

CHESHIRE EAST COUNCIL

Strategic Planning Board

Date of Meeting: 15 June 2011
Report of: Strategic Director - Places
Subject/Title: Prestbury Supplementary Planning Document and
Over Peover Supplementary Planning Document
Portfolio Holder: Cllr David Brown

1.0 Report Summary

1.1 This report seeks comments on the content of the draft Prestbury and Over Peover Supplementary Planning Documents.

2.0 Decision Requested

2.1 That the Strategic Planning Board recommends that the Portfolio Holder for Performance and Capacity adopts the Prestbury and Over Peover Supplementary Planning Documents.

3.0 Reasons for Recommendation

3.1 The Prestbury and Over Peover Supplementary Planning Documents will supplement existing planning policies in the Parishes of Prestbury and Over Peover, respectively.

4.0 Wards Affected

4.1 The wards of Prestbury and Chelford.

5.0 Local Ward Members

5.1 Councillors George Walton and Paul Findlow.

6.0 Policy Implications including – Carbon Reduction – Health

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

7.0 Financial Implications (Authorised by the Borough Treasurer)

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

8.0 Legal Implications (Authorised by the Borough Solicitor)

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

9.0 Risk Management

- 9.1 None.

10.0 Background and Options

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

- 10.7 The policies of the draft Prestbury and Over Peover Supplementary Planning Documents provide local distinction on the policies contained within the Macclesfield Borough Local Plan 2004.
- 10.8 Within the Prestbury Supplementary Planning Document, there are four objectives for the Parish. These are:
- Green Belt; which identifies policies protecting Green Belt and states the local support for these policies;
 - Ensuring appropriate development in the Village; which seeks to identify the parameters for the scale, density, height, mass and materials to be used in new development with the town;
 - Ensuring the quality of access to dwellings and safety of roads within the Parish; which requires new or replacement housing with locked or automated gates to normally ensure there is off-road parking, fronting the gate; and
 - To protect the built and natural environment of the Village; which seeks to retain existing boundary hedges and stone walling along road frontages on key roads within the Prestbury Conservation Area.
- 10.9 Within the Over Peover Supplementary Planning Document, there are six objectives for the Parish. These are:
- Green Belt; which identifies policies protecting Green Belt and states the local support for these policies;
 - Community open spaces; which identifies village open space in greater detail than that shown on the Macclesfield Borough Council Proposals Map;
 - Ensuring appropriate development in the Village; which seeks to identify the parameters for the scale, density, height, mass and materials to be used in new development with the town;
 - Reusing vacant sites; which specifies that when sites become vacant within the Parish, their priority should usually be for re-using them for the same use;
 - Housing; which requires that new housing within the Parish aims to meet the requirements of Over Peover Parish as informed by evidence of need, particularly in relation to affordability; and
 - Preserving the historic fabric; which seeks to preserve and enhance the heritage value of the Parish.
- 10.10 Any comments from the Board on the content of either of these documents and its overall recommendation on the documents will be brought to the attention of the Portfolio Holder.
- 10.11 Following the adoption of the Prestbury and Over Peover Supplementary Planning Documents, they will be material considerations to the determination of relevant planning applications in the respective parishes.

11.0 Access to Information

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

Name: Daniel Corden

Designation: Spatial Planning Officer

Tel No: 01270 686 081

Email: daniel.corden@cheshireeast.gov.uk