

Application No: 09/3335M

Location: 22- 24, MANCHESTER ROAD, WILMSLOW, CHESHIRE, SK9 1BG
Proposal: ERECTION OF 10 APARTMENTS AND MANAGEMENT OFFICE

For STIRLING MANAGEMENT GROUP LTD

Registered 13-Oct-2009
Policy Item No
Grid Reference 384902 381289

Date Report Prepared: December 2009

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

Whether the mixed use development is acceptable
Whether the proposed access is adequate and acceptable
Whether the layout and design is appropriate
Whether any permission granted should be accompanied by a Section 106 Agreement, and what these heads of Terms would comprise

REASON FOR REPORT

This is an application for a major housing development which according to the Constitution needs to be determined by Northern Planning Committee.

DESCRIPTION OF SITE AND CONTEXT

The site occupies a prominent main road frontage on the eastern side of Manchester Road opposite the St Bartholomew's, Wilmslow Conservation Area. The area generally is in a mixture of uses characterised by residential and commercial premises.

The street is mainly constructed of Victorian terraces and semi detached properties. Building heights vary between 2 and 4 storeys and there is a significant slope up the street going towards the town centre. Most buildings are fabricated in traditional red brick and slate roofs.

DETAILS OF PROPOSAL

The scheme proposes a mixed use of 10 no x 2 bedroomed flats and a small office on the ground floor of a three storey building on an existing brownfield site located in close proximity to the centre of Wilmslow. To the rear of the site, accessed via an undercroft located centrally on the frontage of the building, lies a shared car parking area and bin storage facilities.

The proposed three storey building would be formed of red bricks with a contrasting red brick decorative band with clay tiled roof and sandstone window cills etc.

The proposed building footprint, height, scale and massing are very similar to the extant permission for the office development of this site granted under reference 08/0436P.

RELEVANT HISTORY

08/0436P	Demolition of existing buildings and erection of three-storey office building incorporating car parking and alterations to access (22- 24 Manchester Road) Approved 4 June 2008.
06/0036P	Erection of 10no. Apartments with access details, car parking layout & landscaping (reserved matters). Approved 08 March 2006
03/1620P	Erection of a three storey block housing 10 apartments with 12 car parking spaces, alterations to access and associated landscaping (outline). Approved 16 July 2003.

POLICIES

Regional Spatial Strategy

DP1 (Spatial Principles)
DP2 (Promote Sustainable Communities)
DP4 (Make the Best Use of Existing Resources & Infrastructure)
DP5 (Manage Travel Demand, Reduce the Need to Travel & Increase Accessibility)
DP7 (Promote Environmental Quality)
DP9 (Reduce Emissions and Adapt to Climate Change)
RT2 (Managing Travel Demand)
EM2 (Remediating Contaminated Land)
EM18 (Decentralised Energy Supply)
MCR3 (Southern Part of the Manchester City Region)
L2 – Understand Housing Markets
L4 – Regional Housing Provision

Cheshire Replacement Waste Local Plan (Adopted 2007)

Policy 11 (Development and waste recycling)

Local Plan Policy

BE1 (Design Guidance)
GC1 (New Buildings)
H1 (Phasing Policy)
H2 (Environmental Quality in Housing Developments)
H5 (Windfall Housing Sites)
T2 (Transport)
WTC7 (Wilmslow Mixed Use Area)
DC1 (Design New Build)
DC3 (Amenity)
DC6 (Circulation and Access)
DC8 (Landscaping)

DC36 (Road layouts and Circulation)
DC37 (landscaping)
DC38 (Space, Light and Privacy)
DC40 (Open Space standards)
DC63 (Contaminated Land including Landfill Gas)

Other Material Considerations

National planning guidance in the form of PPS1: Delivering Sustainable Development, PPS3: Housing, PPG13 Transport, PPG17 Open Space, Sport and Recreation and the former Macclesfield Borough Council Saved Policies Advice Note are also of relevance to the consideration of this proposal.

CONSIDERATIONS (External to Planning)

Environmental Health (Noise and Amenity) – No objection subject to the use of acoustic double glazed windows.

Highways- No objection subject to conditions.

Leisure Services - No objection in principle to the application, consider that contributions are required for Public Open Space and Recreation/Sporting provision.

OTHER REPRESENTATIONS

None received at time of writing this report

APPLICANT'S SUPPORTING INFORMATION

The following documents have been submitted in support of the application:

- Supporting Planning Statement
- Design and Access Statement

These documents are available in full on the planning file, and on the Council's website.

OFFICER APPRAISAL

Section 38 of the Planning and Compensation Act 2004 requires a plan led approach to decision making in that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

In this case the development plan consists of the Regional Spatial Strategy for the North West, the Cheshire Replacement Waste Local Plan and the Macclesfield Borough Local Plan.

Principal of Development

PPS1 states that sustainable development is the core principle underpinning the planning process. Planning should facilitate and promote sustainable patterns of development through protecting and enhancing the natural and historic environment, and ensuring high quality development through good design and efficient use of resources.

The concentration of mixed use developments, use of previously developed land, building in sustainable locations and those well served by a variety of public transport is a key to this approach.

Policy WTC7 refers to mixed-use areas within Wilmslow town centre. Within this policy small-scale offices and residential uses are permissible the amenity of residential occupiers or the character of the area is not harmed and the proposal does not compromise other proposals in the Plan. The proposed office is very small, being the management office for the Applicant property development company and comprising part of the ground floor of the proposed block

The proposals comprise an efficient use of previously developed land in a sustainable location. The site is located within easy access of the town centre and on one of the main roads serving the town centre of Wilmslow. It would in principle be an appropriate location for intensive residential development and a small office subject to appropriate levels of amenity being maintained for neighbouring residents and subject to the character of the area being maintained. In this respect, the proposal fully accords with the requirements of PPS1 and Policy WTC7.

Design, layout and site planning

Policies BE1, H13, DC1, & DC3 generally require new development to be in sympathy with its surroundings and seek to protect the amenities of neighbouring residents.

Policy BE1 specifically states that the Borough Council will promote high standards of design, which should reflect local character; respect the form, layout, siting, scale and design of surrounding buildings and their setting; contribute to a rich environment and add to the vitality of the area; be human in scale and not normally exceed 3 storeys in height; and use appropriate materials.

In terms of site planning issues there are considered to be two main areas that require detailed assessment. The first of these relates to the height of the building and its relationship with the adjoining property at No 26. The second relates to the distance that the new building will project to the rear of the site. Both these considerations need to be seen against the context of the scale, mass and design of the previously approved housing scheme and previously approved office scheme on this site.

The proposed building will be approximately 2.3m higher than the ridge height of the adjoining property at No 26, and would have an eaves height circa 1.5 metres greater. The two buildings will be separated by approx 0.5 metre gap to the side boundary. This is not dissimilar to the approved officer scheme in terms of height differential.

It is now considered that these alterations have, on balance, overcome the concerns relating to mass, scale and height of the building at the point where it connects to No.26 Manchester Road.

The proposed building footprint is very similar to the approved housing and office schemes. This was previously considered to achieve an acceptable relationship with the adjoining recently developed Ladyfield Street residential properties to the side and rear of the site.

In terms of design the building has a traditional appearance, with bays to the front and dormer and feature turret style gables to the roof with red brick facing materials and buff sandstone cills. Whilst the turrets are a novel feature, given the variety in the roofscape in this location and the sloping nature of the site, this element is considered, on balance, to be acceptable subject to the use of an appropriate slate material and hue. This can be conditioned.

The residential development to the rear of the site approved under reference 05/2600P has been completed. However, the privacy distances between the new houses to the rear and the proposed block is circa 24 metres, very similar to the approved block of flats on this site. On this basis, the relationship between the proposed building and its neighbours is considered acceptable.

HIGHWAYS AND TRANSPORT IMPLICATIONS

The layout submitted indicates that 17 car parking spaces are proposed, 2 of which are allocated for disabled drivers.

The site is considered to be reasonably close to the railway station, the main bus stops and local shops and services. This is a sustainable site which can sustain a high density mixed use development. The parking standards would require 10 spaces for the residential properties and 3 spaces for the commercial premises. It is therefore considered that there is a slight over-provision of parking provided (2 spaces as shown on the application drawings) with the spaces suitable for disabled drivers who may work or visit the commercial premises to not be counted within this assessment.

PPG13 advises that developers should not be compelled to provide parking spaces that they themselves do not consider necessary and that parking standards should be expressed as a maximum with no minimum requirement, other than for parking spaces for disabled drivers. Accordingly, there is a slight over-provision in parking. Additionally, there is an under provision of cycle parking provided with no secure cycle parking provided for the office user or visitor cycle parking stands. It is considered that conditions could be imposed that would redress the balance.

In terms of highway layout, the proposed access off Manchester Road would be via an undercroft, which would allow 2 cars to pass. The Highway Authority finds the layout generally acceptable and raises no objections subject to planning conditions.

Provision of Sport and Recreation facilities

Policy RT5 is concerned with the minimum standards for open space provision and states that in any development proposals the Borough Council will seek to secure the provision of outdoor playing space and amenity open space by planning obligations. As inadequate provision for sport and recreation is provided on site, it is necessary to provide for that provision elsewhere. The Leisure Services Manager has advised of the requirement in this case and the Applicant has confirmed that he is willing to provide for such off site provision via a financial contribution secured through a S106 Legal Agreement.

Renewable Energy and Waste Provision/Storage

It is a requirement within RSS Policy EM17 for all development to incorporate on-site renewable energy technologies. Accordingly, it is necessary to impose a condition to require a renewable energy scheme to be submitted and subsequently implemented as part of this scheme.

It is also a requirement of Policy 11 of the Cheshire Waste Plan 2007 to minimise waste and ensure adequate provision of recycling facilities during development and subsequent occupation.

The plans submitted indicate a adequate size of bin store provision, which will be the subject of management by the Applicant to ensure adequate transfer of waste from the bin store to the rear to a frontage store. No details are provided. A condition is recommended to ensure adequate facility for waste recycling and storage.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposal is considered to be an appropriate use of the site in planning terms and conditions can be imposed that will safeguard the amenity of the locality. The scale, massing and design of the building fits within the context of the area and is very similar to what has previously been granted permission. On this basis, the proposal is in accordance with the Development Plan. There are no other material considerations which would justify not granting planning permission in this case.

SUBJECT TO

The following conditions and the satisfactory completion of a S106 Legal Agreement comprising:

HEADS OF TERMS

- Provision of financial contributions in lieu of on site play and sporting provision (£35,000)
- Monitoring costs



09/3335M - 22- 24, MANCHESTER ROAD, WILMSLOW, CHESHIRE, SK9 1BG

N.G.R. - 384,390 - 381,290

Reproduced from the Ordnance Survey map with the permission of HMSO.

© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to legal or civil proceedings. Cheshire East Borough Council, licence no. 100018585 2007..



Application for **Full Planning**

RECOMMENDATION : Approve subject to following conditions

1. A01LS - Landscaping - submission of details
2. A02AP - Detail on plan overridden by condition
3. A02EX - Submission of samples of building materials
4. A02HA - Construction of access
5. A03FP - Commencement of development (3 years)
6. A03HA - Vehicular visibility at access (dimensions)
7. A04HP - Provision of cycle parking
8. A07HA - No gates - new access
9. A10HP - Driveway surfacing - single access drive
- 10.A12LS - Landscaping to include details of boundary treatment
- 11.A17MC - Decontamination of land
- 12.A19MC - Refuse storage facilities to be approved
- 13.A22GR - Protection from noise during construction (hours of construction)
- 14.A23GR - Pile Driving
- 15.A32HA - Submission of construction method statement
- 16.Provision of amended car parking layout
- 17.turning facility to be provided prior to use
- 18.Parking provision for visitors/employees with disabilities to be provided
- 19.renewable energy
- 20.manchester rd frontage properties sound attenuation required