

**UPDATE TO AGENDA – NORTHERN PLANNING COMMITTEE 15**  
**AUGUST 2012**

**APPLICATION NO: 12/1361m**

**LOCATION: FESTIVAL HALL, STAMFORD ROAD , ALDERLEY EDGE**  
**UPDATE PREPARED 13 AUGUST 2012**

**ADDITIONAL INFORMATION**

The Applicant has provided an additional streetscene elevation to demonstrate the relationship of the proposed front extension with the adjoining residential property .This is attached to this update.

It has also been confirmed that 2 telecoms masts will be removed from the site to facilitate the development. The Applicant has confirmed that the lease for these items has expired.

**FURTHER REPRESENTATIONS**

The neighbouring resident has asked for clarification of the separation distance between the boundary of their property and the side elevation of the proposed side extension for the medical practise. Within the report it is erroneously stated as being circa 2m closer to the boundary than the existing. The distance is circa 3.8m closer to the boundary than the existing Festival Foyer/side elevation of the Festival Hall closest to the boundary.

The assessment of the amenity implications of this extension and the suggested conditions remains as contained in the Officers report.

**ADDITIONAL POLICY CONSIDERATION**

Members need to be aware that the site is located in close proximity to the Alderley Edge Conservation Area. The boundary of the Conservation Area is located within the housing area opposite the site. The Conservation Area is mainly focused on the later Edwardian development of Alderley Edge arranged around the railway station. It is domestic in scale, in the immediate vicinity (opposite side of Stamford Road and turning the corner into Trafford Road turning away from the site) of the site , it is characterized by semi-detached and detached type villa development, which remain mainly in residential use.

Within the context of the sites proximity to the Conservation Area, consideration must be afforded to the matters of height bulk, materials, colour and design. These matters have previously been considered within the Report, with the exception of colour. The colour of the bricks/roof covering to be used are recommended to be controlled by condition.

The proposed front extension for the medical practice is a sizeable extension to the frontage of the Festival Hall which will come forward within the forecourt of the site to the back of the public highway on Talbot Road. It will therefore bring the building frontage closer to the boundary with the Conservation Area.

Policy BE3 of the Local Plan states that development will only be permitted in or adjoining a conservation area which preserves or enhances the character and appearance of the conservation area. Special attention will be paid to matters of bulk,height. Materials, colour and design.

The consideration of the proposal on the impact on the streetscene within the report is therefore relevant to the implications of the proposal to the character and appearance of the Alderley Edge Conservation Area and consideration should be given to Policy BE3 of the Plan.

As noted in the committee report, the impact of the development in the streetscene is considered to be acceptable. There will not be an adverse impact on the character or appearance of the Conservation Area, particularly noting that views of the development from within the public realm of the Conservation Area are limited.

The proposal, it is considered, will create its own civic identity within this corner site, which is considered to be a community focused area, with land uses in the main being public uses (eg the allotments, the Scout Hut , St Pius Church). This will assist in defining the different characters of this area and the Conservation Area opposite.

## **RECOMMENDATION**

Approval as specified on page 22 of the Committee Report.