

**Application No:** 10/0891M  
**Location:** UNIT D5, PAVILION WAY, MACCLESFIELD  
**Proposal:** CONVERSION OF EXISTING LISTED BUILDING TO RESIDENTIAL ACCOMMODATION CONSISTING OF 9NO. MEWS AND 2NO. APARTMENTS.  
**For** P. E. JONES (CONTRACTORS) LIMITED  
**Registered** 07-Apr-2010  
**Policy Item** Yes  
**Grid Reference** 389913 373934

**Date Report Prepared:** 28 May 2010

<b>SUMMARY RECOMMENDATION</b>	<b>APPROVE, SUBJECT TO CONDITIONS</b>
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**MAIN ISSUES**

- Design (inc. relationship with Listed Building)
- Impact on the character and appearance of the area and relationship with the street-scene
- Impact on amenities of neighbour properties
- Highways safety
- Landscaping, trees, nature conservation issues
- Housing Policy & Supply
- Heads of Terms

**REASON FOR REPORT**

The development would result in the provision of 11No. residential properties – 9No. mews and 2No. apartments. As such, the Scheme of Delegation requires the decision to be taken by the Northern Planning Committee.

**DESCRIPTION OF SITE AND CONTEXT**

The building to which the application relates is identified as Unit D5, one of a number of buildings that previously formed part of the Parkside Hospital & Pavilions site. The building is a Grade 2 Listed Building. The site has been developed over recent years primarily for residential use. In 2002 planning permission was granted to convert Unit 5 to 12 apartments, Unit D5 forming part of a broader scheme to convert Units D1 to D6.

Although this application is a full planning application (a requirement due to the proposed scheme differing to the one that was approved in 2002 – 02/1665P), it is noted at the outset that there are very few changes to the proposed from the approved scheme. Thus, 1) alterations to doors on the

front and rear elevations and 1 No. additional door; 2) removal of 1 No. window and 3) the provision of individual gardens, having divided up what was previously a communal outdoor amenity area.

## **DETAILS OF PROPOSAL**

The proposed seeks full planning permission to convert Unit D5 to residential accommodation comprising 9 No. mews and 2 No. apartments.

It is noted that a Listed Building application has been submitted concurrently with this application (10/0890m), which is also on the agenda to be determined by the Northern Planning Committee.

## **RELEVANT HISTORY**

- |          |   |
|----------|---|
| 02/1665P | Full Planning. CONVERSION OF EXISTING BUILDINGS TO FORM 76 APARTMENTS & ASSOCIATED WORKS. Approved with conditions 20030901   |
| 02/1666P | Listed Building Consent. CONVERSION OF EXISTING BUILDINGS TO FORM 76 APARTMENTS & ASSOCIATED WORKS (LISTED BUILDING CONSENT). Approved with conditions 20030901   |
| 96/1066P | Full Planning. REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES INCLUDING RETENTION OF SOME EXISTING BUILDINGS AND NEW BUILD HOUSES. Approved with conditions 19971211  |
| 96/1067P | Listed Building Consent. PART DEMOLITION OF EXISTING HOSPITAL BUILDINGS; CONVERSION OF 4 PAVILION BUILDINGS INTO DWELLINGS; CONVERSION OF MAIN BUILDING INTO FLATS AND CONSTRUCTION OF NEW DWELLINGS. Approved with conditions 19971211 |
| 98/1864P | Full Planning. SUBSTITUTION OF HOUSE TYPES ON PLOTS 25-37 INCLUSIVE.. PLOTS 25-37 THE PAVILIONS VICTORIA ROAD MACCLESFIELD. Approved with conditions 19990128   |
| 03/2402P | Listed Building Consent. 4 NO. ADDITIONAL APARTMENTS IN PREVIOUSLY APPROVED SCHEME. Approved with conditions 20040507   |
| 03/2401P | Full Planning. 4 NO. ADDITIONAL APARTMENTS IN PREVIOUSLY APPROVED SCHEME 02/1666P. Approved with conditions 20040507  |

## **POLICIES**

### **Regional Spatial Strategy**

DP1 – Spatial Principles  
DP2 – Promote Sustainable Communities  
DP4 – Make the Best Use of Existing Resources and Infrastructure  
DP5 – Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility  
DP7 – Promote Environmental Quality  
EM 1 – Integrated Enhancement and Protection of the Region's Environmental Assets  
L2 – Understanding Housing Markets  
L4 – Regional Housing Provision  
R2 – Managing Travel Demand

### **Local Plan Policy**

BE1 – Design Guidance  
BE2 – Historic Fabric  
BE15 – Buildings of Architectural Importance  
H1 – Phasing Policy (Housing)  
H2 – Environmental Quality in Housing Developments  
H5 – Windfall Housing Sites  
H13 – Protecting Residential Areas  
DC2 – Extensions and Alterations  
DC3 – Amenity  
DC6 – Circulation & Access  
DC37 – Landscaping  
DC38 – Space, Light & Privacy

### **Other Material Considerations**

Planning Policy Statement 1: Delivering Sustainable Development  
Planning Policy Statement 3: Housing  
Planning Policy Statement 5: Planning and the Historical Environment  
Planning Policy Guidance Note 13: Transport

'PPS3 Housing and Saved Policies Advice Note' and the associated 'PPS3 Housing Self Assessment Checklist'

## **CONSULTATIONS**

### **Listed Building/Conservation & Design:**

No objections.

### **Highways:**

No objections.

**Environmental Health:**

Awaiting comments – though it is anticipated that the alterations will not raise any environmental health concerns.

**ESU – Landscape:**

No objections – subject to a condition for details of landscaping and boundary treatment of rear gardens.

**ESU – Nature Conservation:**

Awaiting comments – again, it is anticipated that the alterations will not raise any nature conservation issues.

**Manchester Airport:**

No safeguarding objections to the proposal.

**MOD:**

Awaiting comments

**Leisure & Legal**

Awaiting comments – specifically in relation to the Heads of Terms associated with the previously approved applications and the implications regarding Heads of Terms for this application.

**VIEWS OF THE PARISH / TOWN COUNCIL**

Not applicable.

**OTHER REPRESENTATIONS**

None received to date.

**APPLICANT'S SUPPORTING INFORMATION**

The applicant has provided the following, all of which can be read on file:

‘Accompanying Letter’  
‘Design & Access Statement’  
‘Heritage Statement’  
‘Sustainability Statement’  
‘PPS3 Housing Self-Assessment Checklist’  
‘Heads of Terms’

## **OFFICER APPRAISAL**

### **Principle of Development**

The principle of the proposed is acceptable, subject to being in accordance with relevant Development Plan policies. Furthermore, the principle of converting the Listed Building for residential use has already been established & accepted most recently in 2002 (approved application 02/1665P).

### **Policy**

The relevant policies are listed above and relate to the issues identified.

### **Design/relationship with Listed Building/Impact on the character and appearance of the area and the street-scene**

As noted above, the external physical alterations are considered to be minimal. The applicant engaged in pre application discussions with the Conservation Officer who raises no objections to the proposed, subject to conditions related to materials. It is considered that the proposed alterations have an acceptable relationship with the Listed Building as well as having an acceptable impact on the general character and appearance of the area and the street-scene.

### **Impact on residential amenity**

It is considered that the proposed alterations do not have any greater impact on the amenities of neighbouring properties than the approved scheme (02/1665P).

### **Landscape/trees/nature conservation issues**

As noted, comments from the Nature Conservation Officer area awaited. A condition requiring details of landscaping and boundary treatment to be submitted could be attached to any approval to ensure the landscaping of the proposed gardens is in keeping with the rest of the site and has an acceptable relationship with neighbouring properties.

### **Highways safety**

As noted above, the Strategic Highways Manager raises no objections to the proposed, considering that there is no material change in the traffic impact of the new proposal compared with the approved application (02/1665P). The number of parking spaces for each unit remains the same at 200%, which is considered to be an acceptable level of provision for the proposal.

### **Housing policy and supply**

It is considered that the proposed accords with current Development Plan housing policy and supply and that the changed dwelling types satisfy the

criteria outlined in PPS3, i.e. meeting the housing needs of the area, providing a good mix of housing, being in a sustainable location, using land effectively & efficiently and achieving high quality housing.

### **Heads of Terms**

The applicant refers to a Section 106 agreement connected to approved applications 96/1066P & 96/1067P, noting that the open space requirements of that S106 have been provided and the development is almost complete (particularly the affordable housing).

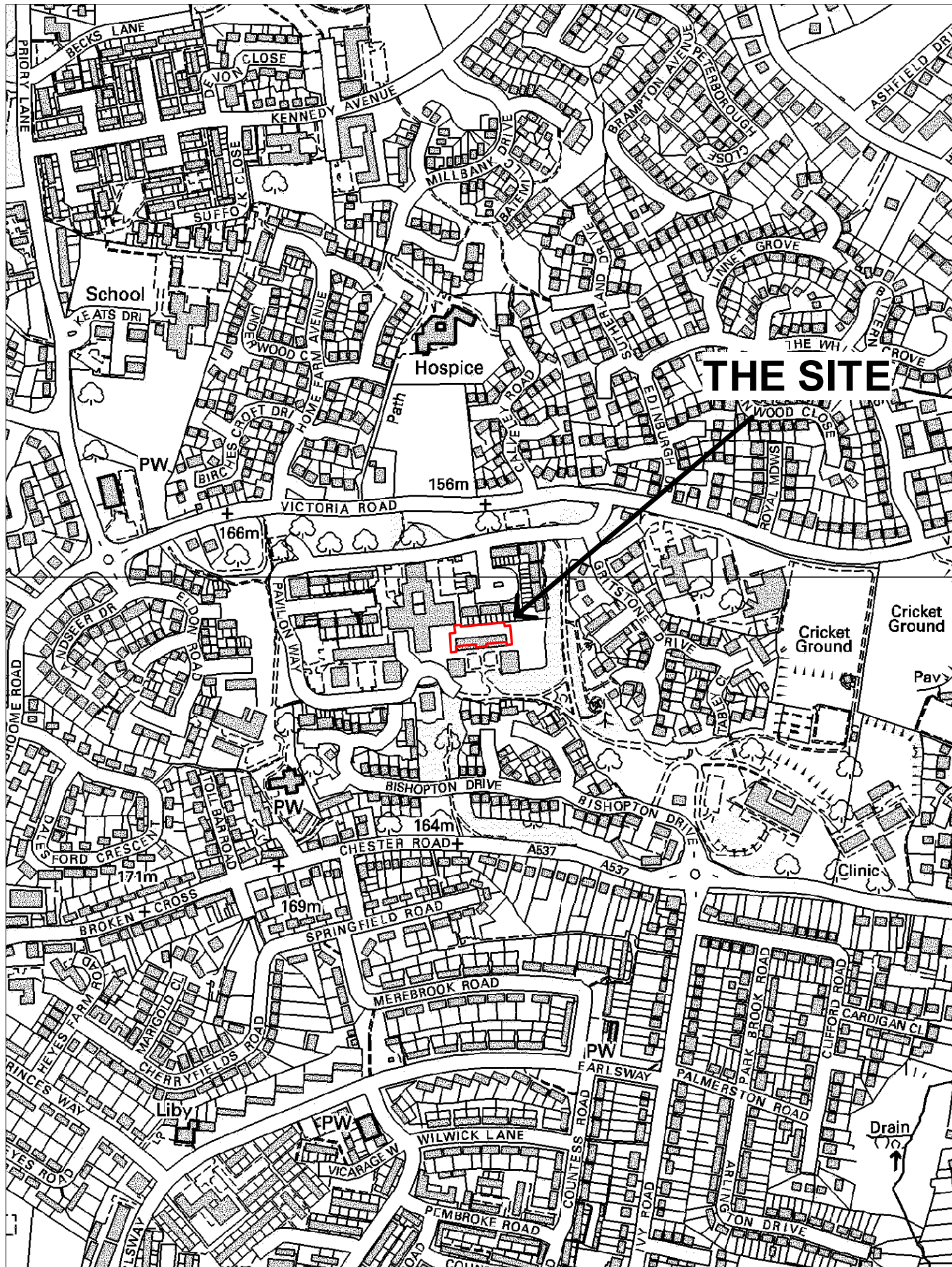
A supplementary S106 was agreed in connection applications 02/1665P and 02/1666P related to open space and affordable housing, as an additional 4 No. dwellings had been provided.

The proposed development reduces the No. of dwellings by 1. The applicant considers that any additional requirement for open space or affordable housing would be double counting. The applicant is proposing a legal memorandum be attached to an S106 in connection with this application stating that this consent, if granted, should comply with the terms of previous S106 agreements.

Consultation comments from Leisure Services and the Legal Department are awaited regarding this matter.

### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

It is considered that the proposed accords with relevant Development Plan policies and bearing in mind the issues outlined above it is recommended the application be approved, subject to any outstanding consultations & representations , and agreement on the Heads of Terms and conditions.



10/0891M - UNIT D5 PAVILION WAY MACCLESFIELD

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Scale 1:10000

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. A06EX - Materials as application
4. A10EX - Rainwater goods
5. A14EX - Specification of bonding of brickwork
6. A17EX - Specification of window design / style
7. Landscaping & Boundary Treatment Details
8. Landscaping and Boundary Treatment implementation