

Application No: 12/4039M

Location: FORMER BEECH LAWN AND WOODRIDGE, BROOK LANE,
ALDERLEY EDGE, CHESHIRE, SK9 7QG

Proposal: Engineering works in association with residential development

Applicant: P.E.Jones (Contractors) Limited

Expiry Date: 20-Dec-2012

Date Report Prepared: 07 December 2012

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

- Whether the proposal is acceptable in the Green Belt
- Impact upon the character of the area
- Impact upon the amenity existing and proposed residents
- Impact upon highway safety
- Impact upon nature conservation interests

REASON FOR REPORT

The application is closely linked to application 12/4038M, which appears elsewhere on the agenda.

DESCRIPTION OF SITE AND CONTEXT

The application site is a landscaped area adjacent to the Alderley Edge by-pass comprising no built development. The site is located within the Green Belt as identified in the Macclesfield Borough local Plan.

DETAILS OF PROPOSAL

This application seeks full planning permission to carry out engineering works to increase the height of a small section of this land. The intention of this is to provide screening to the lower parts of the buildings seeking planning permission under application 12/4038M.

RELEVANT HISTORY

11/4341M - Amended Scheme for Erection of 20 Apartments in Two, Three Storey Buildings
– Refused 16.03.2012 (currently under appeal)

98/2054P - Demolition of Existing Buildings And Construction Of 18 Flats In 2(No) Three Storey Blocks With Associated Car Parking – Allowed On Appeal 02.07.1999
(This scheme has been implemented by virtue of the implementation of the access being formed and the buildings on the site having been demolished.)

POLICY

The North West of England Plan Regional Spatial Strategy to 2021

DP1 - Spatial Principles, promoting sustainable development

Macclesfield Borough Local Plan (2004)

BE1 - Design principles for new developments

NE11 - Protection and enhancement of nature conservation interests

H13- Protecting Residential Areas

DC1 - High quality design for new build

DC2 - Design quality for extensions and alterations

DC3 - Protection of the amenities of nearby residential properties

DC5 – Natural surveillance

DC6 - Safe and convenient access for vehicles, special needs groups and pedestrians

DC8 - Requirements to provide and maintain landscape schemes for new development

DC9 - Tree protection

DC37 - Landscaping

Other Material Considerations

National Planning Policy Framework (the Framework)

CONSULTATIONS (External to Planning)

Strategic Highways Manager – No objections subject to method statement to ensure that there is no adverse impact upon the highway during construction.

VIEWS OF THE PARISH COUNCIL

Alderley Edge Parish Council - Recommend refusal of this application. Councillors are disappointed that the only proposal considered for this site seems to be apartments, in considerable number. The PC accepts that there are apartment blocks on Brook Lane, but is concerned that this area is housing, predominantly two storey dwellings of modest scale. The idea that this sort of development could spread along Brook Lane is not acceptable to the Council. The proposal does not comply with policies DC1 or DC3 of the local plan.

OTHER REPRESENTATIONS

None

APPLICANT'S SUPPORTING INFORMATION

The applicant has submitted an Ecological Survey with the application.

OFFICER APPRAISAL

Green Belt

Paragraph 90 of the Framework states that “Certain other forms of development are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt”. These other forms of development include engineering operations, and the proposed works fall into this category.

The proposal involves the re-grading of part of the land between the by-pass and the proposed residential development on the adjacent site. The land currently falls away at this section of the site, and the intention is that this area is raised from its lowest point shown on the plans to be currently at a level of 72.07m up to a level of 74.50m. This will increase the height of the banking that runs parallel to the by-pass by a maximum of approximately 2.5 metres. This height will be created to wrap round the northern corner of the adjacent residential site, and to restrict views of the lower parts of the site.

The land is currently occupied by young trees planted as part of the landscaping scheme for the by-pass. A replacement planting scheme would be carried out to mitigate for the loss of the existing vegetation as part of this proposal, but importantly the land will remain open. Given that the proposed height is reflective of land levels within the immediate area, there is not considered to be any significant impact upon the openness of the Green Belt. As a result it is considered that the proposal is not inappropriate development in the Green Belt. For the same reasons there will not be any significant impact upon the visual amenity of the Green Belt arising from the re-grading of this relatively small section of land.

Amenity

Due to the nature and scale of the development and the relationship with and distance to neighbouring properties, no significant amenity issues are raised.

Nature Conservation

Comments from the nature conservation are awaited, however, given that no ecological issues have been identified on the accompanying application (12/4038M), it is not anticipated that any significant ecological issues will be raised. The nature conservation comments will be reported to Members as an update.

Landscaping

As noted above, the new land levels will tie in with similar existing levels to either side, and will therefore not appear out of keeping within the existing landscape. The loss of the existing young trees within this area of land will be mitigated by replacement planting to tie in with the existing by-pass verge.

Highways

The Strategic Highways Manager has commented on the application and raises no objections subject to the submission of a method statement to ensure that the operational works do not compromise highway safety on the by-pass.

CONCLUSION

The proposal is not inappropriate development in the Green Belt, and will not have any significant landscape, ecological or highway safety impacts. Whilst the development is to be

carried out in association with the proposed residential development that is the subject of application 12/4038M, it is a proposal that is acceptable on its own merits. Accordingly, a recommendation of approval is made.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A01LS - Landscaping - submission of details
4. A04LS - Landscaping (implementation)
5. A32HA - Submission of construction method statement

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