

**Application No:** 10/3085M

**Location:** FORMER HENBURY HIGH SCHOOL, WHIRLEY ROAD, MACCLESFIELD

**Proposal:** ERECTION OF A SINGLE STOREY PAVILLION WITH ASSOCIATED LANDSCAPING AND PUBLIC REALM WORKS

**For** GEORGE WIMPEY MANCHESTER LTD

**Registered** 06-Aug-2010

**Policy Item** No

**Grid Reference** 389197 373756

**Date Report Prepared:** 11 October 2010

<b>SUMMARY RECOMMENDATION</b>	Refuse
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| <b>MAIN ISSUES</b> | <ul style="list-style-type: none"><li>- Impact of the proposed development on the Character and appearance of the area</li><li>- Design – does the building serve both the sports and communities needs?</li></ul> |
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## REASON FOR REPORT

This proposal is for the erection of a single storey pavilion with associated landscaping in the vicinity of the building. It is being brought to Committee as it forms part of a large scale development.

## DESCRIPTION OF SITE AND CONTEXT

In February 2006, Macclesfield Borough Council granted planning permission for the redevelopment of Henbury High School for the erection of 123 dwellings. In addition, the permission included an area of Public Open Space comprising a pavilion; a children play area, 2 multi use games areas (MUGAs) and associated car parking for the playing pitches in addition to two access points off Whirley Road.

The committee report for application 05/1184P is attached as a background paper to application 10/2821M (an application that effectively increases the number of dwellings by an additional 9 dwellings) which is elsewhere on this agenda. The background report highlights the requirements of the Section 106 Agreement. The majority of the issues have been resolved and the capital raised from the development has been used by the former Cheshire County Council to help fund the Macclesfield Learning Zone development and relocation of the synthetic turf football pitch to Fallibroome High School (now The Fallibroome Academy). The pitches were installed three to four years ago.

The applicants have reviewed the 'community and changing' pavilion specification outlined in the S106 Agreement and now wish to secure planning permission for a revised scheme. In addition, it is necessary for these agreed changes to be incorporated within the S106 Agreement as a Deed of Variation.

## **DETAILS OF PROPOSAL**

The proposed pavilion would measure 24m by 14m. It would have a contemporary design and would incorporate materials which are being used elsewhere on the housing development. The pavilion would include 4 no. unisex changing rooms with en-suite shower, drying and toilet facilities. The changing rooms would measure a total of 32 sq. m in size. The pavilion provides further toilet facilities and a community hall with associated kitchen area. The area around the site has also been reappraised in relation to the landscaping aspects of the scheme.

## **RELEVANT HISTORY**

05/1184P      Erection of 123 No. dwellings & area of public open space comprising single storey pavilion, children's play area, 2 No. multi-use games areas, associated car parking & 2 No. separate vehicular accesses off Whirley Road  
Approved (Subject to a S106 Legal Agreement) 27.02.06

The phasing and delivery of the various requirements of the Section 106 Agreement attached to application 05/1184P have been delegated to the Head of Planning and Policy. It is understood that the Agreement will be completed following the completion of this application.

## **POLICIES**

### **Local Plan Policy**

RT1- Open Space  
DC8 – Landscape  
DC37 - Landscape

### **Other Material Considerations**

Planning permission 05/1184P is a partially implemented planning consent which is a material consideration in determining this application.

## **CONSULTATIONS (External to Planning)**

### **Environmental Health:**

The Contaminated Land Officer raises no objections subject to conditions. The site is located on an area of ground which has the potential to create gas. Ground investigations on the surrounding development have identified ground gas issues and low level contamination in the made ground across the site. It

is likely that these conditions may exist at this site and therefore some further investigations are required.

## **OTHER REPRESENTATIONS**

None received.

## **APPLICANT'S SUPPORTING INFORMATION**

A Design and Access Statement has been submitted which is on the application file.

## **OFFICER APPRAISAL**

### **Principle of Development**

Following the grant of planning permission under application 05/1184P and the associated requirements of the S106 Legal Agreement, the principle of a pavilion has clearly been established.

### **Policy**

The relevant Local Plan policies were considered under application 05/1184P, when the principle of the development as a whole was accepted. The leisure contributions were considered and the details are included in the background report which accompanies application 10/2821M which is elsewhere on this agenda.

### **Design**

The pavilion building which was approved under application 05/1184P consisted of two 'Octagon' shaped buildings with a link between the two. The applicant's agent has suggested within the Design and Access Statement that the size and the capacity of the pavilion has been revised in order to deliver a design and viable specification which is still of high quality. The proposed pavilion would provide four unisex changing facilities in addition to a community hall and kitchen area in order to serve the recreation area. The location has not changed from that proposed under the previously approved application, it is still located adjacent to the car parking area, LEAP and football pitches.

The pavilion would be single storey, with a smaller footprint than the previously approved pavilion. The building would have a sloping canopy and would be constructed out of materials similar to those found elsewhere on the estate – red brick and cedar board cladding. The community hall area would incorporate floor to ceiling window glazing.

The Leisure Services Officer has been consulted in relation to the proposed design, and although it is feasible to reconsider the comprehensive design of the building, it is not considered that the proposed building would meet the communities' needs. The building is effectively too small and this has resulted in the provision of some facilities within it which are too cramped. The building

would not be particularly attractive and would purely be functional in appearance. Although there are some positive elements within the overall design of the building it is not considered that the proposals would meet the terms of the original brief.

The deficiency in the buildings design include: -

#### External layout

Paving is required around the full perimeter of the building. It is currently not shown along the elevation facing the football pitches.

A paved area has been added outside the Community Room door; however it is too small and would create an awkward feature.

The landscaping around the pump house needs to be reconsidered and more detail is required in relation to the pump construction, surface treatments and maintenance requirements.

Bike racks should be provided next to the pavilion.

The building needs to be adequately secure. Therefore, external lighting details are required and details of integral shutters and grills.

#### Design

The overall shape of the building, with a contemporary design and asymmetric roof is considered to be acceptable. The roof incorporates overhangs which are welcome additions and the palette of materials would also be sympathetic to the recently built housing nearby. However, two of the elevations of the building are very bland. One of these is the main entrance to the building which everyone would see on arrival to the car park. This currently shows one small door. The building needs a clearly defined entrance. Similarly, the elevation fronting the housing and paved area, only consists of a door and window.

The building should have an entrance lobby. The scheme shows a door into a long corridor. This is considered to be too tight and does not represent good design, or accord with Sport England's guidance. The plan would appear to suggest that sports and community users would use the same entrance. This would be impracticable when both are in use. It would be preferable for an entrance lobby to be sited between the changing rooms and community hall, thereby separating the different users.

The buildings would not appear to have been designed to meet the minimum standards to accommodate disabled access – e.g. the corridor does not appear to be wider enough.

#### Building interior

The building incorporates four changing rooms and the toilet and shower provision is good. Access would be provided directly to the football pitches, which is also beneficial. However, the changing rooms are far too small to be useable, and the area which has been provided is further restricted as the pitch access and door is through the changing area. The bench areas are also too small and there is no space for any spare kit, lockers or equipment.

The officials changing areas are acceptable in terms of their size, however, pitch access should be provided.

The community room would be 60 sq. m and this is considered acceptable. There are good sized windows which provide high levels of natural light and access into the room is good. The connection to the open space is considered to be appropriate.

The store room is acceptable in terms of its size (6 sq. m) however; its access should be from the community room, and not the kitchen.

The size of the kitchen is acceptable. However, the floor to ceiling window should be reduced in size.

The toilets would appear to be of an acceptable size, however direct access to the outside should be provided.

The external store is considered to be acceptable in terms of its access and size.

### Disabled access

Further consideration is required with regards to the disabled access / use needs, and measures need to be incorporated into the building which serves not only the grass pitches, but the two court multi-use games areas, which will provide a vital facility for those with mobility issues and wheelchair users. This should follow the Sport England guidance and changes to the layout are required. At present none of the changing rooms could accommodate wheelchairs and the central access corridor is too narrow.

### **Amenity**

As the location of the pavilion has not changed from that previously approved it is not considered that there are any amenity issues arising from this proposal.

### **Landscaping**

The landscaping area is similar to that approved under the previous application. The paved area should be increased so as to ensure that all likely desire lines between the access points, footpaths and pitches are accommodated for.

## **Drainage**

Information has been included within the application in relation to drainage and the location of the pump-house which is proposed to be located within the pavilion. The land drainage system has been designed to ensure that the open spaces and football pitches don't become waterlogged.

## **Highways**

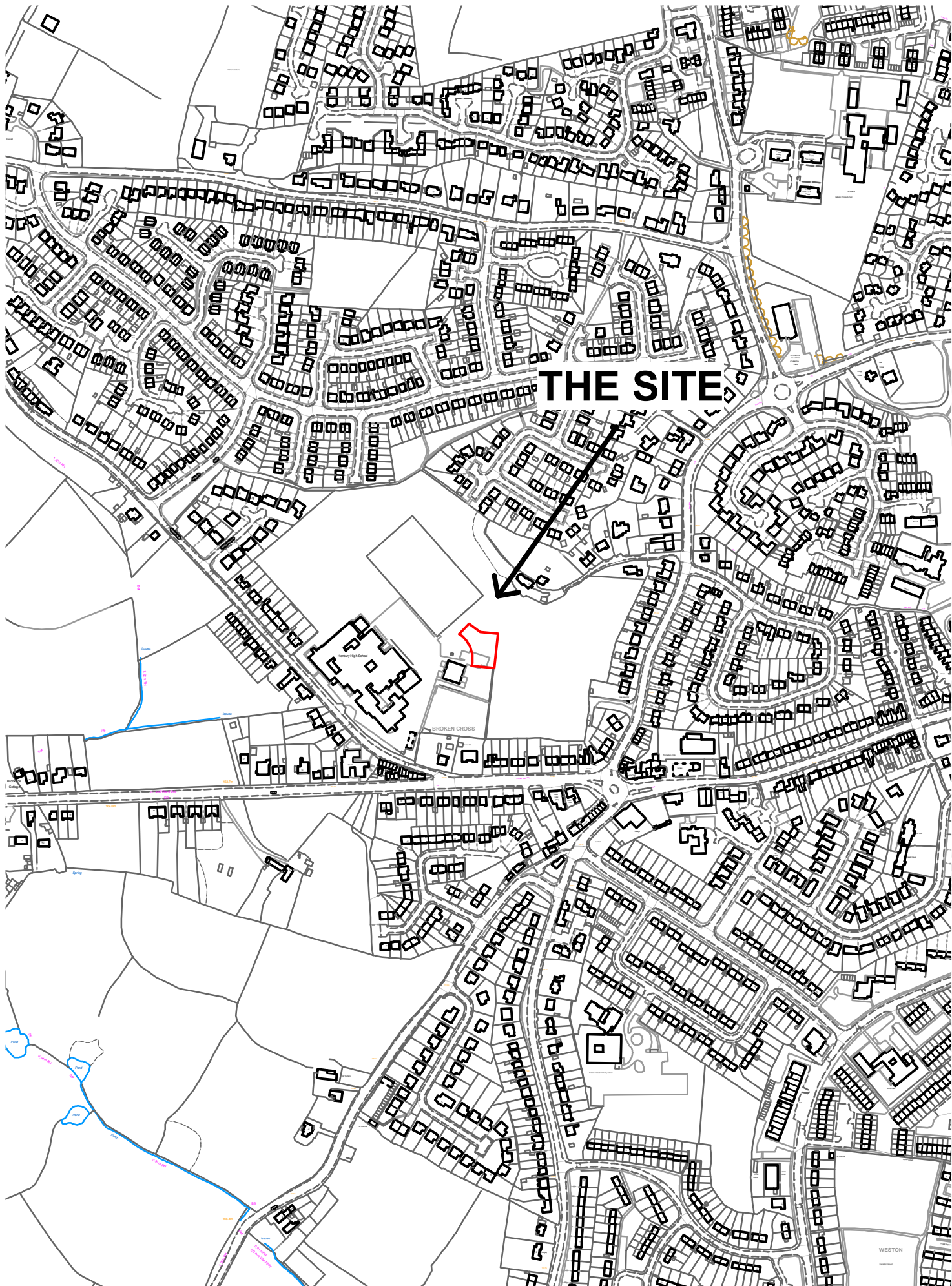
There are no highways issues in relation to this development.

## **Ecology**

There are no ecological issues associated with this application.

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

In summary, the design and layout of the building is not considered to be acceptable. Although, it should be possible for the Council to consider a comprehensive re-design of the building, it is essential that the pavilion building meets both the sports and communities needs. The building should have a sense of place and should be of an attractive design to ensure that it makes a positive contribution to the open space, and not appear to be purely functional / utilitarian in nature. Discussions are ongoing with the applicant's agent. If the developer were to address the comments made above, then it may be possible for a recommendation of approval to be made, and if this were to be the case then it will be necessary for these agreed changes to be incorporated within the S106 Agreement as a Deed of Variation. However, at this stage, it is considered that the building is too small and lacks essential facilities. A recommendation of refusal is therefore made.



10/3085M FORMER HENBURY HIGH SCHOOL, WHIRLEY ROAD, MACCLESFIELD  
NGR- 389,200:373,750

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Application for **Full Planning**

**RECOMMENDATION : Refuse for the following reasons**

1. Inappropriate design and layout to meet the sport and communities' needs.