: Car Park, John Street, Macclesfield, SK11 8BN

Proposal: Erection of 3 dwellings with off-road parking (4 spaces), gardens with associated landscaping and waste & recycling storage

Applicant: TAYLOR, ICE COMMS

Expiry Date: 07-May-2021

SUMMARY

Planning Permission is sought for the erection of three (three-bedroomed) dwellings with off-street parking (four spaces), gardens with associated landscaping, and waste and recycling storage.

It is considered that the proposal would result in the redevelopment of a Brownfield site in poor repair. It is also considered that the application proposals would result in new energy efficient dwellings on a very sustainable site. Substantial weight is afforded to these benefits.

The shortfall in off-street parking provision on the site is a significant weakness of the scheme. The harm identified could be somewhat reduced, given the sustainable location of the site and that on-street parking is available. However, on-street parking has been identified as a significant problem on John Street and for the general area. Therefore, moderate weight is afforded to this harm.

The scheme as currently designed, would not preserve, or enhance the character or appearance of the High Street Conservation Area. Substantial weight is afforded to this harm to the designated heritage asset.

Finally, the overbearing nature of the development upon the rear elevations and outdoor amenity areas of the neighbouring properties on High St, results in significant harm to the living conditions of these neighbours, which also attracts substantial weight.

It is considered that the harm identified in the parking provision shortfall, the impact on the character or appearance of the Conservation Area and the impact upon the living conditions of neighbours are not outweighed by the benefits of allowing new dwellings on a very sustainable Brownfield site. As such the development is considered not to comply with the relevant Local Plan Policies, the NPPF and is recommended for refusal.

SUMMARY RECOMMENDATION

Refuse

REASON FOR REPORT

This application was referred to the Northern Planning Committee at the request of Cllr Brian Puddicombe (Macclesfield South Ward) for the following reason: -

“Over development of the site, impact on the adjoining High St Conservation Area, detriment to local amenities, insufficient car parking spaces.”

PROPOSAL

This application proposals seeks full planning permission for the erection of three dwellings with off-street parking (four spaces), gardens with associated landscaping, and waste and recycling storage.

DESCRIPTION OF SITE AND CONTEXT

The application site consists of an open area of hard standing, currently used as a car park and bin store (for the terraced homes that back onto the plot) on John Street in Macclesfield.

The site is immediately adjacent to a small convenience shop and sits opposite more Victorian terraced houses across the road.

The application site is within a ‘predominately residential area’ of Macclesfield and is within the ‘High Street’ Conservation Area. It is in a well-connected location, with Macclesfield train station a short walk away, as well as the amenities of the town centre.

RELEVANT HISTORY

None.

POLICIES

Cheshire East Local Plan Strategy (CELPS):

- MP1 Presumption in favour of sustainable development
- PG1 Overall Development Strategy
- PG2 Settlement hierarchy
- SD1 Sustainable development in Cheshire East
- SD2 Sustainable development principles
- SE1 Design
- SE3 Biodiversity and geodiversity
- SE4 The Landscape
- SE5 Trees, Hedgerows and Woodland
- SE7 The Historic Environment
- SE12 Pollution, Land Contamination and Land Instability
- SE13 Flood risk and water management
- CO1 Sustainable travel and transport
- CO3 Digital connections
- CO4 Travel plans and transport assessments

Appendix C – Parking Standards

Saved policies of Macclesfield Borough Local Plan (MBLP)

DC3 Protection of the amenities of nearby residential properties
DC6 Safe and convenient access for vehicles, special needs groups and pedestrians
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
NE11 Nature conservation interests

Other Material Considerations

National Planning Policy Framework (The Framework)
National Planning Practice Guidance
Cheshire East Design Guide

CONSULTATIONS (External to Planning)

United Utilities – No objection subject to conditions relating to drainage

Head of Strategic Transport – No objections subject to a condition relating to cycle parking

Environmental Health – No objection subject to conditions relating to contaminated land and air quality

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

Cheshire Archaeology Planning Advisory Service – No objection subject to conditions relating to a programme of archaeological observation

Macclesfield Town Council – Objects on the following grounds: -

- Impact on neighbours' amenities
- The height of the dwellings is not in keeping with the current street scene
- Over-development of the area
- The use of materials not in keeping with the Conservation Area
- Insufficient parking provision for the development (four spaces where there should be six) which will impact the highway
- It is noted that the Conservation Officer does not support this application
- There have been a number of accidents on the highway in that area and risk to safety will be exacerbated by additional on street parking

Cllr Laura Jeuda – On behalf of local residents I wish to object to this application on the grounds of over development and insufficient parking. This area is already congested with on-street parking. A number of residents currently have access to their properties from the proposed site.

REPRESENTATIONS:

20 letters of representation have been received from local residents and interested parties objecting to the proposal on the following grounds: -

- Lack of parking in the area
- Inability of emergency services to access the area
- Loss of existing access via the application site
- Loss of parking via the application site
- Without the historical access to the application site, the bins of the surrounding residents will remain on the front of the High Street bringing down the look of the Conservation Area
- Macclesfield does not need another three houses
- The development is out of character with the area
- Loss of amenity through overlooking
- Adverse impacts to the character and appearance of the conservation area

Two letters of representation have been received from local residents supporting the proposal on the following grounds: -

- Cannot see any reason to oppose this project
- The car park that residents previously enjoyed the use of, has been sold for other uses
- It is clearly right for a decent scheme of development, its current run-down state does not prosper the area
- Providing off-street parking is made available for the houses I see no reason to deny planning

Macclesfield Civic Society – The development of the site with three terraced dwellings appears appropriate in the context of the site and its surroundings. It is noted that off-street parking will be provided so the contribution to parking issues in the locality would be very limited. The design and external appearance fits in with the character of the locality. The Society has some doubts about the appropriateness of the rear elevation which appears atypical of the area, but viewpoints of this feature would be limited.

OFFICER APPRAISAL

Principle of Development

The application site is within a predominantly residential area of Macclesfield (*a Cheshire East Principal Town*), where significant development will be encouraged to support Macclesfield revitalisation, recognising its role (along with Crewe) 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.

The application proposals are acceptable in principle subject to compliance with relevant Development Plan Policies identified above.

Design and Impact of the Character and Appearance of the Area

This property lies within the High Street Conservation Area, a designated heritage asset. In accordance with CELPS Policy SE7, the main consideration is whether the proposed development would result in harm to the significance of the designated heritage asset.

In addition, CELPS Policies SE1 and SD2 seek that all development should be locally distinctive, high quality, sustainable, well-designed and durable responding to the heights, scale, form and grouping, materials, massing, green infrastructure and relationship to existing built form in the immediate as well as wider areas.

Policy SE1 of the CELPS expects housing developments to achieve Building for Life 12 (BfL12) standard, and that development proposals consider the wider character of a place in addition to that of the site and its immediate context, to ensure that it reinforces the area in which it is located.

The proposed dwellings are designed to continue the street frontage along John Street. The scheme is arranged in a terraced format, with access from the street. Externally, the properties are similar in proportion to traditional terraced houses, but they have been organised in an open plan fashion at ground level, to create generous spaces internally. Each property has a private south facing garden and the three properties share off-street parking spaces and are provided with a proposed designated large storage area for bins and recycling.

Amendments to the proposed elevations have been received reflecting the architectural style of the properties in the area. The applicant has stated that the proposed dwellings have been designed to reflect and mimic the scale and proportions of traditional terraced houses, narrow in width and featuring tall windows and a third storey concealed within the roof, reducing the overall ridge height, but accommodating a large master bedroom suite.

The design of the properties does at first glance appear to be in keeping with the rest of the street scene however the overall height of the development is at odds with its immediate neighbours. The plans suggest that a central flat roof element is hidden by an uncharacteristically wide (2.5m) imitation chimney, and the stepping down of the properties appears too modest relative to the slope of the road, which is accentuated by the overall height and bulk of the dwellings. The houses appear to take their ridge height cue from the property on the opposite side of the flat roofed shop, which is set at a much higher land level than the application site and is therefore an inappropriate starting point, given that staggered ridge lines which work with land levels are a key defining feature of the local area. The rear dormer windows, which are not characteristic of the area, add to the bulk of the properties at the upper levels and will be visible from John Street. The Council's Conservation Officer has also raised objections to the scheme on similar grounds.

Overall, it is considered that due to the proposed height and associated bulk, the scheme as currently designed, would result in substantial harm to the significance of the High Street Conservation Area, and would not preserve or enhance its character or appearance, contrary to policies SD2, SE1 and SE7 of the CELPS.

Residential Mix

In terms of Housing Mix, Policy SC4 of the CELPS require new residential development to maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. The proposals are for three three-bedroomed properties. Given the nature of the area and quantum of development proposed, the mix is sufficient to meet the requirements of policy SC4 of the CELPS.

Highway Safety, Access, and Parking Provision

The proposals have been designed to incorporate off-street parking to the rear, reducing the number of vehicles from the development parking on John Street. The car parking area will be constructed from concrete block permeable paving to distinguish the area as separate and private from the highway, and to give a good quality finish to the surface with permeable drainage.

No issues are raised in relation to the proposed access arrangements to the site.

It is clearly accepted that the location of the site is within walking distance of the town centre and also sustainable travel options are available to residents. Cycle parking for each of the dwellings could be secured by condition. The Head of Strategic Transport raises no objections to the proposal providing that the car park is unallocated.

It is noted (via representations received) that neighbouring properties were previously using the land to store bins and park cars. It is understood that the site is private land and there are no arrangements in place for this to occur legally. However, this is a civil matter and not a material consideration in this determination.

Notwithstanding the above, on-street parking has been identified as a significant problem on John Street and for the general area. To be in compliance with CEC Parking Standards (*CELPS Annex C*), a development of this nature (three, three-bedroomed properties) should provide a minimum of six spaces. Policy SD1 of the CELPS expects that development should provide safe access and sufficient car parking in accordance with adopted highway standards, wherever possible.

The application proposals have been amended, originally proposing five spaces, now four. This has been proposed to increase the rear garden for one of the units and was at the suggestion of a previous case officer to provide more garden space for one of the properties. This could easily be reversed to provide the lost parking space (therefore up to five spaces) if the reduction of amenity space to the proposed unit were considered acceptable.

Consideration must be made as to whether the omission of one or two spaces is a sufficient reason to reject the application bearing in mind that John Street has existing terraced properties that rely on on-street parking, and in light of the existing parking issues reported by residents.

On balance, given the existing parking issues that do exist within the local area, it is considered that inadequate car parking is provided to serve the development. The proposal does not comply with CEC Parking Standards (*CELPS Annex C*) and therefore is considered that there would be some conflict with policy SD1 of the CELPS, as it would exacerbate the existing on street parking problems in the local area.

Living Conditions

MBLP policies DC3 and DC38 seek to protect the amenity of residential occupiers. Policy DC3 states that developments should not significantly injure the amenities of adjoining or nearby residential property and sensitive uses due to matters such as loss of privacy, overbearing effect, loss of sunlight and daylight and traffic generation, and car parking.

Policy DC38 of the MBLP sets out guidelines for space between dwellings, and states that new residential developments should generally achieve a distance of between 21m and 25m between principal windows and 14m between a principal window and a blank elevation. This is required to maintain an adequate standard of privacy and amenity between residential properties unless the design and layout of the scheme and its relationship to the site and its characteristics provide a commensurate degree of light and privacy between buildings. However, the CEC Design Guide states separation distances should be seen as a guide rather than a 'hard and fast' rule.

In terms of the relationships between dwellings within the development site, the properties on the opposite side of John Street are approximately 10m from the front of the proposed dwellings, which is a distance that is commensurate with the local area, but is clearly well below the standards set out in the local plan. The properties that border the eastern boundary of the site on High Street have a variety of rear projections facing the application site. The nearest of these is at number 39 (on the corner of John St & High St), which is located almost 9m from the blank side gable of the new properties. This gable is positioned 6m from the shared boundary with these properties along High Street. Whilst such separation distances are not necessarily unusual in this tightly packed area of terraced houses, as noted above the proposed dwellings have a very significant height. The relationship with the properties on High Street is shown on the streetscene elevation, which indicates the proposed dwellings to be 3.5m higher than the tallest of the rear outriggers, or over 4 metres higher if the imitation chimney feature is included. This arises due to the fall in land levels from west to east, and the bulk of the buildings at upper levels, which will result in the buildings being very dominant features in terms of the outlook from the rear elevations of the properties on High St, and their relatively small outdoor amenity spaces, which would be very overbearing.

Accordingly, whilst reductions in the separation guidelines within the Design Guide and policy DC38 of the MBLP could be accepted given the character of the local area, the height and bulk of the proposed development would be harmfully overbearing to the occupiers of neighbouring properties, contrary to policies DC3 and DC38 of the MBLP.

In terms of private amenity space, 'Plot 1' would have a rear garden of approximately 35m², whilst 'Plot 2' would have a rear garden of approximately 25m². 'Plot 3' could have a rear garden of approximately either 10m² (if five car parking spaces were provided within the scheme) or 17m² with a development including five car parking spaces.

Contaminated Land

The application is for a proposed use that would be particularly vulnerable to the presence of contamination. Residential properties are a sensitive end use and could be affected by any contamination present or brought onto the site. The application area has a history of

construction/demolition and therefore the land may be contaminated. As no contaminated land information was submitted with the application, contaminated land conditions would be necessary if the application is approved.

Air Quality

Whilst this scheme itself is of a small scale, and as such would not require an Air Quality Impact Assessment, there is a need for the Local Planning Authority to consider the cumulative impact of a large number of developments in a particular area. In particular, the impact of transport related emissions on local air quality, and a condition regarding Electric Vehicle Infrastructure to be provided is recommended if the application is approved.

Archaeological Implications

The proposed development area sits partially within the Macclesfield area of archaeological potential, as defined in the Cheshire Historic Towns Survey which forms part of the Evidence base for the Cheshire East Local Plan. The Area defines the presumed extent of the early town and covers those parts of the settlement where archaeological remains might be expected to survive. There are buildings identified on the 1874 Town Plan of Macclesfield, which may relate to the previous industrial use of the land in association with the large reservoir located to the east of the site. These buildings are extant on the subsequent OS Mapping and can be seen on the aerial images of the area up to 1985.

On reviewing the supporting documentation, Cheshire Archaeology Planning Advisory Service has advised that the area of this historic building is likely to be the exterior gardens of this new proposed development. However, it is likely that any ground works will impact these 'below ground' remains.

Therefore, a programme of the Archaeological Observation could be conditioned to be undertaken during specific elements of this development, in order to identify and record the remains of this building. These specific elements include initial ground clearance, excavation of foundations and excavations of services.

Ecological Enhancement

CELPS Policy SE3(5) requires all developments to aim to positively contribute to the conservation of biodiversity.

The Council's Nature Conservation Officer has raised no objection to the scheme. This planning application, however, does provide an opportunity to incorporate features to increase the biodiversity value of the final development in accordance CELPS Policy SE3.

A condition could be included which requires the submission of an Ecological Enhancement Strategy. The strategy would include proposals for the provision of features for nesting birds (including house sparrows) and roosting bats.

It is considered that subject to this condition the application will comply with CELPS Policy SE3.

Drainage and Flood Risk

There is no objection from the Lead Local Flood Authority to the principle of development of the site. In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), a Condition would be needed to ensure that the site should be drained on a separate system with foul water draining to the public sewer. This will allow surface water draining in the most sustainable way.

It is therefore considered that subject to the imposition of Conditions, the proposal would comply with CELPS Policy SE13 relating to drainage.

BALANCE OF ISSUES AND CONCLUSION

Planning permission is sought for the erection of three dwellings with off-street parking (four spaces), gardens with associated landscaping, and waste and recycling storage.

It is considered that the proposal would result in the redevelopment of a Brownfield site in poor repair. It is also considered that the application proposals would result in new energy efficient dwellings on a very sustainable site. Moderate weight is afforded to these benefits.

The loss of the use of the site by the existing residents, whilst understandable, is a civil matter and therefore does not form part of this planning balance assessment.

The proposal would help to support employment in the construction sector. However, as this would be of relatively short duration, therefore only limited weight to this economic benefit.

The proposal would contribute, albeit modestly, in terms of boosting housing provision. However, as Cheshire East has a 5-year housing land supply in accordance with Paragraph 47 of the Framework, this is given limited weight.

The shortfall in off-street parking provision on the site is a significant weakness of the scheme. The harm identified could be somewhat reduced, given the sustainable location of the site and that on-street parking is potentially available. However, on-street parking has been identified as a significant problem on John Street and for the general area by local residents. Therefore, moderate weight against the proposal is attached to this harm.

The scheme as currently designed, would not preserve, or enhance the character or appearance of the High Street Conservation Area. Substantial weight is afforded to this harm to a designated heritage asset.

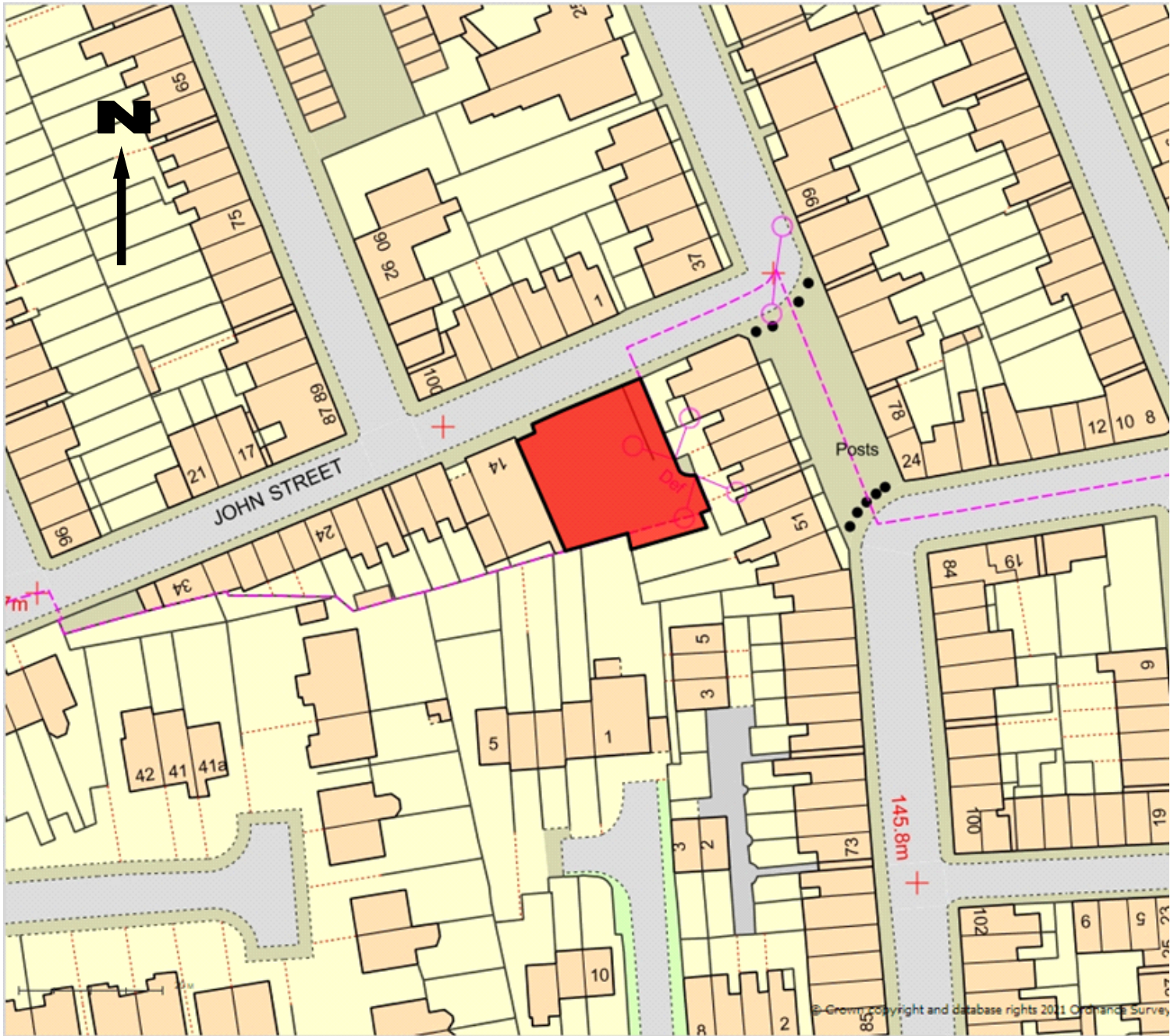
Finally, the overbearing nature of the development upon the rear elevations and outdoor amenity areas of the neighbouring properties on High St, results in significant harm to the living conditions of these neighbours and also attracts substantial weight.

It is therefore considered that the harm identified in the parking provision shortfall, the impact on the character or appearance of the Conservation Area, and the living conditions of neighbouring properties are not outweighed by the benefits of allowing new dwellings on a very sustainable Brownfield site. As such the development is considered not to comply with

the relevant Local Plan Policies, the NPPF and is recommended for refusal for the following reasons: -

- 1. The scheme provides insufficient off-street parking for the level of residential development proposed. Given, the existing identified problems with on-street parking on John Street and in the surrounding area, it is considered that the proposal would not comply with Cheshire East Parking Standards (CELPS Annex C) and CELPS Policy SD1.**
- 2. If approved, the scheme would not preserve or enhance the character or appearance of this part of the High Street Conservation Area due to the overall height, form and bulk of the development. The proposal is therefore contrary to the requirements of the Framework and CELPS Policies SD2, SE1 and SE7.**
- 3. The proposed development will be unduly dominant upon the outlook from the rear elevations of the properties on High St, and their relatively small outdoor amenity spaces, which would be very overbearing. The proposal is therefore contrary to policies DC3 and DC38 of the MBLP and the CEC Design Guide.**

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.



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Application No: 20/5087M

Location: 207, COPPICE ROAD, POYNTON, SK12 1SW

Proposal: Erect single pair of semi-detached dwellings (2 houses in total), together with new site access and parking areas and associated external works

Applicant: P Averell, Linear Construction Ltd

Expiry Date: 07-May-2021

SUMMARY:

The application site lies within a ribbon of development in the Green Belt, which links Poynton to Higher Poynton.

The site lies outside of the area, which the Poynton Neighbourhood Plan identifies as being suitable for limited infilling. Nevertheless, the courts have held that while a boundary within a local plan is a material consideration, it will not necessarily be determinative. It is also important to take account of the extent of the village on the ground. In this case, the site lies within a sustained unbroken run of development between Poynton and Higher Poynton. A recent appeal decision has also concluded that Coppice Road lies within a village.

The scheme has been revised following on from the recent refusal. It has also been revised during the lifetime of the application. The revised scheme would sit within the run of development. It would constitute limited infilling within a village. It would not be inappropriate development within the Green Belt and would comply with CELPS policy PG 3 and the aims of NPPF Chapter 13.

It would comply with the other relevant development plan policies and is recommended for approval subject to conditions.

SUMMARY RECOMMENDATION:

Approve subject to conditions

REASON FOR REPORT

The application has been called to Committee by the Local Ward Councillor J Saunders for the following reasons:

“This site is completely outside the Higher Poynton village boundary and therefore is not included in the infill boundary as per policy HOU1 of the Poynton Neighbourhood Plan. This should mean that no application should be given permission. If permission is granted, it could be assumed that the Neighbourhood Plan and the work that went into it was meaningless. The site is part of the garden of 207 Coppice Road and is therefore not a Brownfield Site.

The site is within the Green Belt.

The NPPF advocates a presumption in favour of sustainable development and also indicates that development should be restricted in certain cases including land designated as Green Belt. The Green Belt policy is to prevent urban sprawl by keeping land permanently open.

This whole application is designated as lying within the North Cheshire Green Belt. The proposal for redevelopment of the existing garden for residential purposes is considered to constitute inappropriate development of the Green Belt which would be detrimental to its character and openness whilst conflicting with the purposes of including land within it.

The development conflicts with the following up to date Development Plan policies of the CE Local Plan Strategy 2017

MP1 Presumption in favour of sustainable development.

PG3 Green Belt

SD1 Sustainable development in Cheshire East

SE1 Design

SE2 Efficient use of land.

The development is in conflict with the following up to date Development Plan Policies of the Poynton Neighbourhood Plan 2019

It is not in the infill boundary

EG88 Protection of rural landscape

HOU15 Backland development.

There are highways issues. Access to the site is on a blind bend on Coppice Road.

Flood risk. This area flooded in 2016 and 2019, a flood report is needed.

The site is bordered to the West by Public Footpath 36, the opinion of the Public Rights of Way Unit should be sought.”

DESCRIPTION OF SITE AND CONTEXT

The application site is an area of land to the west of 207 Coppice Road. It lies within the Green Belt. 207 Coppice Road is a semi-detached house, which has been fire-damaged and is not currently inhabited

The site lies on a bend in the road, within a ribbon of development, which connects Poynton and Higher Poynton. The site lies outside of the settlement boundary and the area identified as being suitable for infilling within the adopted Poynton Neighbourhood Plan.

There are two ponds to the north of the site along with mature landscaping along the site boundaries. There is a public right of way which runs along the western boundary of the site. The site does not currently have a formalised access onto Coppice Road.

The site lies within an area affected by Coal Mining.

DETAILS OF PROPOSAL

The application seeks full planning permission for the construction of a pair of semi-detached houses. The plot would be subdivided between the two properties, with parking areas and a new access to the front onto Coppice Road.

RELEVANT PLANNING HISTORY

20/5444M – refused – 25 March 2021

Erection of two storey extension to side and part two storey, part single storey extension to rear.

20/1870M – refused – 16 October 2020

Erect 4 no. dwellings (two pairs of semi-detached buildings), together with new site access and parking areas and associated external works.

POLICIES

Cheshire East Local Plan Strategy (CELPs)

PG 3 - Green Belt

SD 2 – Sustainable Development Principles

SE 1 – Design

SE 3 – Biodiversity and Geodiversity

SE 5 - Trees, Hedgerows and Woodlands

SE13 – Flood Risk and Water Management

CO1 – Sustainable Travel and Transport

Appendix C – Parking Standards

Macclesfield Borough Local Plan

GC1 – Green Belt – new buildings

DC3 - Design – Amenity

DC6 – Design – Circulation and Access

DC38 – Residential Standards – Space, Light and Privacy

Poynton Neighbourhood Plan

EGB 1 – Surface Water Management

HOU 1 – Higher Poynton

HOU 11 – Design

HOU 15 – Backland and tandem development

OTHER MATERIAL POLICY CONSIDERATIONS

National Planning Policy Framework (NPPF 2019)

CONSULTATIONS (EXTERNAL TO PLANNING)

Environmental Health

No objections, subject to conditions relating to ultra-low emission boilers, electric vehicle infrastructure and contamination.

Public Rights of Way (PROW)

The site is adjacent to public footpath Poynton no. 36. It appears unlikely that the proposal would affect the public right of way. An advice note should be added to any planning consent to ensure that the developers are aware of their obligations.

Highways

No objection. The proposal for access to each dwelling is acceptable and there is sufficient space within each plot for off-street parking provision. The commuter peak hour and daily traffic generation associated with the proposal would be low and would not have a material impact on the safe operation of the adjacent or wider highway network.

Flood Risk

Initial objection removed. Revised comments advise no objections subject to the submission of a detailed drainage strategy and management plan.

Strategic Housing

No objection - this is a proposed development of 2 dwellings with a total combined gross floorspace under 1000 sqm in a Green Belt/Open Countryside therefore the triggers for providing affordable housing have not been met and so there is no provision required.

United Utilities

No objection subject to conditions requiring the submission of a drainage strategy, management plan and requiring foul water to be drained on separate systems.

Cadent Gas

Low or medium pressure gas pipes and associated equipment in the vicinity of the site.

Archaeology

The application is unlikely to impact any significant below ground remains. No archaeological observations required for this current application.

Coal Authority

Awaiting comments

Poynton Town Council

Initially recommended refusal. This recommendation was maintained on the revised application. The application is recommended for refusal for the following reasons:

1. Development would be inappropriate development in the Green Belt

2. There are no very special circumstances to justify the development. It lies outside of the Higher Poynton Village Area and does not constitute 'limited infilling'.
3. Proposal conflicts with CELPS policies MP 1, PG 3, SD 1, SD 2, SE 1, SE 2 and CO 1.
4. Proposal conflicts with MBLP policies GC1, DC3, DC8, DC37 and DC41.
5. Proposal conflicts with PNP policies EGB8, HOU6, HOU7, HOU8, HOU11 and HOU15.
6. Concerns regarding highways safety and parking – inadequate visibility, inadequate car parking, lack of clarity regarding division of front gardens; insufficient space for vehicles to maneuver and inadequate service provision
7. Former coal mining area – the applicants have not submitted a report from the Coal Authority on whether any such workings are known to exist in the area. Several abandoned mineshafts in the fields near the site
8. No flood risk report provided. Extensive flooding in Poynton previously, including along Coppice Road. unclear where the recently drained pond now flows to
9. Increased pressure on public utilities, which are already under strain.
10. Public rights of Way Unit should be consulted.

OTHER REPRESENTATIONS

Three public consultations have been carried out – one on the original plans, and two further consultations on revised plans.

Three representations were received on the original proposal, four representations were received on the initial set of amended plans, and a further three representations were received on the second set of amended plans. All representations received were objecting to the proposal.

The main concerns raised as summarised as follows:

- Development encroaches into the Green Belt
- Outside areas in the Neighbourhood Plan identified for housing or infill development
- Development would harm openness through built form and hard standing – loss of views through the site
- No very special circumstance which would outweigh harm to the Green Belt
- Development would diminish wildlife if the area is built on
- Concerns regarding the proposed improvements to the pond – photos of pond not representative of normal conditions
- Existing flood issues
- Development and associated hard standing would cause more flooding issues along Coppice Road
- Footpaths should not be compromised by the development

- No local need for rural housing – large developments already underway to meet housing needs
- Inadequate provision for parking and vehicle maneuvering – resulting in highway safety issues and on-street parking – obstructing the path for pedestrians and restricting drivers' view of oncoming traffic
- Proposed development should be considered alongside the application for householder extensions 20/5444M
- Proposal does not include necessary re-siting of the historic streetlight or other street furniture
- Loss of light and privacy to neighbouring properties
- Site is too small for proposed development
- Lounge has been made smaller, increasing likelihood garages would be converted to living accommodation.

OFFICER APPRAISAL

Principle of development

The application site lies within the Green Belt. National and local policies attach great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The two essential characteristics of Green Belts are their openness and their permanence.

Green Belts serve the following five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

To achieve this, there are restrictions on the types of development which may be carried out. These are detailed within NPPF paragraphs 145 and 146 and reiterated within CELPS policy PG 3.

Development not falling within one of the listed exceptions is inappropriate. NPPF paragraph 143 confirms that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances.

NPPF paragraph 144 directs Local Planning Authorities to give substantial weight to any harm to the Green Belt. It confirms that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

NPPF Paragraph 145 states that all new buildings other than those specifically listed as exceptions should be viewed as inappropriate development. The list of exceptions includes limited infilling in villages. This is reiterated within CELPS policy PG 3. CELPS defines infill development as *'the development of a relatively small gap between existing buildings.'*

Saved MBLP policy GC1 also allows for limited infilling. However, this restricts it to the settlements of Gawsworth, Henbury, Lyme Green and Sutton. The MBLP defines infill as ‘the filling of a small gap in an otherwise built-up frontage. (A small gap is one which could be filled by one or two houses).’

As the site does not lie within one of the listed settlements, it conflicts with this policy. However, policy GC1 pre-dates the NPPF and its allowance for limited infilling in villages. As such only limited weight can be given to this aspect of the policy. Nevertheless, full weight is still attributable to its definition of infill development.

The Poynton Neighbourhood Plan was adopted on 21 November 2019. Policy HOU1 relates to development within Higher Poynton and allows for infill development within the settlement boundary identified within the Neighbourhood Plan. It also lists the criteria, which must be met for infill development to be considered as acceptable. Amongst other matters, it requires development to be within a substantially built up frontage. It also states that “*small-scale infilling would only provide for the filling of a narrow gap normally capable of taking one or two dwellings only.*”

The application site sits on a bend along Coppice Lane. It sits outside of the boundary for infill development, as identified within the Poynton Neighbourhood Plan. It therefore conflicts with PNP policy HOU 1.

However, the Courts have held that “*while a village boundary as defined in a Local Plan would be a relevant consideration, it would not necessarily be determinative, particularly in circumstances where the boundary as defined did not accord with the inspector's assessment of the extent of the village on the ground.*” (Wood v SSCLG and Gravesham Borough Council [2014] EWHC 683)

In this case, Coppice Road has a largely unbroken run of development linking it to both Poynton and Higher Poynton. It is also noted that the LPA's Draft SADPD includes the frontage of the application site within an area, where infilling may be acceptable. This plan can only be attributed very limited weight, as the second part of the Plan is still at any early phase and has not yet been to examination.

It is also relevant that in April 2019, prior to the adoption of the Neighbourhood Plan, an appeal was allowed for infill development to the southwest of the site (18/0601M refers). In allowing the appeal, the Inspector agreed with the evidence of both parties that the site lies within a village.

Having regards to the decisions of the courts, while the infilling boundaries set out within the Poynton Neighbourhood Plan are a relevant consideration, they are not necessarily determinative. In determining the application, the local planning authority should also be mindful of the extent of the village on the ground. In this instance, the site lies within a largely unbroken run of development linking Poynton and Higher Poynton and within close proximity of a site, which was judged by an Inspector to be within a village. On this basis, it is accepted that the site can be considered as being within a village.

However, this is not the only test for a proposal to be accepted as infill development. It also needs to be established whether the dwellings would sit within a gap between buildings and whether it would constitute limited infilling for the purposes of adopted Policy HOU 1 and saved MBLP policy GC1.

The scheme has been revised during the lifetime of the application. The width and height of the dwellings has been reduced. They have also been moved further towards the road boundary.

The proposed dwellings would be sited within the same building line as the adjacent properties at 205 and 207 Coppice Road. The width of the plot is such that it would not reasonably be able to accommodate more than two properties.

The proposed dwellings would be of a scale and form similar to those around them. The plot density in relation to the boundaries would also be comparable to other properties within the wider street scene.

As such, while it would not lie within the boundary defined by PNP policy HOU 1, it is considered that the proposed development would comprise limited infilling within a village. It would not be inappropriate development within the Green Belt and would comply with CELPS policy PG 3 and NPPF paragraph 145.

Character and appearance

NPPF chapter 12 deals with achieving well-designed places. Paragraph 127 states that planning decisions should ensure that amongst other matters, developments are:

- Visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- Sympathetic to local character and history, including the surrounding built environment and landscape setting

Paragraph 130 directs local authorities to refuse 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.

CELPS policy SD 2 sets out the sustainable development principles for Cheshire East. It requires all development to contribute positively to an area's character and identity, in terms of, amongst other matters, its:

- Height, scale, form and grouping,
- External design features
- Massing of development – the balance between built form and green spaces.
- Relationship to neighbouring properties, street scene and wider neighbourhood.

CELPs policy SE 1 deals with design. Similar to policy SD 2, it requires developments to make a positive contribution to their surroundings. This includes a requirement to ensure design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.

PNP policy HOU 11 also deals with design. It broadly reiterates the requirements of the NPPF and CELPs policies SD 2 and SE 1. It requires developments to respect the form, layout, siting, scale and design of adjoining and surrounding properties. It also states that developments should be sympathetic to the character of the local environment, the rural street scene, the linear and street frontage and layout of development.

HOU 15 deals with backland and tandem development. Proposed development should not result in the creation of an over intensive development to the area and detract from the openness of the Green Belt at this point. The plot size should be appropriate to the size of the dwelling and the character of the immediate local area.

In contrast to the previously refused scheme, the proposal is now for a single pair of semi-detached properties, positioned broadly in line with the other properties along Coppice Road. The street scene elevations also indicate that the proposed dwellings would not be dissimilar to those around them in terms of height. The massing of the properties and density of built form would not be disproportionate to the other properties along Coppice Road.

The proposed dwellings would be of an acceptable design. Subject to conditions relating to materials, boundary treatments and landscaping, it is considered that the proposed development would not adversely affect the visual amenities of the surrounding area.

Neighbour amenity

Saved MBLP policy DC3 deals with residential amenity. It states that development should not injure the amenities of adjoining or nearby residential property, due to amongst other matters, loss of privacy, overbearing effect or loss of sunlight and daylight.

Saved MBLP policy DC38 deals with space, light and privacy. It sets out the guidelines for space, light and privacy.

205 Coppice Road

The application site lies to the northeast of this neighbouring property. The site and this neighbour are separated by the public right of way. The proposed dwellings would be splayed so that it is angled away from this neighbour.

This neighbour has its entrance along the flank wall which faces the application site. There are no first-floor windows along the flank wall which face towards the site.

Saved MBLP policy DC38 states that at least 14m should be maintained between the side wall and the sole window serving a habitable room. An entrance would not normally be considered as a habitable room. Given this, the orientation, distance of separation and the splay between the properties, it is considered that the development would have an acceptable relationship with this neighbour.

207 Coppice Road

This property is owned by the applicant but lies outside of the application site boundary. The plans show extensions to the property. However, these have been refused planning permission and cannot be taken into account.

This neighbour has a window along the flank wall. However, this is not the sole window serving a habitable room. Given this and the distance of separation, it is considered that the proposal would have an acceptable relationship with this neighbour.

While the development would have an acceptable relationship with this neighbour, a condition is required removing permitted development rights, to ensure that the relationship with neighbours continues to be acceptable.

No significant amenity issues are therefore raised, and the proposal is considered to comply with policies DC3 and DC38 of the MBLP.

Trees

CELPS policy SE 5 deals with trees, hedgerows and woodlands. It seeks to protect trees, hedgerows and woodlands that provide a significant contribution to amenity, biodiversity, landscape character or historic character of the surrounding area.

There are a number of trees within and around the boundaries of the site, and further details are awaited from the applicant on this matter which will be reported as an update.

Ecology

CELPS policy SE 3 relates to biodiversity and geodiversity. Amongst other matters, it states that development proposals, which are likely to have a significant adverse impact on a site with legally protected species will not be permitted except where the reasons for or benefits of the proposed development outweigh the impact of the development. This policy also requires all development to aim to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests.

The application site does not lie within one of the Wildlife Corridors or areas likely to be of high and medium habitat distinctiveness identified within the Poynton Neighbourhood Plan.

The application includes a phase 1 habitat survey, along with reports for bats, great crested newts and badgers. Details of biodiversity enhancement have also been submitted as part of the application.

These reports have been reviewed by the Council's Nature Conservation Officer. They have not raised any concerns subject to conditions to ensure protected species and breeding birds are protected during works and requiring the submission of an ecological enhancement strategy. Subject to these conditions, the proposal would comply with the requirements of CELPS policy SE 3.

Parking and Highway Safety

Saved MBLP policy DC6 deals with circulation and access. It states that amongst other matters, vehicular and pedestrian access should be safe and convenient, with the adequate provision of visibility splays.

CELPs appendix C sets out the Council's adopted Parking Standards. In this location, three spaces would be required for each four-bedroom property.

The Town Council and residents have raised concerns about the parking and access arrangements and the potential impact for highway safety.

While the layout of parking spaces is not shown on the block plan. Each property would have a garage and a further two spaces could be accommodated on the drive for each property. This would comply with the requirements of CELPs appendix C. To ensure that sufficient off-street parking remains, a condition is required preventing the conversion of the garages

The Highways officer has also considered the proposal. They have not raised any concerns in relation to highway safety. With this in mind, it is concluded that the development would not conflict with saved MBLP policy DC6.

Coal Mining Area

The Town Council have raised concerns, as the site lies in an area formerly used for coal mining. The Coal Authority were consulted on the previous scheme for the site (20/1870M refers). They did not raise any objections, noting that while part of the site within the Development High Risk Area, the area where development is proposed lies outside of this area.

That being said, the Coal Authority has been reconsulted to check that there have been no changes since this original advice was given. Their response will be reported as an update.

Public Rights of Way (PROW)

There is a public right of way to the west of the site. The Council's PROW unit have been consulted. They have not raised any concerns with the development. An informative will be included to advise the applicant of their obligations in relation to the public right of way.

Flood Risk

CELPs policy SE 13 deals with Flood Risk and Water Management. Amongst other matters, it states that developments must integrate measures for sustainable water management to reduce flood risk.

PNP policy EGB 1 deals with surface water management. It notes that Poynton is at risk of flooding and the management of flood risk and management and maintenance of all culverts,

streams and brooks with the town should be coordinated into a local Flood Risk Mitigation Plan by the relevant authorities.

The application site lies within Flood Zone 1 which is at the lowest risk of fluvial flooding. However, as noted by PNP policy EGB 1 above, Poynton is at risk of flooding.

With this in mind, the Council's Flood Risk team were consulted on the previously refused scheme (20/1870M refers) and did not object subject to a condition.

They were reconsulted as part of this new scheme, initially objecting. However, following discussions with the applicant, this objection was removed. They have advised that a detailed strategy and management/maintenance plan for the site will be required by condition.

Subject to this condition, there would be no conflict with CELPS policy SE 13 and EGB 1 of the PNP.

Other matters

The conditions suggested by Environmental Health relating to contamination and EV charging points are recommended, however the condition relating to ultra-low emission boilers is not considered to meet the tests for conditions, and should not be included.

CONCLUSIONS

The application site lies within a ribbon of development in the Green Belt, which links Poynton to Higher Poynton.

The site lies outside of the area, which the Poynton Neighbourhood Plan identifies as being suitable for limited infilling. Nevertheless, the courts have held that while a boundary within a local plan is a material consideration, it will not necessarily be determinative. It is also important to take account of the extent of the village on the ground. In this case, the site lies within a sustained unbroken run of development between Poynton and Higher Poynton. A recent appeal decision has also concluded that Coppice Road lies within a village.

The scheme has been revised following on from the recent refusal. It has also been revised during the lifetime of the application. The revised scheme would sit within the run of development. It would constitute limited infilling within a village. It would not be inappropriate development within the Green Belt and would comply with CELPS policy PG 3 and the aims of NPPF Chapter 13.

Conditions

1. Three-year time limit
2. In accordance with approved plans
3. Finished levels to be submitted
4. Tree protection details to be submitted
5. Arboricultural Method statement for areas of hard standing to be submitted
6. Drainage strategy and Management plan to be submitted
7. Breeding bird protection to be submitted

8. Wildlife sensitive lighting to be submitted
9. Pre-works walkover survey for badgers to be submitted
10. Ecological enhancements to be implemented
11. Foul Water drainage to be submitted
12. Details of materials to be submitted
13. Landscaping details to be submitted
14. Landscaping implementation
15. Boundary treatments to be submitted
16. Removal of permitted development rights for extensions (class A and AA)
17. Garage to be retained for car parking
18. EV charging points to be provided
19. Imported soil tested for contamination
20. Actions in the event of unidentified contamination
21. Contamination risk assessment to be submitted
22. Verification report to be submitted

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.





Working for a brighter future together

Northern Planning Committee

Date of Meeting: 05 May 2021

Report Title: Planning Appeals Report

Portfolio Holder: Councillor Toni Fox

Senior Officer: David Malcolm: Head of Planning

1. Report Summary

- 1.1. A statistical overview of the outcome of Planning Appeals that have been decided between 1st January 2020 and 31st March 2021. The report provides information that should help monitor the Council's quality of decision making in respect of planning applications.

2. Recommendations

- 2.1. That the Report be noted.

3. Reasons for Recommendations

- 3.1. To acknowledge the appeal outcomes from the Council's decision making on planning applications.

4. Other Options Considered

- 4.1. The report is for information only and no other options are applicable

5. Background

- 5.1. All of the Council's decisions made on planning applications are subject to the right of appeal under section 78 of the Town and Country Planning Act 1990. Most appeals are determined by Planning Inspectors on behalf of the Secretary of State. However, the Secretary of State also has the power to make the decision on an appeal rather than it being made by a Planning Inspector - this is referred to as a 'recovered appeal'.

- 5.2. Appeals can be dealt with through several different procedures: written representations; informal hearing; or public inquiry. There is also a fast-track procedure for householder and small scale commercial developments.
- 5.3. All of the Appeal Decisions referred to in this report can be viewed in full online on the planning application file using the relevant planning reference number.
- 5.4. This report relates to planning appeals and does not include appeals against Enforcement Notices or Listed Building Notices.

6. Commentary on appeal statistics

- 6.1. The statistics on planning appeals for the reporting period are set out in Appendix 1 and 2.
- 6.2. The statistics are set into different components to enable key trends to be identified:
 - Overall performance;
 - Outcomes by type of appeal procedure;
 - Outcomes of delegated decisions;
 - Outcomes of committee decisions;
 - Overall numbers of appeals lodged;
 - Benchmarking nationally.
- 6.3. The overall number of appeals lodged has remained consistent and averages out at approximately 120 planning appeals annually. At present, approximately 25% of decisions to refuse planning permission will result in a planning appeal.
- 6.4. In terms of the outcomes of the appeals decided, the performance is close to but slightly below the national average.
 - 29% of all section 78 appeals were allowed in the reporting period, compared to a national average of 24%.
 - 38% of all householder appeals were allowed compared to a national average of 35%.

7. Implications of the Recommendations

7.1. Legal Implications

7.1.1. As no decision is required there are no legal implications.

7.2. Finance Implications

7.2.1. There are no financial implications.

7.3. Policy Implications

7.3.1. There are no policy implications.

7.4. Equality Implications

7.4.1. There are no Equality implications

7.5. Human Resources Implications

7.5.1. There are no HR implications

7.6. Risk Management Implications

7.6.1. There are no risk management implications

7.7. Rural Communities Implications

7.7.1. There are no direct implications for rural communities.

7.8. Implications for Children & Young People/Cared for Children

7.8.1. There are no direct implications for children and young people.

7.9. Public Health Implications

7.9.1. There are no direct implications for public health.

7.10. Climate Change Implications

7.10.1. There are no climate change implications

8. Ward Members Affected

8.1. The Report relates to all Wards. The report is for noting only.

9. Consultation & Engagement

9.1. Not applicable.

10. Access to Information

- 10.1. Planning Appeal statistics for 01-Jan-2020 to 31-Mar-2021 (Appendix 1 and 2)

11. Contact Information

- 11.1. Any questions relating to this report should be directed to the following officer:

Name: Peter Hooley

Job Title: Planning and Enforcement Manager

Email: peter.hooley@cheshireeast.gov.uk

Planning Appeals Report

Appendix 1. Planning Appeal Statistics 1 Jan 2020 – 31 March 2021

	All Planning Appeals decided in the specified period					
	Public Inquiry	Hearing	Written Representation	S.78 Appeals Total	Householder Appeals	OVERALL TOTAL
Number of Appeals determined	7	8	82	97	47	144
Allowed	6	4	18	28	18	46
Dismissed	1	4	64	69	29	98
Percentage allowed	86%	50%	22%	29%	38%	32%
	<p><i>Note: appeals that were withdrawn, deemed invalid or part allowed/part dismissed are excluded from the figures provided.</i></p> <p><i>S.78 Appeals are all planning application appeals excluding the Householder Appeals process.</i></p>					

Appeals arising from Planning Committee and Delegated Decisions

	Committee Decisions	Delegated Decisions	Total
Number of appeals determined	21	123	144
Allowed	16	30	46
Dismissed	5	93	98
Percentage allowed	76%*	24%	32%

**Of the appeals against committee decisions, 11 followed decisions made contrary to officer recommendation of which 8 were allowed (73%)*

Appeals Lodged

	Public Inquiries	Hearing	Written Rep	Household fast-track	Total
1 Jan 2020 – 31 March 2021	3	7	92	41	143

**Figures are subject to future revision due to delay between date appeals lodged and start date confirmed by PINS.*

Planning Appeals Report

Benchmarking**Latest national figures for s78 Planning Appeals**

1 Jan – 31 Dec 2020				
	Public Inquiry	Hearings	Written Representations	All
Number of appeals determined	122	385	8886	9393
Percentage allowed	52%	42%	23%	24%

Latest National figures for Householder Appeal Service

1 Jan - 31 Dec 2020	
	Householder
Number of appeals determined	4012
Percentage allowed	35%

Source: Planning Inspectorate Statistics 12.04.2021.

Appendix 2. Appeals determined 1st Jan 2020 – 31st March 2021

LPA ref.	Site Address	Development Description (short description only)	Decision Level	Procedure	Appeal Outcome	Committee Overturn Y/N
12/3747N	LAND BETWEEN AUDLEM ROAD/ BROAD LANE & PETER DESTAPLEIGH WAY, STAPELEY	Residential development up to a maximum of 189 dwellings - Local centre (Class	Strategic Planning	Public Inquiry	Allowed	No
12/3746N	Land off Peter Destapeleigh Way, Nantwich	New highway access road, including footways and cycleway and associated works.	Strategic Planning	Public Inquiry	Allowed	No
18/2153N	DODDINGTON ESTATE, BRIDGEMERE, NANTWICH, CHESHIRE CW5 7PU	Outline application for development of 12 sites for residential development	Strategic Planning	Public Inquiry	Allowed	Yes
19/3784C	Land South Of, OLD MILL ROAD, SANDBACH	Full planning application for erection of a care home (class C2), 85 new dwellings	Strategic Planning	Public Inquiry	Allowed	No
16/5678M	Land at junction of Earl Road and Epsom Avenue, Handforth	Demolition of existing buildings and erection of five units to be used for Class	Strategic Planning	Written Representations	Allowed	No
19/0529C	Land To The South Of, CREWE ROAD, ALSAGER	Application seeking outline planning permission	Strategic Planning	Informal Hearing	Allowed	Yes
19/2539C	Land South Of, OLD MILL ROAD, SANDBACH	Hybrid Planning Application for development	Strategic Planning	Public Inquiry	Dismissed	No
19/3889N	LAND OFF CREWE ROAD, WINTERLEY	Outline application for the erection of up to 55 dwellings with associated works	Southern Planning	Public Inquiry	Allowed	No
18/2925N	New Start Park, WETTENHALL ROAD, REASEHEATH, CW5 6EL	Removal of planning condition 1 (3 years)	Southern Planning	Informal Hearing	Allowed	No
18/2413C	Land Adjoining Meadowview Park, DRAGONS LANE, MOSTON	Change of use of land from agricultural land for stationing of caravans	Southern Planning	Informal Hearing	Allowed	No
19/1653C	Land Adjacent To Swanwick Hall Drive, Off BOOTH BED LANE, GOOSTREY	Proposed new stable block, menage, access track and change of land use	Southern Planning	Written Representations	Allowed	No

Planning Appeals Report

19/1360N	Former greenkeeper's shed and surrounding service area, Former Gorstyhill Golf Club, Abbey Park Way, Crewe, Weston	Change of use of greenkeeper's shed to B8 (storage and distribution) with	Southern Planning	Written Representations	Dismissed	Yes
18/6202M	BLACKFORD, WILMSLOW PARK NORTH, WILMSLOW, SK9 2BA	Residential Development comprising 4, 2-storey dwellings with accommodation in r	Northern Planning	Written Representations	Allowed	Yes
19/1708M	90, TYTHERINGTON DRIVE, MACCLESFIELD, SK10 2HN	Demolition of existing garage and out buildings and erection of two number 3 bed	Northern Planning	Written Representations	Allowed	Yes
19/3831M	51, HANDFORTH ROAD, WILMSLOW, CHESHIRE, SK9 2LX	Demolition of existing 2 detached properties and erection of 60-bedroom care hom	Northern Planning	Written Representations	Allowed	Yes
19/4862M	HILLSIDE, 21, ADLINGTON ROAD, WILMSLOW, CHESHIRE, SK9 2BJ	Demolition of the existing nursing home and the construction of a new building p	Northern Planning	Written Representations	Allowed	Yes
19/1395M	OAKHURST, TOFT ROAD, KNUTSFORD, WA16 9ED	Construction of new detached dwelling	Northern Planning	Written Representations	Allowed	Yes
19/2254M	FERNLEA, STANLEY ROAD, KNUTSFORD, WA16 0DJ	Construction of 3 dwellings following demolition	Northern Planning	Written Representations	Allowed	Yes
19/4167M	STONE COTTAGE, 14, SUMMERHILL ROAD, PRESTBURY, SK10 4AH	Outline application with some matters reserved for construction of three infill	Northern Planning	Informal Hearing	Dismissed	No
19/2035M	Land adj Yew Tree Farm, MOOR LANE, WILMSLOW, CHESHIRE, SK9 6BX	Demolition of existing building and construction of 2no. new dwellings	Northern Planning	Written Representations	Dismissed	Yes
19/1955M	LAND ADJACENT TO WITHINLEE HOLLOW, WITHINLEE ROAD, PRESTBURY, SK10 4AT	Erection of a dwelling house with associated works including landscaping	Northern Planning	Written Representations	Dismissed	Yes
19/5659N	LAND AT THE COTTAGE, PECKFORTON HALL LANE, PECKFORTON, CW6 9TG	Outline Planning Permission for the erection of 1 No. detached dwelling,	Delegation	Written Representations	Allowed	
19/5660M	STONE COTTAGE, 14,	Outline application with Some Matters	Delegation	Informal	Allowed	

Planning Appeals Report

	SUMMERHILL ROAD, PRESTBURY, SK10 4AH	Reserved for construction of two infill dw		Hearing		
19/3328M	Wood Cottage, Leach Lane, Lower Withington, SK11 9DY	Full permission for a replacement dwelling, detached garage and associated lands	Delegation	Written Representations	Allowed	
19/3531C	LAND ADJACENT TO PUDDLE BANK LANE, APPROXIMATELY 225M NORTH-EAST OF BROOK HOUSE FARM HOUSE, ASTBURY, CW12 3NW	Retrospective planning application for fencing at field entrance	Delegation	Written Representations	Allowed	
19/4940M	KINGS ARMS SERVICE STATION, ALDERLEY ROAD, WILMSLOW, CHESHIRE, SK9 1PZ	Variation of condition 8 (Opening Hours) on application 18/5937M to read as foll	Delegation	Written Representations	Allowed	
19/4860M	Wayside, HOUGH LANE, ALDERLEY EDGE, SK9 7JE	Proposed two storey side extension to existing residential property	Delegation	Householder Appeal Service	Allowed	
19/2423N	PUMP COTTAGE, KINGS LANE, CRANAGE, CW10 9LX	Retrospective application for Change of Use of land to garden	Delegation	Written Representations	Allowed	
19/3400M	LINDEN, TABLEY ROAD, KNUTSFORD, WA16 0NE	Proposed two storey front & side extension, single storey rear extension and gen	Delegation	Householder Appeal Service	Allowed	
20/1657C	Roddymoor Mill House, ROUGHWOOD LANE, HASSALL, CW11 4XX	Erection of a recreational children's tree house within the curtilage of Roddymo	Delegation	Written Representations	Allowed	
20/0794M	26, FALLIBROOME ROAD, MACCLESFIELD, SK10 3LD	Dormer window on front roof	Delegation	Householder Appeal Service	Allowed	
20/0796M	66, BLACKHILL LANE, KNUTSFORD, WA16 0EQ	Proposed single storey / two storey front and rear extensions	Delegation	Householder Appeal Service	Allowed	
20/0849M	TREE TOPS, STATION ROAD, WILMSLOW, CHESHIRE, SK9 4JP	Rear single and two storey extension with front porch and internal alterations.	Delegation	Householder Appeal Service	Allowed	
20/1015M	26, COCKSHEADHEY ROAD, BOLLINGTON, SK10 5QZ	Rear two storey extension.	Delegation	Written Representations	Allowed	
20/1816N	110 , Samuel Armstrong Way,	Move garden fence to boundary.	Delegation	Householder	Allowed	

Planning Appeals Report

	Crewe, CW1 4SH			Appeal Service		
19/5277N	82, COPPICE ROAD, WILLASTON, CW5 6QD	Two storey side extension, a single story side extension and a single storey rea	Delegation	Householder Appeal Service	Allowed	
19/0962C	Field View, 9, CONGLETON ROAD, SMALLWOOD, CW11 2YH	Construction of a new single vehicular drop kerb in front of property	Delegation	Householder Appeal Service	Allowed	
19/5194M	11, OVERDALE ROAD, DISLEY, SK12 2RJ	Single storey rear extension, two storey side extension	Delegation	Householder Appeal Service	Allowed	
19/5747M	1, Oak Brow Cottages, ALTRINCHAM ROAD, STYAL, SK9 4JE	Retention of Building to Provide Ancillary Residential Accommodation	Delegation	Householder Appeal Service	Allowed	
20/0015M	24, HIGHFIELD ROAD, BOLLINGTON, CHESHIRE, SK10 5LR	Construction of a detached garage, parking area and widening of the existing	Delegation	Householder Appeal Service	Allowed	
19/2912M	Green Lane Farm, GREEN LANE, BOLLINGTON, SK10 5LG	Alterations and extensions to an existing dwelling - re-submission	Delegation	Householder Appeal Service	Allowed	
19/3042M	RED GABLES, MERESIDE ROAD, MERE, WA16 6QR	Remodelling and extension including two storey rear extension, conversion	Delegation	Householder Appeal Service	Allowed	
19/2400M	Knowles House Farm, HOLLIN LANE, SUTTON, SK11 0HR	Conversion of existing attached single- storey outbuilding to ancillary domestic	Delegation	Householder Appeal Service	Allowed	
19/3836C	Holly Bank Farm, HOLMES CHAPEL ROAD, DAVENPORT, CW12 4SS	Proposed extension to existing outbuilding to form double garage and implement	Delegation	Written Representations	Allowed	
19/5028M	THE COTTAGE, ASHLEY ROAD, ASHLEY, CHESHIRE, WA15 0QP	New garage with gym & facilities in roof space	Delegation	Householder Appeal Service	Allowed	
19/5090M	Chorlton House, FULSHAW PARK, WILMSLOW, SK9 1QH	Erection of a two-storey side extension	Delegation	Householder Appeal Service	Allowed	
19/4895M	4, OAKWOOD COURT, BEECHFIELD ROAD, ALDERLEY EDGE, CHESHIRE, SK9 7AT	Two storey extension to side and excavation of garden to form patio	Delegation	Householder Appeal Service	Allowed	
19/3283N	AGRICULTURAL BUILDING, HAWKSBILL HALL,	Prior approval for a proposed change of use of an agricultural building	Delegation	Written Representations	Allowed	

Planning Appeals Report

	HOLLYHURST ROAD, WRENBURY, CW5 8HT					
18/5952N	BADDILEY LANE FARM, BADDILEY LANE, BADDILEY, CW5 8BP	Certificate of Lawful Existing Use	Delegation	Public Inquiry	Allowed	
20/0136C	21, REES CRESCENT, HOLMES CHAPEL, CHESHIRE, CW4 7NL	Certificate of lawful proposed use for conversion of loft space to accommodation	Delegation	Written Representations	Allowed	
19/0217N	OLD HOUSE BARNS, BADDILEY LANE, BADDILEY, CW5 8BP	First floor extension over existing single storey section of barn including	Delegation	Householder Appeal Service	Allowed	
19/2147C	Heathfields, NEW ROAD, MORETON, CW12 4RX	Certificate of lawful proposed development of incidental outbuilding	Delegation	Written Representations	Dismissed	
20/2627C	17, GLASTONBURY DRIVE, MIDDLEWICH, CW10 9HR	Construction of a detached brick and tile garage at the front of my home 5m wide	Delegation	Householder Appeal Service	Dismissed	
20/2672M	1 WATERLOO BARN, Alderley Park, CONGLETON ROAD, NETHER ALDERLEY, SK10 4JW	Proposed single storey rear extension to existing residential property	Delegation	Written Representations	Dismissed	
19/5887M	Orchard Cottage, BACK LANE, PLUMLEY, WA16 9SF	Two storey rear extension extending 3m from the rear wall	Delegation	Written Representations	Dismissed	
19/2309M	Grove End Farm, Blossoms Lane, WOODFORD, WOODFORD, SK7 1RF	Prior change of use of the conversion of an agricultural building to a single dwelling	Delegation	Written Representations	Dismissed	
20/1775M	35, APPLETON WALK, WILMSLOW, SK9 2HN	Prior Approval for conversion of a former Estate Management Office B1 to Two FI	Delegation	Written Representations	Dismissed	
20/1659N	HAYCROFT FARM, PECKFORTON HALL LANE, PECKFORTON, TARPORLEY, CHESHIRE, CW6 9TF	Application to determine if prior approval is required for a proposed agricultural	Delegation	Written Representations	Dismissed	
20/1383N	Radley Wood Farm, WHITCHURCH ROAD, SPURSTOW, CW6 9TD	Prior approval for change of use from agricultural building to a single dwelling	Delegation	Written Representations	Dismissed	
19/5158M	Ollerton Hall & Ollerton End, POTTS LANE, OLLERTON,	Listed building consent for reconfiguration of two dwellings to create a single	Delegation	Written Representations	Dismissed	

Planning Appeals Report

	WA16 8SF					
20/2673M	1 WATERLOO BARN, Alderley Park, CONGLETON ROAD, NETHER ALDERLEY, SK10 4JW	Proposed single storey rear extension to existing residential property	Delegation	Written Representations	Dismissed	
19/5157M	Ollerton Hall & Ollerton End, POTTS LANE, OLLERTON, WA16 8SF	Reconfiguration of two dwellings to create a single dwelling with ancillary	Delegation	Written Representations	Dismissed	
20/3559C	1, Sparrow Grove Barns, DRAGONS LANE, MOSTON, CW11 3QH	Single storey rear extension (resubmission)	Delegation	Householder Appeal Service	Dismissed	
20/4381M	6, PARK LANE, PICKMERE, CHESHIRE, WA16 0JX	Erection of a wooden shed 3m width 5m length 2.5m height in the front driveway,	Delegation	Householder Appeal Service	Dismissed	
19/1603M	BOUNDARY FARM, PEACOCK LANE, HIGH LEGH, WA16 6NT	Proposed reconstruction / replacement of outbuilding as ancillary domestic build	Delegation	Householder Appeal Service	Dismissed	
19/2364C	FAIR VIEW FARM, BLEEDING WOLF LANE, SCHOLAR GREEN, ST7 3BH	Alterations to provide bedroom and en-suite bathroom in existing roof space and	Delegation	Householder Appeal Service	Dismissed	
19/2657N	20, ARLEY PLACE, WISTASTON, CW2 6QW	Proposed repositioning of brick screen wall	Delegation	Householder Appeal Service	Dismissed	
19/2721M	2, MIDDLEHILLS, MACCLESFIELD, CHESHIRE, SK11 7EQ	First floor side extension	Delegation	Householder Appeal Service	Dismissed	
19/2789M	Reindeer Cottage, CHELFORD ROAD, OLLERTON, WA16 8RD	Infill small area between existing living room / kitchen and bedroom	Delegation	Householder Appeal Service	Dismissed	
19/5928C	14, COLDMOSS DRIVE, SANDBACH, CW11 4HW	Ground floor front extension and front first floor dormer extension and internal	Delegation	Householder Appeal Service	Dismissed	
20/0004M	Beech Cottage, KNUTSFORD ROAD, KNOLLS GREEN, MOBBERLEY, WA16 7BW	Create a single space drive to the front of the property with a metal bi-fold	Delegation	Householder Appeal Service	Dismissed	
19/5162M	HIGHFIELDS, HOLMES CHAPEL ROAD, LOWER WITHINGTON, CHESHIRE,	New garage and access	Delegation	Householder Appeal Service	Dismissed	

Planning Appeals Report

	SK11 9DH					
19/5532N	2 THE SYCAMORE, Bradeley Hall Farm, BRADELEY HALL ROAD, HASLINGTON, CW1 5HR	Window and door's replacement	Delegation	Written Representations	Dismissed	
20/1860M	1A, BRENT CLOSE, POYNTON, SK12 1HS	Erection of a new fence at the property boundary to replace existing hedgerow	Delegation	Householder Appeal Service	Dismissed	
20/1987M	BROWN OWL COTTAGE, GOLBORNE LANE, HIGH LEGH, WA16 0RD	Construction of a first-floor side/rear and two-storey side extension with glaze	Delegation	Householder Appeal Service	Dismissed	
20/2190M	BRADFORD LANE FARM, BRADFORD LANE, NETHER ALDERLEY, SK10 4TR	Demolition of existing outbuilding and erection of replacement outbuilding	Delegation	Householder Appeal Service	Dismissed	
20/1528M	LITTON, CROSS LANE, WILMSLOW, CHESHIRE, SK9 2DD	Re modelling of the dwelling, Two storey rear and side extension and new raised	Delegation	Householder Appeal Service	Dismissed	
20/1677C	13, LIME CLOSE, SANDBACH, CW11 1BZ	Remove oversized/partially dead conifers fit new smaller fence	Delegation	Householder Appeal Service	Dismissed	
20/0954M	6, BARLOW ROAD, WILMSLOW, SK9 4BE	Hip to gable roof alterations and rear dormer construction	Delegation	Householder Appeal Service	Dismissed	
20/0802N	PINNACLE FARM, COOLE LANE, NEWHALL, NANTWICH, CW5 8AY	Variation of Condition 2 (location of garage) on Approved 19/4819N	Delegation	Written Representations	Dismissed	
19/4028M	17, FLETSAND ROAD, WILMSLOW, CHESHIRE, SK9 2AD	Erection of Timber Climbing Frame (Retrospective)	Delegation	Householder Appeal Service	Dismissed	
19/4861N	59, Talbot Way, Stapeley, Cheshire East, CW5 7RR	Proposed two storey rear extension with garage conversion into granny annexe	Delegation	Householder Appeal Service	Dismissed	
19/4261M	Crown Farm, FROG LANE, PICKMERE, WA16 0LL	Erection of glazed link	Delegation	Householder Appeal Service	Dismissed	
19/4288M	Beech Tree Cottage, LONG SHOOT ROAD, LOWER WITHINGTON, SK11 9DX	Proposed replacement of conservatory and porch New 2000mm high wall to front bou	Delegation	Householder Appeal Service	Dismissed	
19/4326M	Lower Kinderfield Farm, HOLLIN LANE, SUTTON,	Proposed extension and alterations	Delegation	Householder Appeal Service	Dismissed	

Planning Appeals Report

	SK11 0NN					
19/3210C	THE STABLES, NEWCASTLE ROAD, SMALLWOOD, SANDBACH, CHESHIRE, CW11 2GB	Single storey rear extension to the rear elevation to create additional living s	Delegation	Householder Appeal Service	Dismissed	
19/3436M	HOLLY CORNER, PADDOCK HILL, MOBBERLEY, CHESHIRE, WA16 7DH	Rear two storey extension	Delegation	Householder Appeal Service	Dismissed	
19/3490M	ROXBURGH, LEGH ROAD, KNUTSFORD, WA16 8NR	Removal of existing 1.8m high timber vertical boarded fence to Legh Road	Delegation	Householder Appeal Service	Dismissed	
19/3493N	32, DAVENHAM CRESCENT, CREWE, CW2 7RZ	Replacement of existing garage and a garden room	Delegation	Householder Appeal Service	Dismissed	
19/3721M	20, BEECHWOOD, KNUTSFORD, WA16 8AR	Re-roofing to raise the height of the roof ridge and provide two bedrooms	Delegation	Householder Appeal Service	Dismissed	
20/0183C	Oakwood Farm, OAKWOOD LANE, MOSTON, CW11 3PR	Removal of existing concrete/asbestos garage, and replace with new conservatory	Delegation	Householder Appeal Service	Dismissed	
20/0238M	14, COPPICE ROAD, POYNTON, CHESHIRE, SK12 1SL	Two-storey side extension, single-storey rear extension and single-storey front	Delegation	Householder Appeal Service	Dismissed	
20/1651M	10, TOWN LANE, MOBBERLEY, WA16 7PY	Proposed rear ground floor extension, roof alterations and new dormers	Delegation	Written Representations	Dismissed	
19/5627N	Land north of EARDSWICK LANE and east of Bradfield Green Farm, Crewe	Change of use of disused agricultural site to landscaping/bulk supplies	Delegation	Written Representations	Dismissed	
19/3123M	BROAD OAK FARM, LEEK OLD ROAD, SUTTON, CHESHIRE, SK11 0JA	Change of use for the conversion of barn to dwelling.	Delegation	Written Representations	Dismissed	
19/2651M	SPRINGSETT FARM, CHELFORD ROAD, PRESTBURY, SK10 4PT	New domestic garage set within existing slope of field and associated landscaping	Delegation	Written Representations	Dismissed	
19/3427C	Paul Sheard Autos, NEWCASTLE ROAD, ASTBURY, CHESHIRE EAST, CW12 4JX	Change of use to mixed use comprising of MOT station, car repairs and hand car w	Delegation	Written Representations	Dismissed	

Planning Appeals Report

19/3147M	HEALD COURT, 34, HAWTHORN LANE, WILMSLOW, SK9 5DG	Replacement of windows in apartment building	Delegation	Written Representations	Dismissed	
19/1560M	LAND OFF DAVENPORT LANE, MOBBERLEY	Retention of storage container	Delegation	Written Representations	Dismissed	
19/1568M	LAND OFF DAVENPORT LANE, MOBBERLEY	Retention of Timber Shed used in Association with Recreational Use of Ponds	Delegation	Written Representations	Dismissed	
19/4816M	LAND OFF, MOSS LANE, OVER TABLEY, CHESHIRE	Construction of agricultural implements and welfare building.	Delegation	Written Representations	Dismissed	
19/4021M	CO-OP Foodstore, WELLINGTON ROAD, BOLLINGTON	Retrospective application to turn the existing turning head into additional	Delegation	Written Representations	Dismissed	
19/4380M	Land on the side of Welsh Row, Nether Alderley, Macclesfield	Place a storage unit on site to safely and securely hold tools used to maintain	Delegation	Written Representations	Dismissed	
17/5461M	Land Opposite F Rudd And Sons Nursery, STOCKS LANE, OVER PEOVER, WA16 9EZ	Retrospective application for surface car parking for up to 300 cars	Delegation	Informal Hearing	Dismissed	
18/5271M	2, CROFT LANE, KNUTSFORD, WA16 8QH	Erection of a single detached dwelling within the gardens of adjacent properties	Delegation	Written Representations	Dismissed	
19/3633N	Holly Cottage & Collingwood, WRENBURY HEATH ROAD, WRENBURY HEATH, CW5 8EQ	Outline application for re-submission of a previous outline application	Delegation	Written Representations	Dismissed	
19/3698N	Land at, BROAD LANE, STAPELEY	Two detached houses with new shared access	Delegation	Written Representations	Dismissed	
19/2203M	GRASS LANDS NURSERY, FREE GREEN LANE, OVER PEOVER, WA16 9QY	Proposed conversion of an existing building into a single dwelling	Delegation	Written Representations	Dismissed	
19/3794M	Eaton Cottage Moss Lane, EATON, CW12 2FY	Construction of new residential dwellings.	Delegation	Written Representations	Dismissed	
19/4054M	207, BIRTLES ROAD, MACCLESFIELD, SK10 3JH	Demolition of garage and outbuildings, extension of existing house, and erection	Delegation	Written Representations	Dismissed	
19/4085M	LAND AT, ASCOL DRIVE,	Change use from class B8 (storage or	Delegation	Written	Dismissed	

Planning Appeals Report

	PLUMLEY, KNUTSFORD, CHESHIRE	distribution) to class C3 (dwellinghouses),		Representations		
19/4443M	DOMCK, 48, TOWERS ROAD, POYNTON, STOCKPORT, CHESHIRE, SK12 1DE	Replacement of a single family dwelling with 3 family dwelling houses	Delegation	Written Representations	Dismissed	
19/4598M	Land At, MOTTRAM ROAD, ALDERLEY EDGE	Full planning application for conversion and extensions to barn	Delegation	Written Representations	Dismissed	
20/0533M	LAND AT MOTTRAM ROAD, ALDERLEY EDGE	Full planning application for conversion and extensions to barn	Delegation	Written Representations	Dismissed	
20/0772M	LAND BETWEEN 4 & 6, SHRIGLEY ROAD NORTH, POYNTON	Variation of condition 2 of 19/3950M (Erection of two detached dwellings with as	Delegation	Written Representations	Dismissed	
20/0775M	DUNMOW, MERESIDE ROAD, MERE, WA16 6QZ	Replacement dwelling	Delegation	Written Representations	Dismissed	
20/1110M	Land North East Of, STOCKS LANE, OVER PEOVER	Infill development comprising the erection of two dwellings	Delegation	Written Representations	Dismissed	
20/1114M	BROADHEATH FARM, MACCLESFIELD ROAD, OVER ALDERLEY, SK10 4SN	To extend the existing farmhouse, conversion of the existing barn to provide	Delegation	Written Representations	Dismissed	
20/1575C	THE HEATH VICARAGE, SCHOOL LANE, SANDBACH, CW11 2LS	Erection of 2 no. dwellings	Delegation	Written Representations	Dismissed	
20/1789N	CINDER LANE FARM, CINDER LANE, REASEHEATH, CW5 6AJ	Erection of Two Dwellings	Delegation	Written Representations	Dismissed	
20/2247C	Land adjacent to Newton Brewery Inn, WEBBS LANE, MIDDLEWICH	Proposed detached property (re-submission of 20/0002C)	Delegation	Written Representations	Dismissed	
20/0159N	Land Adjacent to 14, SWINBURNE DRIVE, CREWE, CW1 5JE	Outline planning permission for a new detached bungalow	Delegation	Written Representations	Dismissed	
19/5867C	Land Off, BRAMHALL DRIVE, HOLMES CHAPEL	New Bungalow (resubmission of planning application reference 18/6386C)	Delegation	Written Representations	Dismissed	
19/2007N	THE OLD VICARAGE, WRINEHILL ROAD,	Outline application with all matters reserved for a single dwelling	Delegation	Written Representations	Dismissed	

Planning Appeals Report

	WYBUNBURY, CW5 7NU					
19/2821M	The Old Surgery, CHURCH LANE, MOBBERLEY, WA16 7RD	Demolition of existing dwelling and new replacement dwelling and associated work	Delegation	Written Representations	Dismissed	
19/2862M	NORTHFIELDS, CASTLE HILL, MOTTRAM ST ANDREW, SK10 4AX	Infill dwelling with associated groundworks, drainage, landscaping, access	Delegation	Written Representations	Dismissed	
19/1230N	LAND ADJACENT TO, Swan Inn, WRENBURY ROAD, MARBURY	Erection of detached dwelling house and creation of access onto Wrenbury Road.	Delegation	Written Representations	Dismissed	
19/1767M	42, JACKSONS EDGE ROAD, DISLEY, STOCKPORT, CHESHIRE, SK12 2JR	New 3 bed dwelling with attached garage and garden	Delegation	Written Representations	Dismissed	
19/1771C	LAND ADJACENT 19, MEADOWSIDE LANE, SCHOLAR GREEN, ST7 3LE	New dwelling	Delegation	Written Representations	Dismissed	
19/1891C	LAND AT DEAN HILL, NEWCASTLE ROAD, BETCHTON, CW11 2TG	Proposed development of a subterranean innovative code 5 dwelling	Delegation	Written Representations	Dismissed	
17/0680N	51, Main Road, Goostrey, Crewe, CW4 8LH	Construction of a single dwelling house	Delegation	Informal Hearing	Dismissed	
17/4451C	51, Main Road, Goostrey, Crewe, CW4 8LH	Construction of one detached and two semi-detached houses	Delegation	Informal Hearing	Dismissed	
19/0131C	21, CHELFORD ROAD, SOMERFORD, CW12 4QD	Demolition of existing house and construction of new residential development.	Delegation	Written Representations	Dismissed	
19/1343C	32, Congleton Road, SANDBACH, CW11 1HJ	New dwelling	Delegation	Written Representations	Dismissed	
20/2265M	2, BROOK STREET, MACCLESFIELD, SK11 7AA	Outline application to infill the 1st floor and convert from commercial to resi	Delegation	Written Representations	Dismissed	
19/0178N	27, Park Road, Willaston, CW5 6PN	'Granny annex' in keeping with our existing bungalow and neighbouring dormer bun	Delegation	Written Representations	Dismissed	
19/0384M	BROOK COTTAGE, CHELFORD ROAD, GREAT	Replacement dwelling, associated garage and landscaping	Delegation	Written Representations	Dismissed	

Planning Appeals Report

	WARFORD, CHESHIRE, SK9 7TL					
19/1061C	7, MOODY STREET, CONGLETON, CW12 4AN	Demolition of Existing 2 storey Office Building and Ancillary storage buildings	Delegation	Written Representations	Dismissed	
20/2403C	Land to the rear of 16, SWEETTOOTH LANE, SANDBACH, CW11 1BE	Proposed new dwelling in residential curtilage of 16 Sweettooth Ave.	Delegation	Written Representations	Dismissed	
20/2721N	13, THE BROADWAY, NANTWICH, CW5 6JH	Outline planning permission for the Erection of a detached house	Delegation	Written Representations	Dismissed	
20/3139C	19, MEADOWSIDE LANE, SCHOLAR GREEN, CHESHIRE, ST7 3LE	New dwelling	Delegation	Written Representations	Dismissed	
19/5007C	Thurlwood Upper Lock, FARAMS ROAD, RODE HEATH	Proposed dwelling (change of house type)	Delegation	Written Representations	Dismissed	
19/5222M	Land between 33 and 35, Carleton Road, Poynton, SK12 1TL	Outline approval for demolition of double garage and the construction of a	Delegation	Written Representations	Dismissed	
19/5656N	Oakville, BACK LANE, SPURSTOW, CW6 9TE	Proposed conversion of agricultural barn to provide single residential dwelling.	Delegation	Written Representations	Dismissed	
19/4044M	MORTON STABLES, WOOD LANE WEST, ADLINGTON, SK10 4PA	Proposed new stables, composting toilet and horse exercise arena.	Delegation	Written Representations	Part allowed/Part dismissed	
19/3136M	ROCKS BARN, Rocks Farm, MUDHURST LANE, DISLEY, SK12 2AN	Proposed first floor bedroom extension, single storey conservatory	Delegation	Householder Appeal Service	Part allowed/Part dismissed	
19/3173M	ROCKS BARN, Rocks Farm, MUDHURST LANE, DISLEY, SK12 2AN	Single storey conservatory extension and single storey side extension	Delegation	Householder Appeal Service	Part allowed/Part dismissed	
20/1961M	17, BOLLIN HILL, WILMSLOW, CHESHIRE, SK9 4AN	Dormer construction	Delegation	Householder Appeal Service	Withdrawn	
19/4924M	HOLLY CORNER, PADDOCK HILL, MOBBERLEY, WA16 7DH	Certificate of lawful proposed development of two storey rear extension	Delegation	Written Representations	Withdrawn	
20/0182M	HEALD COURT, 34,	Development of up to 90 off-street long	Delegation	Informal	Withdrawn	

Planning Appeals Report

	HAWTHORN LANE, WILMSLOW, SK9 5DG	stay car parking spaces with ancillary		Hearing		
19/1574M	Percivals View, MOSS LANE, OLLERTON, WA16 8SW	Construction of proposed stable building	Delegation	Written Representations	Withdrawn	
19/0360M	Percivals View, MOSS LANE, OLLERTON, WA16 8SW	Construction of proposed stable building	Delegation	Written Representations	Withdrawn	
19/0038M	BROOK HOUSE FARM, Farm Complex LONDON ROAD, ADLINGTON, CHESHIRE, SK10 4DU	Comprehensive development, including the restoration of listed farmhouse	Delegation	Written Representations	Withdrawn	
18/4703C	DEAN HILL, NEWCASTLE ROAD, BETCHTON, CW11 2TG	Outline application for proposed development of a sub-terraneum innovative code	Delegation	Written Representations	Withdrawn	

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