

Application No: 09/3199M
Location: PANACEA, WILMSLOW ROAD, ALDERLEY EDGE, CHESHIRE, SK9 7GD
Proposal: ERECTION OF FENCING & BARBED WIRE (RETROSPECTIVE)
For PLAYWORKS LTD

Registered 28-Oct-2009
Policy Item No
Grid Reference 384266 378629

SUMMARY RECOMMENDATION

Approve

MAIN ISSUES

Impact on the character and appearance of the surrounding area including the building itself and the adjacent Listed Building

Date Report Prepared: 7th December 2009

REASON FOR REPORT

The application was called-in to Committee by the Ward Councillor, Frank Keegan due to the development's impact on the character and appearance of the surrounding area.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a recently renovated bar/restaurant that is located on the eastern side of Wilmslow Road. The application site is located within the village centre and to the north of the Grade II Listed 'Queens Court'.

DETAILS OF PROPOSAL

Retrospective planning permission is sought for the erection of palisade fencing and razor wire around some of the boundaries of the property.

RELEVANT HISTORY

- 09/1642M Reconstruction of side elevations and roof further to fire damage
Approved with conditions 07/08/2009
- 08/0851P Amendment to permission 07/0648P for extensions and alterations
Approved with conditions 23/06/2008
- 07/0648P Single storey rear extension and other external alterations including glazed entrance
Approved with conditions 21/05/2007

POLICIES

Regional Spatial Strategy

DP1 Spatial Principles

Local Plan Policy

BE1	Design Guidance
BE16	Buildings of Architectural and Historic Importance
DC1	New Build
DC2	Extensions and Alterations

CONSIDERATIONS (External to Planning)

Police: Support the application

VIEWS OF THE PARISH / TOWN COUNCIL

Alderley Edge Parish Council – No objection

OTHER REPRESENTATIONS

One letter of objection was received from a business that is a landowner of some of the surrounding buildings. They raised concerns that the works are adjacent to some historic buildings and monuments; that the works are more suited to a town centre location; and that the works would set a precedent that is not appropriate to the centre of Alderley Edge. The cobbled street which leads from London Road through to Davey Lane past the site is well used by school children, shoppers and those using the railway station. Whilst this is not a prominent site when travelling along London Road by car, for local residents of the area, it is a prominent location passed by foot and car.

The objector understands the security needs of the restaurant/bar and therefore in order to be constructive rather than purely object to the development, they consider that the palisade fencing is painted so that it would be less intrusive and clad in painted metal sheets so that bins behind cannot be seen; that the razor wire be removed and that a alternative security measure of a CCTV camera be installed.

APPLICANT'S SUPPORTING INFORMATION

A Design & Access Statement was submitted with the planning application. A full copy is available to view on the application file.

OFFICER APPRAISAL

Principal of Development

The principle issues surrounding the determination of this application are the impact of the proposed development on the character and appearance of the surrounding area including the building itself and the adjacent Listed Building.

Policy

Members should be aware that the addition of wire to the top of existing walls and fences is capable of amounting to operational development, but can constitute permitted development if the resulting height of the wall/fence plus the wire does not exceed one metre in height adjacent to a highway and two metres in height in any other location. Due to the height of some of the works, planning permission is required in this instance.

Members should also be aware that the palisade fencing to the rear of the site that encloses the bin storage area was previously granted planning permission under an earlier application and therefore permission is only sought for the razor wire, and the palisade fencing on top of the existing boundary walls.

Design

The works include the provision of razor wire above the existing palisade fencing that surrounds the bin area to the rear of the building, and the erection of palisade fencing and/or razor wire above the existing boundary walls and single storey buildings to the northern side of the site. The area to the rear of the building comprises the bin storage area associated with the bar/restaurant and therefore it is not a visually attractive area. This area is located to the rear of the building, adjacent to a surface car park. The works towards the front of the site are located above an existing boundary wall that is adjacent to the neighbouring garage/showroom and is located approximately 20 metres from Wilmslow Road. Due to the distance the works are sited from Wilmslow Road, they are not highly obvious within the street scene.

The Grade II Listed Building is located to the south of the application site, separated by an access road. The majority of the works are located on the opposite side of the site from the listed building and those surrounding the bin storage area are not sited immediately adjacent to the listed building. The Conservation Officer considers that some elements are tall and quite unsightly and have an adverse visual impact to the rear of the Panacea building. He considers the application's merits to be finely balanced.

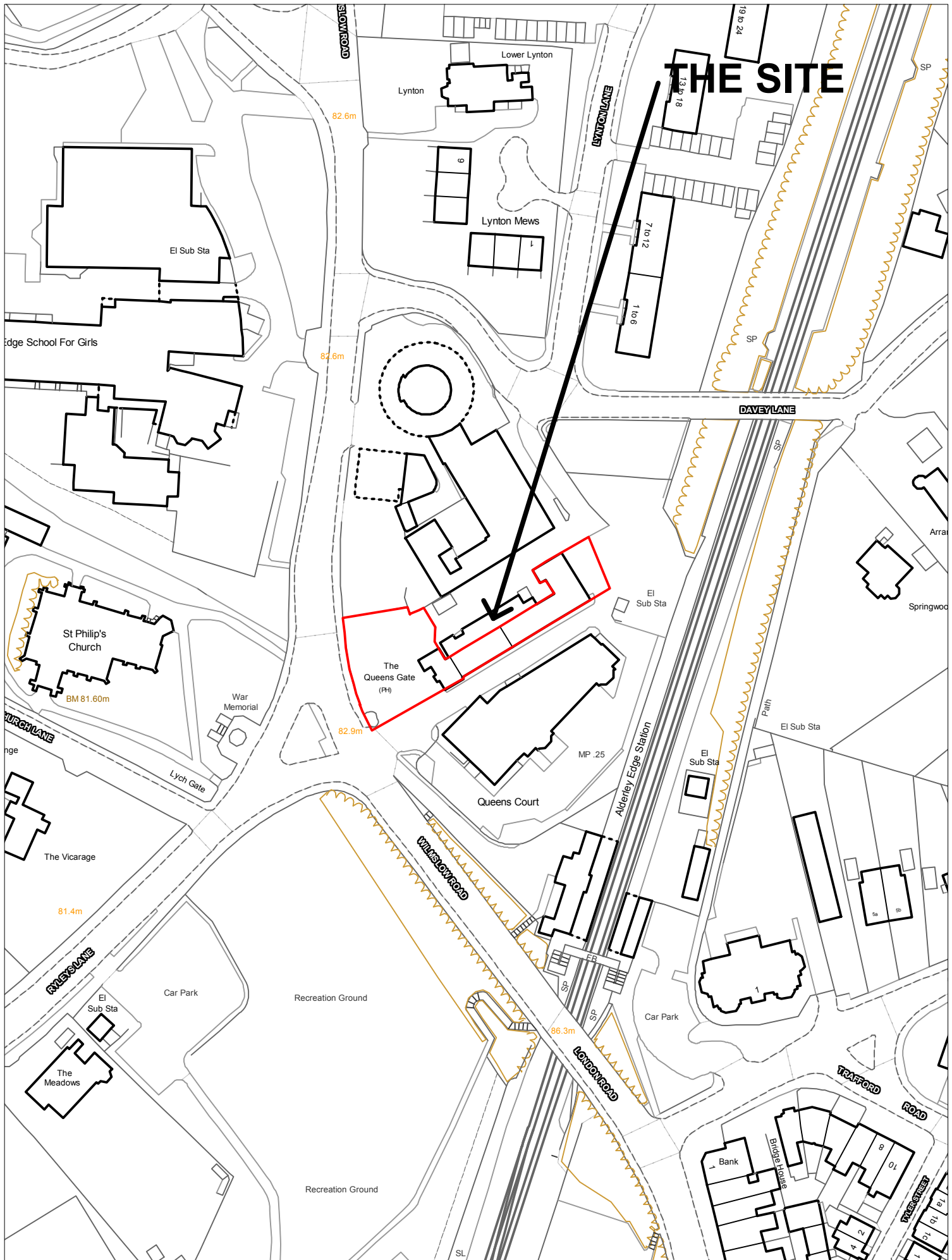
The site is not within a Conservation Area, but is a neighbour to a Listed Building, the former Queens Hotel. Adverse impact to setting entirely relates to the rear third of the Listed Building. The security fencing is not visible from the imposing frontage, so the degree of detriment is not as severe as if it were sited in a different position. He does consider that the galvanized finish of the palisade fencing should be painted a dark grey or black in order to make it look less conspicuous. This is a matter that could be conditioned.

Cheshire Police are in full support of the target hardening (barbed wire) measures to the site. Members should be aware that the restaurant/bar has suffered from two pre-planned arson attacks. The police have outlined that the attacks took place in the roof void and their intelligence suggests that it was an organised attack. To combat repeat attacks, Cheshire Police are working closely with the owner of the bar/restaurant to ensure that the building, patrons and staff are not placed at any further risk. A meeting was held between the two parties to review and discuss all physical, technological, operational measures and procedures e.g. external intruder alarm beams, CCTV, remote monitoring, manned guarding and keyholder responsibilities to ensure that the police and private security understand each others roles, responsibilities and processes.

Whilst the proposed works cause some detriment to the visual amenities of the surrounding area, this must be weighed against security concerns. In this location, due to the security risk to the premises, it is considered that the use of such security measures is justified and that significant weight should be given to this consideration. Due to the unusual circumstances of the application site, it is not considered that such measures would set a precedent within the surrounding village centre and due to their siting would not be significantly detrimental to the setting of the adjacent listed building.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The requirement for the works is considered to be a material planning consideration that holds significant weight. The works are not considered to be significantly detrimental to the character or appearance of the surrounding area, the building itself, or the adjacent Listed Building. On balance, the works are therefore considered to comply with the relevant policies in the Local Plan.



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NGR : 384,270;378,620

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Scale 1:10000

Application for **Full Planning**

RECOMMENDATION : Approve subject to following conditions

1. A01AP - Development in accord with approved plans
2. Colour of Railings to be Agreed

