

## **Consultation Statement**

**This statement has been prepared in order to comply with the requirements of the Planning and Compulsory Purchase Act 2004, for the adoption of Supplementary Planning Documents by Local Planning Authorities**



## **Local List of Historic Buildings Supplementary Planning Document**

**July 2010**

## 1. Introduction

- 1.1 Under the Planning and Compulsory Purchase Act 2004 it is a requirement to prepare and publish a Consultation Statement for a range of planning policy documents, including Supplementary Planning Documents. This comes from the Government's aim to strengthen community and stakeholder involvement in the development of local communities.
- 1.2 Following Local Government Reorganisation in Cheshire, Cheshire East Council became the Local Planning Authority on 1<sup>st</sup> April 2009. The draft Statement of Community Involvement was published for public consultation until 18<sup>th</sup> January 2010. In the absence of an adopted Statement of Community Involvement, consultation on the Local List Supplementary Planning Document is being carried out in accordance with both the draft Statement of Community Involvement and the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended).

## 2. Community Involvement

- 2.1 Following Local Government Re-organisation in Cheshire in 2009, Cheshire East became the Local Planning Authority on 1<sup>st</sup> April 2009.
- 2.2 The List of Locally Important Buildings is intended to consolidate and update the existing Lists of Locally important Buildings from the former Crewe and Nantwich Borough, the former Congleton Borough and the former Macclesfield Borough.
- 2.3 During the production of the Supplementary Planning Document a Sustainability Appraisal Scoping Report was produced and formally consulted upon in July / August 2009. The document was sent to the three statutory consultees (Natural England, English Heritage and the Environment Agency), who were given the opportunity to comment upon the document. The document was also made available on the Council's Web Site and a hard copy was available to view at the Council's offices in Market Place, Macclesfield; Westfields, Sandbach and Municipal Buildings, Crewe.
- 2.4 The Draft Supplementary Planning Document was approved for consultation in December 2009 by The Local Development Framework Panel and the Portfolio Holder for Performance and Capacity, with a 6 week consultation taking place between 11<sup>th</sup> January and 22<sup>nd</sup> February 2010.
- 2.5 In order to enable proper consideration of the document, prior notification of the Supplementary Planning Document consultation was given to Town and Parish Councils and a draft copy of the report was sent to them on 27<sup>th</sup> November 2009.

- 2.6 During the consultation a range of organisations and individuals were consulted, including affected property owners, Local Members, statutory agencies, neighbouring authorities and interested individuals and organisations.
- 2.7 The document was made available in local libraries and at the main offices of Cheshire East Council, as well as on the Council's website. A press release will also be issued.
- 2.8 There were six drop-in sessions organised, where a representative of Cheshire East Council was available to answer any queries in person. These sessions were held at the times / venues detailed below: Number of attendees are noted in brackets.

Macclesfield Library, Jordangate, Macclesfield:

- Tuesday 26<sup>th</sup> January 2010: 10:00am-12:30pm (10)
- Thursday 28<sup>th</sup> January 2010: 5:00pm-7:00pm (8)

Congleton Library, Market Square, Congleton:

- Monday 25<sup>th</sup> January 2010: 5:00pm-7:00pm (1)
- Thursday 28<sup>th</sup> January 2010: 10:00am-12:30pm (7)

Crewe Library, Prince Albert Street, Crewe:

- Wednesday 27<sup>th</sup> January 2010: 10:00am-12:30pm (10)
- Thursday 28<sup>th</sup> January 2010: 5:00pm-7:00pm (5)

- 2.9 Formal public consultation began on Monday 11<sup>th</sup> January for a period of six weeks. All responses received have been gathered, analysed, a summary of the main points are noted in Table 1. Responses to comments received during the external consultation period, together with any changes made to the Supplementary Planning Document as a result of these comments are also noted in Table 1.

### 3. Response to the Consultation Exercise

- 3.1 Responses to the draft document were generally positive and in favour of the principles behind its production. However, there were objections to the inclusion of a couple of buildings, from their owners (most notably in respect of The Cross Keys, Coppenhall and Dale Street Mill, Macclesfield). However, it is not proposed to remove these buildings from the final version of the list, as the reasons for their inclusion remain valid. A summary of these objections are note in Table 1 (Para 3.5) of this report.
- 3.2 Summary from Parish and Town Councils

The Council has received 14 individual responses from Parish and Town Councils across Cheshire East, some of these responses include acknowledgement of notification with no comment, document errors (i.e. postcode, incorrect building names, these changes are noted in paragraph

3.5 Table 2). English Heritage, welcome the SPD, Environment Agency and The Coal Authority presented no comments. All three consultees would like to be sent the adopted version of the SPD in electronic format.

### 3.3 Buildings removed from the Local List

- Finlows Bower Farm- Demolished
- Estate Cottages 23-27 Wirswall Road, Crewe- removed due to incorrect address/buildings of no merit (cannot confirm which properties this listing is intended)
- Ridley Hall Farm (barn) new farm house, original dwellings have been demolished.
- Caesars Place, Brook Street, Knutsford- Demolished by Owner 22<sup>nd</sup> June 2010

### 3.4 Additional Buildings for the Local List

Consultees have suggested that a number of additional buildings should be added to the List. Rather than delay the publication of the current List whilst these buildings are assessed, it is suggested that any buildings found to be worthy of inclusion on the List should be included in the next review.

## **Alderley Edge**

Wienholt Pastry Cook, corner of London Road & Clifton St ('Wienholts')  
South corner London Road & Stevens Street (until recently 'Wine Rack')  
Union Club & associated bowling green  
Terraces 1-6 Stevens Street  
29 Trafford Road (cottage facing end Stevens Street)- **Listed Grade II**  
The Royal Oak, Heyes Lane  
Alderley Edge Cricket Club, Moss Lane, Alderley Edge  
NatWest Bank, 52 London Road, Alderley Edge

## **Alsager**

Alsager Hall Farm  
Alsager Mill  
Prison Bars Field  
Hassall Road Chapel  
The Old School  
Christ Church  
West Mere Lodge  
The Mere  
Grove House, Grove House  
The Old Police House  
Cresswellshawe Farm  
The Firs, Sandbach Road  
St Mary's Church  
Milton House Crewe Road

Excalibur  
Fannys Croft road leading from Audley Road to Bank House Farm  
Town House Audley Road  
Manor House Hotel  
Jane Maddock Homes, Crewe Road  
Woodbine House, 148 Crewe Road, Alsager

### **Aston**

The Plantation and Yew Tree Farm

### **Audlum**

Yew Tree Cottage and Milepost, Shropshire Street  
Smith & Wilkinson Chemist, Cheshire Street  
Williams Chemist & Arch, Shropshire Street  
Co-op, Shropshire Street  
2 & 4 Churchfields  
6&8 Churchfields  
Bridge Inn, Shropshire Street  
13 Cheshire Street  
1 Stafford Street, Country Store/Village Feeds  
14 Stafford Street, Village Bakery  
15 Cheshire Street  
16&18 Stafford Street, Post Office  
17 Shropshire Street  
18 Cheshire Police House  
Scout and Guide Hall, Cheshire Street  
24 Cheshire Street  
25 Cheshire Street  
30 Cheshire Street  
31 Stafford Street, The Manse  
33 Cheshire Street, Townfield House  
Cheshire Railings, Heathfield rd/A525C Cheshire  
Countrystore, The Square  
Maybridge, Stafford Street/School Lane  
Rose Cottage, Vicarage Lane  
Roseleigh, School Lane

### **Bollington**

Greenfield Road  
Swanscoe Avenue  
Endon Avenue  
Grimshaw Avenue  
Kingsway in Bollington Cross

### **Crewe**

Former AUEW Offices, 38 St Pauls Street, Crewe (already on the local list)  
Queens Park Lodges, Victoria Ave. Crewe. (Listed)  
Gatehouse, West Street, Crewe  
Bradfield Road Methodist Chapel, Bradfield Road  
Bonnas Farm, Remer Street, Crewe  
Elizabeth House, Groby Road, Crewe

Sherwin Street Houses  
Mock Tudor House, Gainsborough Rd  
Bedford Street, CofE Church  
Railway Works Wall, West Street

### **Henbury**

Pale Farm  
Sanbach Farm- already included  
Lingards Farm- already included  
Lodge Farm  
Broomfield Farm  
Home Farm  
Bearhurst Farm  
Ruewood Farm  
Marl Heath Farm – already included  
High Trees  
Broome Cottage

The Moss;  
Glebe Cottage  
Sycamore Farm  
Fanshaw Cottage  
Moss Cottage  
Lily Cottage  
Springbank Cottage

Henbury Hall  
Whirley Hall  
Davenport Hayes  
The Mount  
Henbury School House  
The Firs – already included  
Rouh Heys Farm

### **Macclesfield**

West Park Museum  
King's School (Cumberland Street-main buildings -the reference library  
may be Grade II?)  
King's School cricket pavilion (front field)  
Vetinary Clinic (Wright Mortensen) -former fire station-what of other  
buildings along this row on Cumberland St?

Old Boys Club, Churchside  
3-3A Churchside  
Café Nero, Marketplace  
Massey Jewellers Shop (Market Place)  
Gradus Mill (Park Green)  
Doorway to Hewetson Mill, London Rd (Mill now largely getting derelict)\_Hewetson were a main silk embroiderer in Macclesfield  
Generally there seems to be very few silk related buildings eg Brocklehurst Hall, Brocklehurst Way

There is a pretty frontage stone ashlar house (Georgian) on the road to the south side of Christ Church.

Newsome Nursing Home, Park Lane (the rear of the building facing onto Macc Tennis Club/Learning Zone)

The walling to the South Park terrace facing the tennis courts (part of the original Ryles House laid out formal gardens)

12 apostles Park Lane

11 disciples terrace -Prestbury Rd

Terraced houses on the slope Peter Street (fine doorways aka the ones to the Georgian properties on Great King St)

Terraced properties opposite St Paul's Church Hall, St Paul's Street?

Pretty Victorian houses toward end of unadopted Higher Fence Rd (from Cottage Lane/Swan's Pool side)

Fine Victorian Villa house sitting high above Crompton Rd -opposite West Bond Street

Factory/Mill Owner House Loney Street off the end of Peter Street

Blackshaw Brothers (old co-op?) Hurdsfield Rd

Baptist Chapel St George's Street

Puss in Boots Pub, Buxton Rd (early canalside pub)

Various Edwardian Houses on Ivy Lane (beyond Hazlemere Rd)?

Various houses on Ryles Pk Rd?

Old co-op at the end of James Street opposite the Old Star Inn (former Dales Oatcakes building).

Engineering brick Victorian terrace on the top end of Hobson Street

Macc -Nene Cottage, 209 Hurdsfield Rd, SK10 2PX -and also the cottages opposite.

## **Nantwich**

Railway Station

Railway Hotel and Associated Buildings, Wellington Road

Cocoa House, 21 Pillory Street

Nantwich Museum, Pillory Street

Players Theatre, Pillory Street and Love Lane

Church House, Church Walk

WH Smith premises, High Street/Church Walk

Market Hall, Churchyardside/Market Street

Ye Olde Wyche Theatre, market Street

Peter Wilson auction rooms, Market Street  
39 Beam Street  
The Gables, 55 Beam Street  
31-33 High Street and 31a High Street  
5 Churchyardside  
Conservative Club, Churchyardside  
The original Grammer School  
War memorial at the formal Grammer School, Welsh Row  
Former Police Station, Welsh Row  
25-33 Prachetts Row  
1-23 Pratchetts Row  
33-47 Pillory Street  
The Cobblers, Pall Mall  
Remains of the watermill, opposite mill street  
Former Poor Law Institution and Hospital Barony Road and Princess Court  
Crash Site and Grave of Lieutenant Arthur Leslie Brown, Riverside Park

### **Over Peover**

Ye Olde Park, Gate Inn, Stocks Lane, Over Peover, WA16 8TU

### **Odd Rode**

Methodist Chapel, Primitive Street, Mow Cop  
Methodist Chapel, Chapel Lane, Rode Heath and nearby cottages  
St Lukes Church, Church Street, Mt Pleasant  
Woodcock Primary School

### **Poynton**

Long Row Park Lane  
The Old Library London Road North  
House 2-14 on Clumber Road  
Accommodation Cottages, Dickens Lane  
Waterloo House, Waterloo Road  
The Old Pump House, Middlewood Road

### **Spurstow**

Springfield, Whitchurch Road. Spurstow, Tarporley CW6 9TA

### **Warmingham**

Mill House, Bear's Paw PH,  
Hill Top Cottage  
Island House

### **Wistaston Parish Council**



Wistaston Hall 89 Broughton Lane  
Wistaston Mill and Cottage, Crewe Road  
Huntsbank Farm, Crewe Road  
61/63 Church Lane (workers cottages) (already included)  
Huntsbank Cottage 421 Crewe Road, known as Dower House corner of  
Church Lane  
Rising Sun Inn, Middlewich Road  
Brookland House 501 Crewe Road

### 3.5 Representations (Objections and Changes)

**TABLE 1**

OBJECTIONS			
Address	Comment	Officers comment	Officer recommendation
<b>4 Brook Street, Knutsford</b>	Adverse implications in respect of the development proposal for the site. Extensive discussion with council, at no time was the demolition of Caesars Place/importance as a building of local interest identified. Inclusion at this late stage is unreasonable. Condition of the building has deteriorated.	Conservation Officer verbally advised deletion of Caesars' Place from ALDI Proposal at pre-application stage. Supermarket can be provided without demolition of this property.  Building is structurally stable and condition is immaterial to entry on the list in any event.	RETAIN ON LIST
<b>Old Post Office, Gawsworth</b>	Property does not meet the criteria of the local list; No individual or specialist architectural design Openings changed/pebble dashed-these alterations significantly alter the appearance	Appeared on list since January 2004 in Local Plan.  Alterations over the 20 <sup>th</sup> century have not significantly diluted the traditional vernacular of the cottage.	RETAIN ON LIST
<b>Cross Street Garage, Congleton</b>	No letter. Building covered in new plans for Cross Street currently talking with developers for the site. Very rundown	The assessment of the building carried out and determined that the mention of the building within the recently appraised conservation area was a sufficient acknowledgment of the building. Additional inclusion as a local list building is not deemed necessary in this case.	REMOVED FROM LIST
<b>Valve House, Bickerton</b>	An aspect of the description impinges	The offending reference will be deleted.	RETAIN ON LIST AND

<b>Hall Road, Pumping Station, Bickerton</b>	on national security under the SaEM (WaSU) Direction, 1998. Where possible, United Utilities have asked for removal of such text from the electronic and updated documents?	AMEND DESCRIPTION.
<b>The Cross Keys Public House</b>	Cross Keys does not meet the criteria established in the Draft SPD. Degraded appearance of the pub along with compromised setting and lack of internal features means that it is not worthy of local listing. National criteria within PPG 15 are also relevant to any decision.	<p>Selection principles for listed buildings are not appropriate for local listing. The SPD comes with guidance notes and appropriate selection criteria reflective of local heritage.</p> <p>The lack of similar buildings in the street scene is all the more reason to maintain this aspect.</p> <p>Interior not considered.</p> <p>Local list building only has to meet or more of the criteria.</p> <p>AMEND DESCRIPTION TO INCLUDE BREW HOUSE/STABLE TO REAR – RETAIN ON LIST</p>
<b>Nixons Cottage, Over Peover</b>	Wasn't made aware of listing, considers property to be of no local interest. Removed thatched roof, told my conservation officer that the building was not in a conservation area and was not of any interest.	<p>Letters were sent out to all owners in early January 2010. The property has been on the Macclesfield List and SPD since 2008. Removal of thatch does not detract from the importance of the building.</p> <p>The description will be amended to include the following</p> <p><b><i>Building retains a rare 18<sup>th</sup> century timber frame of vernacular interest.</i></b></p> <p>AMEND DESCRIPTION/ RETAIN ON LIST</p>

<b>Dale Street Mill, Macclesfield</b>	<p>Not notified back in 2008 when the building was added to the list. Does not agree that the building has any architectural merit roof design, structural problems and the local people view it as an eye sore. States the building is not Georgian, the door pediment is not original and majority of the front is corrugated sheeting.</p>	<p>Last or one of last remaining elements of industrial Macclesfield in the streetscape. Building appears on a map of 1840 as an established mill building. Until development commences and the building is demolished I see no reason for the building to be taken off the list. It contributes highly to the local distinctiveness of the street scene.</p> <p>The description will be amended to include the following</p>	RETAIN ON LIST/AMEND DESCRIPTION
<b>Ford House, Prestbury</b>	<p>Not objecting to the building being on the list, but request the following description to be included in place of the one currently in the document.</p> <p>Nineteenth century reconstruction of an earlier building rebuilt circa 1850-1875.</p> <p>Owned by St Peters Parochial Church Council since the 1960s. Prior to closure in May 2007 (due to structural problems) was used by the church to accommodate a Parish Office and as a meeting place for church groups including church choirs, PDD, Sunday School, Church affiliated youth club, Mothers Union, Old Folks Fellowship, Church Coffee Mornings etc...</p>	<p>Description suggested not appropriate, one or two details perhaps need amendment but by Conservation Officers.</p> <p>The description will be changed to read the following</p> <p><b><i>Nineteenth century reconstruction of an earlier building, rebuilt circa 1850-1875. Owned by Parochial Church Council and employed for a variety of church and community uses until closure in 2007.</i></b></p> <p><b><i>Very prominent position in the village streetscene and a valuable contribution to the Conservation Area.</i></b></p>	RETAIN ON LIST/ AMEND DESCRIPTION

	Prominent position in the village street scene and a valuable contribution to the conservation area.		
<b>Rose Cottage, Castle Hill, Mottram St Andrews.</b>	In need of significant improvement to bring the cottage up to today's domestic accommodation standards. Concern local listing will discourage prospective buyers. Questioned 18 <sup>th</sup> century reference, no hard evidence of this. "Timber framed" state the house is of brick construction, the black and white effect is merely painted. "Old English Garden" state of no significance.	Appears on the 1848 Tithe Map.  Officers acknowledge the description is not accurate and suggest the following  <i>Three-bay brick cottage of simple vernacular design, under a steeply-pitched, plain clay-tile roof. Appears on tithe map of 1848. Unusual survival on this road</i>	REMAINS ON LIST
<b>Zan Mill (Wheelock Silk Mill)</b>	Identify which buildings are included within the listing. The objection is on the grounds that there has been no demonstration of any tangible benefit to the local community, constrains the owners and will have a direct economic burden on Zan Limited.	The mill is of significant interest, the economic burden of the building is not a consideration in terms of its removal from the list. Change description to read  <b><i>Wheelock Mill, a Georgian mill erected c1809 as a steam powered silk throwing mill. Wheelock Mill, although representing a large number of steam powered mills is identical in scale, plan and construction to mills built to be powered wither by horse or water. Features in East Cheshire Textile Mills RCHME 1993.</i></b>  <b><i>20<sup>th</sup> century industrial units not included in the listing.</i></b>	RETAIN ON LIST

<b>23 Heybridge Lane. Hawthorn Cottage</b>	Objection from drop in sessions at Macclesfield Library. Queried why on the local list would like removed as all the other houses in the street have been rebuilt.	The building was once a grade III building, positively contributes to the street scene.	RETAIN ON LIST
<b>White Cottage, Parkfield Road Knutsford</b>	Owner questioned point of local listing when property already in a conservation area.	There is a general rule that local listing will not applied to buildings within conservation areas, however this is not always the case and it might be felt additional status is required.	RETAIN ON LIST
<b>307 Park Lane, Poynton Hockley</b>	Particulars incorrect, reference only made to the extension in the early 20 <sup>th</sup> century, building considerably extended in early 21 <sup>st</sup> century. Internal features removed and windows replaced. Only items remaining are 2 stained glass windows circa 1932. The Building was erected in 1845 initially not 1832. Hockley is also spelt incorrectly "HOCKLEY not Hockerly!	The building, albeit altered and extended maintains a strong street presence. Alterations regarding incorrectly spelt building name and date altered to read.  <i><b>Late Georgian building, erected in 1832 for use as a Methodist chapel for local colliery workers. Extended in the early 20th and 21<sup>st</sup> century. Occupied by the Poynton Christian Fellowship since 1982.</b></i>	

**TABLE 2**

Alterations		
	Existing	Change to be made
<b>West Heath Mill</b>	Former 18 <sup>th</sup> century	Former mid 19 <sup>th</sup> century silk mill
<b>The Emerson Group</b>	Letters sent to all owners, criteria is not always stated through the	Letters have sent where possible (i.e occupied to owners). Process of removing buildings is only appropriate where the building has been

	document. Process of removing buildings questioned.	demolished or listed; which is outlined in the SPD removal in any other case is not to be added as this is not the aim of the SPD.
<b>236 Crewe Road, Haslington</b>	Same photo as 194 Vicarage Postcode CW11	Postcode should read CW1, 236 not photographable from public highway-owners sent a letter requesting permission (no response)
<b>Brookhouse Green Chapel</b>	Doesn't still have the original windows	Take reference to the windows out
<b>Firs and Cockwood</b>	Listing covers both properties and photographs taken on private land	Include in the SPD as separate listings and remove photograph from the SPD at request of owners.
<b>Old Milton House</b>	Milton House	Old Milton House Milton Park ST7 2TS
<b>Sorting Office, Alderley Edge</b>	Includes Sorting Officer/Braeside	The post office thought to be Braeside, alter to read Post Office and Postmasters house
<b>97 Chester Road</b>	Missing from index	Add to index (After Cheshire Building Society)
<b>Dye Works, Loney Street</b>	Chimney included in index	Remove reference to chimney in index
<b>298 Highfield House</b>	Not in SPD included in index	Add to document
<b>Park Villa</b>	Not in SPD included in index	Add to document
<b>32 Manchester Road</b>	Postcode incorrect	SK9 1BG
<b>Labour Exchange South Park Road, Macclesfield</b>	Labour Exchange South Park Road, Macclesfield	Peak House (Former Labour Exchange)
<b>88-92 Buxton Road, Macclesfield</b>	Check SPD (not in Index)	
<b>Brierley Street School</b>	Photograph is of the Senior School	The listing is to cover the Infant and Junior School insert photograph/change description. Senior School to be added to the "to do" list.
<b>Poynton Town Council</b>	Hockley Centre not Hockerly	Changed to "Newtown".
<b>The Cross Keys Public House</b>	No postcode	Add Postcode <b>CW1 4LS</b>
<b>Henbury entries</b>	Descriptions have been taken from the "Henbury, History of a Village"	The descriptions have been changed to ensure there can be no copyright issues with the "Henbury" text.

	book without reference/or permission.	
	Photographs of properties on the list taken without the permission of the owners.	Where possible photographs retaken from the road, where inaccessible the entry has no photograph. A number of letters were sent to property owners where this is the case, with no response. Property remains on the local list with description, but no image.
<b>Peover Parish Council</b>	1-3 Millbank Cottages, Holmes Chapel Road, WA16 9QZ Document states Lower Peover	Actually the property is in Over Peover