

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 1st April 2009. The draft Statement of Community Involvement was published for public consultation until 18th 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 1st 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 11th January and 22nd 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 27th 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 26th January 2010: 10:00am-12:30pm (10)
- Thursday 28th January 2010: 5:00pm-7:00pm (8)

Congleton Library, Market Square, Congleton:

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

Crewe Library, Prince Albert Street, Crewe:

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

- 2.9 Formal public consultation began on Monday 11th 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 22nd 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
4 Brook Street, Knutsford	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
Old Post Office, Gawsorth	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 th century have not significantly diluted the traditional vernacular of the cottage.	RETAIN ON LIST
Cross Street Garage, Congleton	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
Valve House, Bickerton	An aspect of the description impinges	The offending reference will be deleted.	RETAIN ON LIST AND

Hall Road, Pumping Station, Bickerton	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.
The Cross Keys Public House	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>
Nixons Cottage, Over Peover	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><i>Building retains a rare 18th century timber frame of vernacular interest.</i></p> <p>AMEND DESCRIPTION/ RETAIN ON LIST</p>

Dale Street Mill, Macclesfield	<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
Ford House, Prestbury	<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><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></p> <p><i>Very prominent position in the village streetscene and a valuable contribution to the Conservation Area.</i></p>	RETAIN ON LIST/ AMEND DESCRIPTION

	Prominent position in the village street scene and a valuable contribution to the conservation area.		
Rose Cottage, Castle Hill, Mottram St Andrews.	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 th 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
Zan Mill (Wheelock Silk Mill)	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 <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> <i>20th century industrial units not included in the listing.</i>	RETAIN ON LIST

23 Heybridge Lane. Hawthorn Cottage	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
White Cottage, Parkfield Road Knutsford	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
307 Park Lane, Poynton Hockley	Particulars incorrect, reference only made to the extension in the early 20 th century, building considerably extended in early 21 st 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>Late Georgian building, erected in 1832 for use as a Methodist chapel for local colliery workers. Extended in the early 20th and 21st century. Occupied by the Poynton Christian Fellowship since 1982.</i>	

TABLE 2

Alterations		
	Existing	Change to be made
West Heath Mill	Former 18 th century	Former mid 19 th century silk mill
The Emerson Group	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.
236 Crewe Road, Haslington	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)
Brookhouse Green Chapel	Doesn't still have the original windows	Take reference to the windows out
Firs and Cockwood	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.
Old Milton House	Milton House	Old Milton House Milton Park ST7 2TS
Sorting Office, Alderley Edge	Includes Sorting Officer/Braeside	The post office thought to be Braeside, alter to read Post Office and Postmasters house
97 Chester Road	Missing from index	Add to index (After Cheshire Building Society)
Dye Works, Loney Street	Chimney included in index	Remove reference to chimney in index
298 Highfield House	Not in SPD included in index	Add to document
Park Villa	Not in SPD included in index	Add to document
32 Manchester Road	Postcode incorrect	SK9 1BG
Labour Exchange South Park Road, Macclesfield	Labour Exchange South Park Road, Macclesfield	Peak House (Former Labour Exchange)
88-92 Buxton Road, Macclesfield	Check SPD (not in Index)	
Brierley Street School	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.
Poynton Town Council	Hockley Centre not Hockerly	Changed to "Newtown".
The Cross Keys Public House	No postcode	Add Postcode CW1 4LS
Henbury entries	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.
Peover Parish Council	1-3 Millbank Cottages, Holmes Chapel Road, WA16 9QZ Document states Lower Peover	Actually the property is in Over Peover