

NORTHERN PLANNING COMMITTEE – 18 JULY 2011

UPDATE TO AGENDA

APPLICATION NO: 11/1912M – Extension of time application

LOCATION: Land at Norburys Yard, Knustford

UPDATE PREPARED 18 July 2011

REPRESENTATIONS

A further letter has been received from a resident on King Street. The writer has four concerns. Firstly, that the proposed houses will be 3-storey, which are considered too high. They will substantially alter the townscape and impede the overall character of the vicinity due to the increased height. Secondly, with regard to the amount of earth which will be extracted and the obvious piling procedure which would be necessary to provide the underground parking area. Many of the existing properties are Victorian and the writer is concerned about the possible damage to the foundations of these properties. Thirdly, the existing current drains/water pipes for 1-13 King Street leave the properties at the rear of the terraced row of houses and onto existing track. The writer queries whether the existing drain/water supply pipes will be integrated and incorporated into the proposed drains of the new development. Finally, the writer is concerned that there will be a substantial reduction of car parking spaces on Church Walk. Residents and members of the public have been able to use this area for many years and the loss of these spaces will be a loss suffered by many.

The Environmental Protection Officer raises no objection to the extension of time application.

OFFICER APPRAISAL

It is considered that the issues raised in the residents' letter in relation to the first two issues (height and character) have been considered previously in relation to the previous scheme in 2008, and the relationship between the writers property and the development has not changed.

With regard to the third comment (on drainage and water supply pipes), it is understood that United Utilities have accepted the construction of a new public sewer across the rear of the terraced properties on King Street, and this will be connected into the main sewer within Church Walk. The existing route of drainage across the site can then be abandoned.

The fourth issue related to a potential reduction in parking spaces on Church Walk. It should be noted that this relationship has not changed since application 08/0175P was considered in 2008.

The comments received from the resident are noted, however, it is considered that there has not been a material change to the circumstances since the 2008 scheme was granted consent.

The recommendation of approval remains, subject to a Section 106 Agreement.

NORTHERN PLANNING COMMITTEE – 18 JULY 2011

UPDATE TO AGENDA

APPLICATION NO: 11/1992M – Full Planning Application

LOCATION: Land at Norbury's Yard, Knustford

UPDATE PREPARED 18 July 2011

REPRESENTATIONS

A further letter has been received from a resident on King Street. The writer has four concerns. Firstly, that the proposed houses will be 3-storey, which are considered too high. They will substantially alter the townscape and impede the overall character of the vicinity due to the increased height. Secondly, with regard to the amount of earth which will be extracted and the obvious piling procedure which would be necessary to provide the underground parking area. Many of the existing properties are Victorian and the writer is concerned about the possible damage to the foundations of these properties. Thirdly, the existing current drains/water pipes for 1-13 King Street leave the properties at the rear of the terraced row of houses and onto existing track. The writer queries whether the existing drain/water supply pipes will be integrated and incorporated into the proposed drains of the new development. Finally, the writer is concerned that there will be a substantial reduction of car parking spaces on Church Walk. Residents and members of the public have been able to use this area for many years and the loss of these spaces will be a loss suffered by many.

The Environmental Protection Officer has submitted comments identical to those for application 10/4764M, which were referred to in the main Agenda report. The conditions recommended by the Environmental Protection Officer were attached to the Agenda report.

OFFICER APPRAISAL

It is considered that the issues raised in the residents' letter have been considered in the main Agenda report. With regard to the third comment (on drainage and water supply pipes), it is understood that United Utilities have accepted the construction of a new public sewer across the rear of the terraced properties on King Street, and this will be connected into the main sewer within Church Walk. The existing route of drainage across the site can then be abandoned.

The recommendation of approval remains, subject to a Section 106 Agreement.

NORTHERN PLANNING COMMITTEE – 18 JULY 2011

UPDATE TO AGENDA

APPLICATION NO: 11/1996M – Conservation Area Consent

LOCATION: Land at Norburys Yard, Knustford

UPDATE PREPARED 18 July 2011

REPRESENTATIONS

A further letter has been received from a resident on King Street. The writer has four concerns. Firstly, that the proposed houses will be 3-storey, which are considered too high. They will substantially alter the townscape and impede the overall character of the vicinity due to the increased height. Secondly, with regard to the amount of earth which will be extracted and the obvious piling procedure which would be necessary to provide the underground parking area. Many of the existing properties are Victorian and the writer is concerned about the possible damage to the foundations of these properties. Thirdly, the existing current drains/water pipes for 1-13 King Street leave the properties at the rear of the terraced row of houses and onto existing track. The writer queries whether the existing drain/water supply pipes will be integrated and incorporated into the proposed drains of the new development. Finally, the writer is concerned that there will be a substantial reduction of car parking spaces on Church Walk. Residents and members of the public have been able to use this area for many years and the loss of these spaces will be a loss suffered by many.

The Environmental Protection Officer has submitted comments identical to those for application 10/4764M, which were referred to in the main Agenda report. The conditions recommended by the Environmental Protection Officer were attached to the Agenda report.

OFFICER APPRAISAL

The comments received from the resident are noted, however, the first, third and fourth comments appear to relate to the new redevelopment scheme (11/1992M) and not the areas which can be considered as part of this application, which relates to the demolition of buildings on the site only. The comments of the Environmental Protection Officer are noted and appropriate conditions can be attached, should permission be granted.

The recommendation of approval remains.