

Application No: 12/1170M

Location: HOPE PARK MACCLESFIELD HOSPITAL, PRESTBURY ROAD,
MACCLESFIELD, CHESHIRE, SK10 3BL

Proposal: Reserved Matters Application for Appearance and Landscaping of 15no.
2.5 Storey Townhouses in 7 Blocks

Applicant: Stuart Binks, Keyworker Homes (Macclesfield) Ltd

Expiry Date: 02-Jul-2012

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

- Whether the appearance of the car parking deck is acceptable
- Whether the submitted landscape details are acceptable

Date Report Prepared: 8th June 2012

REASON FOR REPORT

The application site forms part of a wider scheme that was granted outline planning permission by the Strategic Planning Board. It is therefore considered necessary for the subsequent reserved matters applications to be decided by the same committee.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises an area of land that fronts onto Victoria Road, wraps around the now converted listed Clock Tower building and extends towards the Kids Allowed nursery building.

DETAILS OF PROPOSAL

Reserved matters approval is sought for the appearance of fifteen, two and a half storey townhouses in seven blocks and for the associated landscaping.

RELEVANT HISTORY

18th Dec 2009

09/1300M - Approved subject to conditions:

Erection of:

- A three-storey, 75 one-bedroom care home;
- A three-storey building incorporating a total of 542 sqm of retail (Class A1) in three ground floor units with 16 apartments (8 one-bed and 8 two-bed) on the upper two floors;

- A three-storey office building of 3,599 sqm (to be divided up into 2,400 sqm of Class B1 floorspace on the first and second floors and 1,199 sqm of Class D1 floorspace on the ground floor);
- 15 two and half-storey townhouses in 7 blocks;
- Associated car parking areas, access roads and open space;
- Additional hospital related car parking at proposed first floor deck (outline application)

POLICIES

North West of England Plan Regional Spatial Strategy to 2021

DP1 Spatial principles applicable to development management

DP2 Support sustainable communities

DP7 Criteria to promote environmental quality

L2 Understanding housing markets

EM1 Integrated enhancement and protection of the region's environmental assets

Local Plan Policy

NE11 Nature Conservation

BE1 Design Guidance

BE2 Historic Fabric

BE3 Conservation Areas

BE16 Development Affecting Setting of Listed Building

H1 Housing Phasing Policy

H2 Environmental Quality in Housing Developments

DC1 Design – New Build

DC3 Amenity

DC6 Circulation & Access

DC8 Landscaping

DC9 Tree Protection

DC35 Materials and Finishes in Housing Schemes

DC37 Landscaping Schemes for Housing Developments

DC38 Space, Light and Privacy

Other Material Considerations

The National Planning Policy Framework

CONSIDERATIONS

Archaeology

The proposals have no archaeological implications and no archaeological mitigation will be required.

Manchester Airport

No objection.

English Heritage

Do not consider that it is necessary for this application to be notified to English Heritage.

Environment Agency

We have no further comments to add to our previous letter regarding your consultation reference 09/1300M

Defence Infrastructure Organisation

The MOD has no safeguarding objections to this proposal

OTHER REPRESENTATIONS

None

OFFICER APPRAISAL

Principal of Development

The principle of using this part of the hospital site for 15 two and a half-storey townhouses in 7 blocks was established under the outline scheme (09/1300M), which considered the:

- access,
- layout,
- scale

as being acceptable having regard to the impact on the character and appearance of the area, neighbouring amenity, the adjacent listed building and Conservation Area and highway safety.

This reserved matters application seeks approval for appearance and landscaping.

Design

Six townhouses are proposed fronting onto Victoria Road in two blocks (one of 4 dwellings and one of 2 dwellings). These dwellings would be set back approximately 5m from Victoria Road.

The existing holly hedge on the roadside boundary would be retained with the exception of a small proportion that would be removed to create a pedestrian access.

The dwellings would be two-storey, with a third bedroom incorporated into the roof space. The dwellings would be constructed of red brick with reconstituted stone window surrounds, cills and heads and slate roof tiles. They would incorporate a bay window to both the ground and first floor. They have been designed to replicate existing dwellinghouses along Victoria Road both in style and materials.

A further nine houses are proposed between the Kids Allowed nursery and the northern wing of the clock tower building that would comprise 4 blocks of semi-detached houses and one detached house. These dwellings would include a three-storey gable element and would have four bedrooms.

As approved within the outline application, these buildings would be positioned around a circle with back gardens and a parking area positioned within the centre. The majority of these dwellings would overlook the open space area to the north of the site adjacent to where Victoria Road and Prestbury Road meet.

The dwellings would be constructed from natural stone with reconstituted stone window surrounds, cills and heads and slate roof tiles. The design and materials has been influenced by the adjacent listed clock tower.

All 15 dwellinghouses follow the layout and scale approved under the outline planning permission and the design and materials proposed are considered to reflect the styles of the properties that they are situated beside. The Conservation Officer has considered the appearance of the proposed dwellings given the site's location adjacent to a Grade II listed building and a Conservation Area and considers that the design and appearance of the townhouses will be pleasant additions to the hospital site and the heritage assets nearby. There appears to be a high quality aspiration for materials and design, both for the townhouses and the accompanying landscaping, which is wholly positive.

Given the site's sensitive location adjacent to a listed building and a Conservation Area, it is recommended that conditions are attached in order to ensure the setting of the adjacent heritage assets are not affected by inappropriate finishes. The Conservation Officer has therefore recommended that conditions should be attached in respect of rainwater goods/down pipes, timber windows and doors, fenestration to be set behind a reveal of 100mm, window profiles to be submitted for approval, roof lights to be set flush and roof materials to be natural blue slate.

Provided these conditions are attached, and subject to those conditions already imposed on the outline permission, it is considered that the appearance of the proposed dwellinghouses would be sympathetic to the character and appearance of the surrounding area.

Highways

This application follows on from the outline application where all highway matters were addressed and accepted. The impact of this development in highway terms (including parking provision) was considered as part of the overall Transport Assessment for the Blue Zone development. This was submitted with the outline application and was found to be acceptable.

Amenity

Amenity was considered under the outline scheme in respect of the siting of the proposed dwellinghouses in relation to neighbouring properties along Victoria Road and to other buildings within the site. It was considered acceptable.

The elevations and floor plan drawings that have been submitted in respect of 'appearance' demonstrate that the amenity of the proposed houses would not be affected by one another.

Landscape

A Landscaping Scheme was submitted with the application that has been assessed by the Landscape Officer. It is considered that insufficient information has been submitted in order to approve the 'landscape' reserved matter and therefore a detailed landscape scheme with full hard and soft landscaping details has been requested and is currently awaited. The comments of the Landscape Officer will be provided in an Update Report to committee.

Trees

An area of TPO protected trees is located to the northern boundary fronting the corner of Victoria Road and Prestbury Road. The siting/layout of the proposed dwellings and associated access road, parking areas etc were approved under the outline permission which was considered not to have a detrimental effect on their long-term viability.

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that, subject to the submission of outstanding information in respect of the landscaping proposals and the subsequent comments of the Landscape Officer, the scheme is acceptable and builds upon the outline approval. A recommendation of approval is therefore made

SUBJECT TO

Receiving the comments of the Landscape Officer following the submission of the additional information that has been requested.

CONDITIONS

1. The approval of details relates to development for which outline permission was granted under application reference 09/1300M dated 18.12.09. The development shall be carried out in strict accordance with the conditions set out in the outline planning permission, except as modified by this permission.

Reason: For the avoidance of doubt and to ensure that development complies with the requirements and conditions of the outline permission and the approval of reserved matters.

2. The development hereby approved shall commence within two years of the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of Sections 91 and 92 of the Town and Country Planning Act 1990.

3. The development hereby approved shall be carried out in total accordance with the approved plans received by the Local Planning Authority.

Reason: For the avoidance of doubt and to specify the plans to which the permission / consent relates.

4. Details of the method, timing and duration of any pile driving operations connected with the construction of the development hereby approved shall be approved in writing by the Local Planning Authority prior to such works taking place and shall be implemented in accordance with the approved details.

Reason: In the interests of amenity, having regard to the location of the site and to comply with policy DC3 of the Macclesfield Borough Local Plan 2004.

5. The surface water drainage system of the site of the proposed works shall be designed and constructed in accordance with drainage details which have been submitted to and

approved for the outline planning application 09/1300M, unless further details are submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of watercourses and to comply with policy DC18 of the Macclesfield Borough Local Plan 2004.

6. The hours of construction (and associated deliveries to the site) of the development hereby approved shall be restricted to 07.30 to 18.00 hours on Monday to Friday, 08.00 to 13.00 hours on Saturday, with no work at any other time including Sundays and Public Holidays.

Reason: To protect the amenity of nearby residents and the occupiers of nearby property and to comply with policy DC3 of the Macclesfield Borough Local Plan 2004.

7. The roof lights in the development hereby approved shall be set flush with the angle of the surrounding roof slope. If this cannot be achieved, the degree of projection from the plane of the roof pitch shall be first agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building / structure is acceptable in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.

8. All fenestration within the 9 stone built townhouses shall be set behind a reveal of 100mm.

Reason: To ensure that such detail is included within the approved development in order for it to reflect the character and appearance of the clocktower building in the immediate locality, in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.

9. All windows and doors in the external elevations of the proposed development shall be fabricated in timber, which shall be painted in a colour to be agreed by the Local Planning Authority and be retained in such a form thereafter.

Reason: To ensure that the external appearance of the building / structure is acceptable in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.

10. No development involving the use of any facing or roofing materials shall take place until details of all such materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building / structure is acceptable and to comply with policy BE1 of the Macclesfield Borough Local Plan 2004.

11. The material and colour of all rainwater goods/down pipes shall be metal, painted black or another colour to be agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

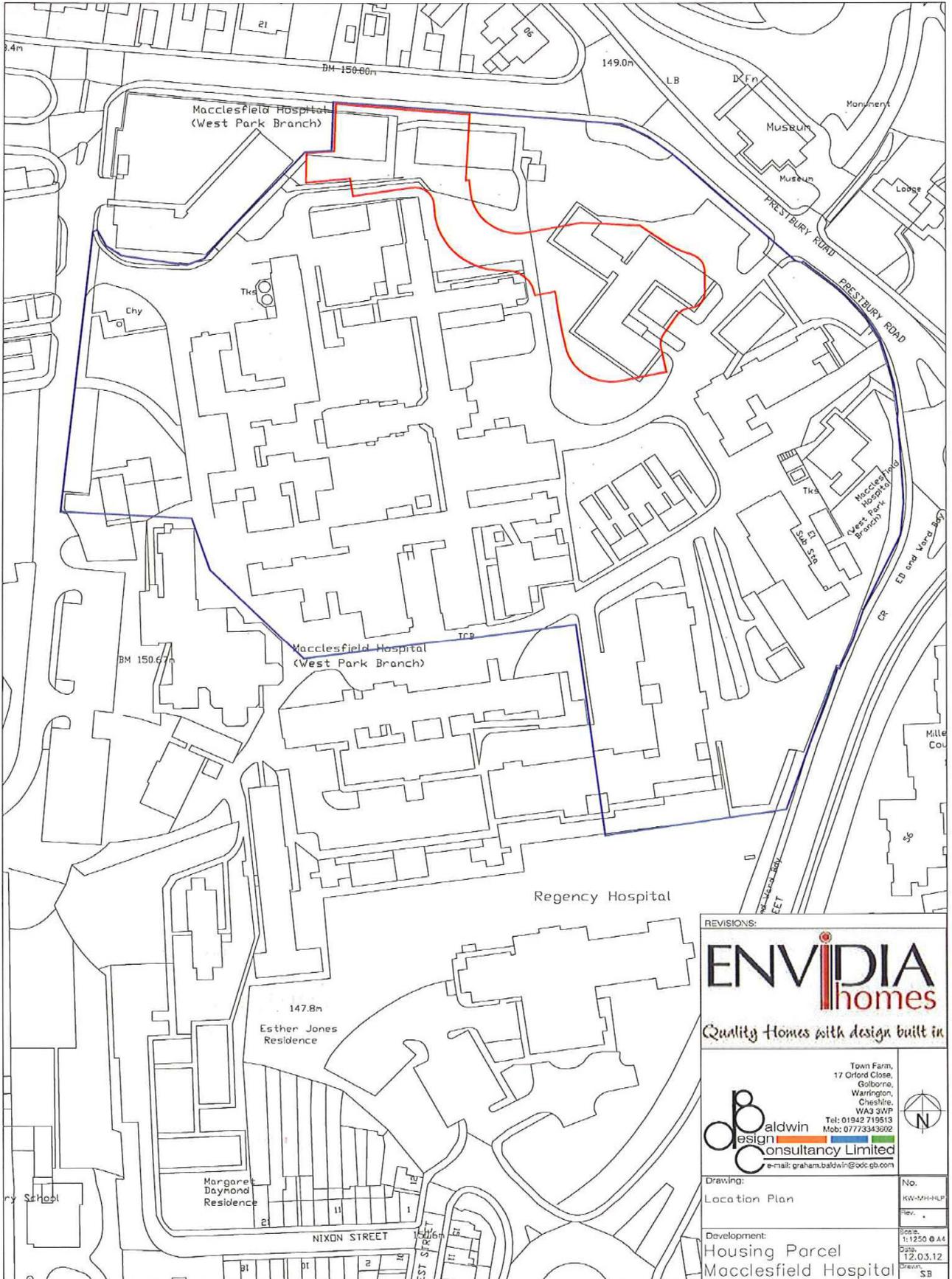
Reason: To ensure that the external appearance of the building / structure is acceptable in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.

12. The roof materials shall be natural blue slate.

Reason: To ensure that the external appearance of the building/structure is acceptable in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.

13. Prior to the installation of any fenestration as part of the development hereby approved, drawings indicating details of all windows and external doors, including cross sections of glazing bars, to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The details which are approved shall be carried out in full and shall be retained in accordance with the approved details thereafter.

Reason: To ensure that the external appearance of the building / structure is acceptable in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.



REVISIONS:

ENVIDIA homes

Quality Homes with design built in

Town Farm,
17 Orford Close,
Golborne,
Warrington,
Cheshire,
WA3 3WP

design consultancy Limited

Tel: 01942 719513
Mob: 01773 343092
e-mail: graham.baldwin@dc-gb.com

Drawing: Location Plan

Development: Housing Parcel Macclesfield Hospital

No. RW-MH-HLP

Rev. .

Scale: 1:1250 @ A1

Date: 12.03.12

Drawn: SB