

Northern Planning Committee

Agenda

Date:	Wednesday, 14th February, 2024
Time:	10.00 am
Venue:	The Capesthorpe Room - Town Hall, Macclesfield SK10 1EA

Members of the public are requested to check the Council's website the week the Northern Planning Committee meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and in the report.

It should be noted that Part 1 items of Cheshire East Council decision-making meetings are audio recorded and the recordings are uploaded to the Council's website.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**

To receive any apologies for absence.

2. **Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary interests, other registerable interests, and non-registerable interests in any item on the agenda and for Members to declare if they have a pre-determination in respect of any item on the agenda.

3. **Minutes of the Previous Meeting** (Pages 3 - 6)

To approve the Minutes of the meeting held on 6th December 2023 as a correct record.

Please Contact: Gaynor Hawthornthwaite
E-Mail: gaynor.hawthornthwaite@cheshireeast.gov.uk with any apologies or request for further information
Speakingatplanning@cheshireeast.gov.uk to arrange to speak at the meeting

4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Planning Committee
- The relevant Town/Parish Council

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the planning committee and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **23/1365M - 1 PRICE POULTRY FARM, The Gables, GREEN LANE, POYNTON, SK12 1TJ: Change of Use of former brick built agricultural buildings (former commercial chicken sheds) to storage use (Use class B8) for Mr James Price (Pages 7 - 26)**

To consider the above planning application.

6. **23/3471M - Craven House, Lusso Macclesfield Serviced Apartments, CHURCHILL WAY, MACCLESFIELD, SK11 6AY: Proposed 5th floor extension to form 2no. additional apartments, including new roof terrace. New pergola and hot tub proposed to existing roof terrace for LBH Macclesfield Ltd (Pages 27 - 46)**

To consider the above planning application.

7. **23/3010M - 2, DELAMERE DRIVE, MACCLESFIELD, SK10 2PW: Removal of existing garages and outhouse, replacement garage and two storey rear extension for Mr Julian Broadhurst (Pages 47 - 66)**

To consider the above planning application.

Membership: Councillors M Beanland, T Dean, K Edwards, M Gorman, S Holland, T Jackson, D Jefferay (Chair), N Mannion, J Place, J Smith and F Wilson (Vice-Chair)

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 6th December, 2023 in the The Capesthorne Room -
Town Hall, Macclesfield SK10 1EA

PRESENT

Councillor D Jefferay (Chair)
Councillor F Wilson (Vice-Chair)

Councillors M Beanland, S Edgar, K Edwards, M Gorman, S Holland,
T Jackson, J Smith, N Mannion and B Puddicombe

OFFICERS IN ATTENDANCE

Paul Wakefield, Planning Team Leader
Fiona Reynolds, Senior Planning Officer
Nicky Folan, Planning Solicitor
Gary Newsome, Senior Arboricultural Officer
Gaynor Hawthornthwaite, Democratic Services Officer

39 APOLOGIES FOR ABSENCE

Apologies were received from Councillors J Place and T Dean.
Councillor B Puddicombe attended as a substitute for Councillor Place.

40 DECLARATIONS OF INTEREST/PRE DETERMINATION

There were no declarations of interest.

41 MINUTES OF THE PREVIOUS MEETING

That the minutes of the previous meeting held on 4th October 2023 be
approved as a correct record and signed by the Chair.

42 PUBLIC SPEAKING

That the public speaking procedure be noted.

**43 22/1445M - THE OAKS, 108A, LACEY GREEN, WILMSLOW, SK9 4BN:
NEW BUILD HOUSE ON LAND LYING TO THE SE OF 108 LACEY
GREEN FOR MR ADAM JENKINS**

Consideration was given to the above application.

RESOLVED:

That, for the reasons set out in the report, the application be APPROVED, subject to the following conditions:

1. Time period for implementation – three years
2. Development to be in accordance with approved plans
3. Materials as application
4. Acoustic survey to be submitted and mitigation implemented as required
5. Existing and proposed ground levels and floor slabs to be submitted
6. No use of flat roof as terrace/roof garden
7. Drainage strategy to be submitted
8. Boundary treatment details to be submitted
9. Landscaping scheme to be submitted
10. Approved landscaping scheme to be implemented
11. Protection of breeding birds – survey to be submitted
12. Ecological enhancements to be submitted
13. Construction management plan to be submitted (pile driving)
14. External lighting details (Manchester Airport)

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chair (or in their absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

- 44 **23/1487M - PEAKSIDE HOUSE, ALDER COURT, MACCLESFIELD, CHESHIRE, SK10 2XG: ERECTION OF TWO CHIMNEY STACKS AND ASSOCIATED PLANT EQUIPMENT, CONDENSER AND CYLINDER STORAGE COMPOUNDS, TIMBER SCREENING, ALTERATIONS TO EXISTING CAR PARKING AND LANDSCAPING, REMOVAL OF EXISTING CONDENSER UNITS AND ASSOCIATED WORKS FOR ORBIT INVESTMENTS (PROPERTIES) LIMITED**

Consideration was given to the above application.

(Councillor D Edwardes, (Ward Councillor) and Mr A Gordon (Objector) attended the meeting and spoke in respect of the application).

RESOLVED:

That the application be DEFERRED to provide further information relating to the operation of the chimneys and the internal mitigation between the fume cupboards and chimneys.

(Prior to consideration of the following item, the meeting adjourned for a short break)

45 23/3702M - MARBURAE HOUSE, ATHEY STREET, MACCLESFIELD, CHESHIRE, SK11 6QU: CONVERSION OF EXISTING OFFICE BUILDING TO RESIDENTIAL APARTMENTS (RESUBMISSION OF PLANNING APPLICATION REFERENCE 22/1223M) FOR MR & MR HARRY AND VINNY EDWARDS AND TAYLOR

Consideration was given to the above application.

(Councillor L Braithwaite, (Ward Councillor) and Mr I Pleasant (Agent) attended the meeting and spoke in respect of the application).

RESOLVED:

That, for the reasons set out in the report, the application be APPROVED, subject to the following conditions:

1. Time (3 years) Plans
2. Development in accordance with Approved Plans
3. Submission/approval of facing and roofing materials
4. Submission/approval of updated noise report & mitigation measures
5. Submission/approval of an appropriate contaminated land risk
6. Submission/approval of a contaminated land verification report
7. Works should stop should contamination be identified

In order to give proper effect to the Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice

46 23/3010M - 2, DELAMERE DRIVE, MACCLESFIELD, SK10 2PW: REMOVAL OF EXISTING GARAGES AND outhouse, REPLACEMENT GARAGE AND TWO STOREY REAR EXTENSION FOR MR JULIAN BROADHURST

Consideration was given to the above application.

Ms J Thompson (Objector) attended the meeting and spoke in respect of the application).

RESOLVED:

That the application be delegated back to the Head of Planning, in consultation with the Chair of Northern Planning (on in their absence, the Vice-Chair), to APPROVE subject to the submission of a scheme to prevent overlooking of neighbouring properties from the garage windows, and the following conditions:

1. Time Limit (3 years)
2. Development in accord with approved plans
3. Materials to be as per the application, to match the main dwelling.
4. No additional garage windows to be installed at a future date.
5. Garage to remain ancillary to the house.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chair (or in their absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

47 CHESHIRE EAST BOROUGH COUNCIL (POYNTON - 36/38 COPPICE ROAD) TREE PRESERVATION ORDER 2023

Prior to consideration of the report, Councillor M Beanland declared in the interests of openness, that this TPO had been discussed at a Poynton Town Council meeting when he was present and that he had made comments, but had not pre-determined the item and retained an open mind.

Consideration was given to the above report.

RESOLVED:

That the Tree Preservation Order at 36/38 Coppice Road be confirmed with no modifications.

The meeting commenced at 10.00 am and concluded at 1.00 pm

Councillor D Jefferay (Chair)

Application No: 23/1365M

Location: 1 PRICE POULTRY FARM, The Gables, GREEN LANE, POYNTON, SK12 1TJ

Proposal: Change of Use of former brick built agricultural buildings (former commercial chicken sheds) to storage use (Use class B8)

Applicant: Mr James Price

Expiry Date: 16-Feb-2024

SUMMARY

The proposal would be an appropriate form of development in the Green Belt as it would involve the re-use of an existing building which would preserve openness due to the absence of any significant alterations to the size of the building and the use being operated in a matter which would not reduce openness. It would therefore comply with CELPS policy PG 3 and the provisions of Chapter 13 of the NPPF.

Subject to conditions, the proposed development is found to be acceptable when assessed against all other relevant policies including those relating to design, landscape, amenity, highway safety, ecology, drainage, air quality and land instability.

SUMMARY RECOMMENDATION

Approve - subject to conditions

REASON FOR REPORT

This planning application was called in by Cllr Nicky Wylie in April 2023, for the following reasons:

1. The site is in a vulnerable area of the Green Belt, and would lead to a commercial activity on what is currently an agricultural site.

2. Increased traffic - as a storage site, the main users would be Heavy Goods Vehicles. The vehicular access to and from the site is poor, onto Green Lane, which at this point is winding, and has no footways. The area is served by narrow roads and country lanes (Coppice Road, Shrigley Road North, Anson Road and Middlewood Road), all of which are wholly unsuitable for use by HGVs. If such facilities are required in the Poynton area, they should be sited much closer to the A523 Poynton Relief Road.

3. *There are houses close to the site, residents may be disturbed by traffic noise, including the automatic warning alarms when HGVs are reversing. The site may be open at night and during the weekend. It is not clear how many people would be working at the site.*

4. *The site is used by bats, an endangered and protected species. The survey provided by the applicants says: "Moderate levels of bat activity were recorded on the site during the surveys, with Common Pipistrelle *Pipistrellus pipistrellus*, Soprano Pipistrelle *Pipistrellus pygmaeus*, Brown Long-eared *Plecotus auritus* and *Myotis* sp. bats recorded foraging along the treelines adjacent to the barn and commuting past." Storage sites are often floodlit at night, this could seriously disrupt the bats' activity.*

DESCRIPTION OF SITE AND CONTEXT

The application relates to a large red brick agricultural building which was previously used as a chicken shed at the former Price Poultry Farm. The building is generally set upon a long but narrow rectangular footprint and is single storey in height, with the exception of a double storey central section.

The application site is located within the Green Belt. Access to the building is made via an existing track within the site from Green Lane.

There are a range of different uses surrounding the application site including the Anson Engine Museum to the west, residential properties along Green Lane to the east, in addition to various parcels of nearby woodland.

DESCRIPTION OF PROPOSAL

The application seeks full planning permission for the "*Change of Use of former brick built agricultural buildings (former commercial chicken sheds) to storage use (Use class B8)*".

The application relates to the change of use only. The application confirms that no operational development is proposed as the external works to walls and roofs were approved and implemented under application 19/5003M.

The proposed B8 use would be operated as a self-storage facility, intended for use by small businesses and households to store items such as materials, records, residual stock and furniture. The proposed use would relate to storage within the existing building only, with no external storage being proposed.

RELEVANT POLICIES

Cheshire East Local Plan Strategy (CELPS)

MP 1	Presumption in Favour of Sustainable Development
PG 2	Settlement Hierarchy
PG 3	Green Belt
PG 6	Open Countryside
SD 1	Sustainable Development in Cheshire East

SD 2	Sustainable Development Principles
SE 1	Design
SE 3	Biodiversity and Geodiversity
SE 4	The Landscape
SE 12	Pollution, Land Contamination and Land Instability
SE 13	Flood Risk and Water Management
Appendix C	Parking Standards

Site Allocations and Development Policies Document (SADPD)

PG 11	Green Belt and safeguarded land boundaries
GEN 1	Design principles
ENV 1	Ecological network
ENV 2	Ecological implementation
ENV 3	Landscape character
ENV 5	Landscaping
ENV 14	Light Pollution
ENV 16	Surface water management and flood risk
RUR 10	Employment development in the open countryside
HOU 12	Amenity
INF 3	Highway safety and access
INF 9	Utilities

Poynton-with-Worth Neighbourhood Plan (PNP)

EGB 1	Surface Water Management
EGB 7	Landscape Enhancement
EGB 8	Protection of Rural Landscape Features
EGB 9	Nature Conservation

Other Material Considerations

National Planning Policy Framework (2023)
National Planning Practice Guidance
The Cheshire East Borough Design Guide

RELEVANT PLANNING HISTORY

22/0128M – appeal dismissed – Aug 2022

Prior approval for the change of use of an agricultural barn to five dwellinghouses

21/5197M – refused – Dec 2021

Prior approval for the change of use of an agricultural barn to five dwellinghouses.

19/5003M – approved – Jan 2020

Replacement roof of the large barn, including roof windows

17/6461M – refused – Nov 2018

Outline planning permission for demolition of existing storage buildings and the erection of 11 no. houses.

CONSULTATIONS

Environmental Protection (CEC)

- No objection
- Conditions recommended for requiring the installation of ultra-low emission boilers and electric vehicle charging points

Highways (CEC)

- Significant improvement to access
- Sufficing off-street parking
- No material impact on the safe operation of the highway network
- No material change in volume of traffic
- No objection, subject to conditions and informatives

Lead Local Flood Authority (CEC)

- No objection in principle
- Change of use to a less vulnerable use
- Information provided for applicant / developer's attention

OTHER REPRESENTATIONS

Poynton Town Council

- Object
- Unclear on the details of the proposed storage use
- HGVs visiting the site
- Green Belt harm
- Not an allocated employment site
- Impractical and undesirable due to the condition of the building
- Will replace rather than be ancillary to agricultural use
- Rural employment must be appropriate in scale to its location and setting
- Increased roof height was granted on basis of agricultural use
- Increased flood risk
- Local highway unsuitable for proposed use
- Unsafe access
- Storage development should be sited near Poynton Relief Road (A523)
- Noise, air and light pollution
- Impact on wildlife
- No landscaping scheme
- Public utilities already under strain
- Coal mining risk

Representations were received from 2 addresses, objecting to the proposed development for the following reasons:

- Green Belt harm
- Not appropriate in semi-rural area
- Impact on residential properties

- Increased commercial traffic
- Unsafe access
- 27 parking spaces
- Risk of flooding
- Impact on bats
- Utilities already under strain
- Nearby residential properties not notified

A representation was received from 1 address, supporting the proposed development for the following reasons:

- Re-use of a redundant building
- Avoids need to build new warehouses on green field sites
- Accessed by HGVs in the past

A representation was received from 1 address, making the following general observations:

- Increase in large goods vehicles
- Danger to road users
- Nuisance to neighbours

OFFICER APPRAISAL

Principle of Development – Green Belt

The application site is located within the Green Belt. Paragraph 154 of the NPPF states that the construction of new buildings in the Green Belt shall be regarded as inappropriate development. Paragraphs 154 and 155 of the NPPF specify a number of exceptions to this, which are broadly consistent with those listed in policy PG 3 of the CELPS.

One exception allows for:

the re-use of buildings provided that the buildings are of permanent and substantial construction;

This exception is subject to the proposal preserving openness and not conflicting with the purposes for including land within the Green Belt.

In this case, the proposal involves the change of use of an agricultural building at the former Price Poultry Farm. The proposal would come under use class B8 and would operate on the basis of a small scale self-storage style business whereby local businesses and householders will be able to store their items such as residual stock, records and furniture. Full details of the way in which the building would be operated are set out within the submitted Operational Statement.

The application is not supported by a structural report; however, it is evident from a site visit that the building is in good condition free from any obvious defects. The brick building is considered to be of permanent and substantial construction. The proposed re-use of the building for storage would require no extensive alteration or rebuilding.

Due to the absence of any external alterations proposed as part of the development, the building would retain its agricultural appearance and would therefore not appear out of keeping within the wider rural environment. Alterations to the roof as indicated on submitted plans are as approved by a previous planning application (19/5003M).

In terms of the proposed B8 use, this would be different in nature to the lawful agricultural use of the building and therefore a material consideration. The applicant has confirmed that the site will be available for use by members of the public, however customers will not have unsupervised access 24 hours of the day; instead, the site operator will hold all keys and customers will book ahead to visit the site. There would be no outdoor storage, and hours of operation would be between 0800 – 1800 Monday to Saturday, with the site closed on Sundays and Bank Holidays. No more than two customers will be permitted to access the site at any one time. These matters as set out in the Operational Report which will be secured by way of a condition.

Subject to the various measures identified above (and as set out in the Operational Statement) being secured by condition, coupled with the absence of any external alterations to the building, the proposal would preserve openness.

SADPD policy RUR 10 is also of relevance as it relates to employment development in the Green Belt. For the purposes of this policy, 'employment development' includes use classes B2 and B8. This policy supports employment development which is of an appropriate scale and where it makes best use of existing buildings, utilities, parking and access. In this case, the proposed re-use of the building for B2 and B8 use, in accordance with the measures submitted in the Operational Statement, is considered to be compatible with the requirements of policy RUR 10.

As set out above, the proposal would preserve openness. The proposed development would therefore comply with the relevant exception to inappropriate development in the Green Belt, and is found to be acceptable as a matter of principle.

Character, Design & Landscape

Policy SD 2 of the CELPS states that all development will be expected to contribute positively an area's character and identity, creating or reinforcing local distinctiveness. Policy SE 1 of the CELPS details that development proposals should make a positive contribution to their surroundings in terms of a number of criteria. This includes ensuring design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.

SADPD policy GEN 1 expands on this, expecting all development proposals to contribute positively to the borough's quality of place and local identity through appropriate character, appearance and form in terms of scale, height, density, layout, grouping, urban form, siting, good architecture, massing and materials.

This application predominantly relates to the change of use only and would involve no external alterations to the building. Accordingly, the existing agricultural appearance of the building would be preserved and would remain to appear in keeping with the wider rural setting.

A total of 5 car parking spaces will be set out adjacent to the building to serve employees and customers as shown on the revised Proposed Block Plan. These would be located where areas of hardstanding already exist and therefore no concerns are raised. The proposal would involve no external storage which will assist in safeguarding the character of the countryside from visual clutter.

SADPD policy ENV 14 concerns light pollution. It states that lighting schemes will only be permitted where they are the minimum required for security, safety and/or operational purposes in order to preserve the character of the area. Limited details of the requirement for external lighting have been provided. In the event external lighting is required, a condition is recommended for the submission and approval of an appropriate scheme in line with the requirements of policy ENV 14.

CELPS policy SE 4 and SADPD policy ENV 5 state that development proposals are expected to incorporate an appropriate landscaping which enhances the quality, setting and layout design of the development. In this case, full details of proposed landscaping have not been provided (for example any landscaping works required around the access) and therefore a condition requiring the submission and approval of scheme of both soft and hard landscaping features is recommended in order to achieve the requirements of these policies.

Accordingly, subject to the conditions discussed the proposal would comply with CELPS policies SD 1, SD 2, SE 1 and SE 4; and SADPD policies GEN 1, ENV 5 and ENV 14.

Nature Conservation

CELPS policy SE 3 sets out the main policy requirements in relation to development proposals that would have an impact on the borough's biodiversity and geodiversity. Development proposals which are likely to have a significant adverse impact on a site with the local or regional designations, habitats or species specified in the policy will not be permitted except where the reasons for or benefits of the proposed development outweigh the impact of the development.

All development must aim to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests to comply with policy SE 3. SADPD policy ENV 2 provides further requirements when considering the ecological impact of a proposal. It expects all development to provide a net gain in biodiversity, and states that planning applications should be supported by an ecological assessment.

Bats

Evidence of bat activity in the form of a minor roost of a relatively common bat species has been recorded within the existing former poultry shed. The usage of the building by bats is likely to be limited to single or small numbers of animals using the buildings for relatively short periods of time and there is no evidence to suggest a significant maternity roost is present. The loss of the roosts associated with the buildings on this site, in the absence of mitigation, is likely to have a low impact upon on bats at the local level and a low impact upon the conservation status of the species as a whole.

The submitted report recommends the installation of bat boxes on the nearby trees and also features for bats to be incorporated into the converted building as a means of compensating for

the loss of the roost and also recommends the supervision of the works to reduce the risk posed to any bats that may be present when the works are completed.

It should be noted that whilst the latest Bat Survey Report is dated 2021 it does present a 'worse case scenario' finding. It may be the case that bats are no longer present, however no information has been provided to confirm this. Therefore, it is considered appropriate to ensure that the development is be carried out in accordance with the recommended bat mitigation measures.

Since a European Protected Species has been recorded on site and is likely to be adversely affected the proposed development the Local Planning Authority must have regard to whether Natural England would be likely to subsequently grant the applicant a European Protected species license under the Habitat Regulations. A license under the Habitats Regulations can only be granted when:

- the development is of overriding public interest,
- there are no suitable alternatives and
- the favourable conservation status of the species will be maintained.

In this case, the proposed development brings back into use a vacant building and complies with all other relevant policies of the Local Plan and is therefore considered to be of public interest. Alternative uses of the building may not involve the appropriate mitigation measures but may still have an equally significant impact upon bats. As such there are not considered to be any suitable alternatives.

Finally, the Nature Conservation Officer advises that if planning consent is granted the proposed mitigation / compensation (bat boxes and features, and supervision of works) is acceptable and is likely to maintain the favourable conservation status of the species of bat concerned.

A condition is therefore recommended requiring the development to be carried out in full accordance with the mitigation measures set out in the submitted Bat Survey.

Barn Owl

Evidence of barn owl activity was recorded on site in 2019, but none recorded during the latest survey. As some time has passed since the last survey was completed, the Nature Conservation Officer initially advised that an updated survey would be required prior to determination of this planning application.

The applicant subsequently confirmed that the works to the roof (19/5003M) have been implemented and the conditions relating owls attached to that approval have been adhered to, and therefore a further survey would be superfluous. The Nature Conservation Officer is therefore satisfied that a further barn owl survey is no longer necessary.

Nesting Birds

In the interests of safeguarding nesting birds, a condition is recommended which prevents any removal of vegetation or demolition of buildings during bird nesting season, unless an appropriate survey has first been carried out.

Ecological Network and Enhancement

The application site falls within a 'Core Area' and a 'Restoration Area' of the CEC Ecological Network which forms part of the SADPD. Policy ENV 1 therefore applies to the determination of this application. Under this policy developments in Core Areas should increase the size, quality and quantity of priority habitats and developments in restoration areas should contribute to the structural connectivity, resilience and function of the network.

The application site is relatively small and due to the nature of the site and the proposed development there are unfortunately no opportunities for the creation of priority habitats on site. However, there is an opportunity to include features for nesting birds that would enhance the ecological value of the development. A condition is therefore recommended to ensure that features for birds are incorporated as part of the new use of the site.

Ecology Summary

Subject to the conditions set out above, the proposals would accord with CELPS policy SE 3 and SADPD policy ENV 2.

Living Conditions

Policy SE 1 of the CELPS expects all development to be designed to ensure an appropriate level of privacy for new and existing residential properties. Policy HOU 12 of the SADPD states that development proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of the proposed development. Consideration must be given to matters such as loss of privacy, loss of daylight, overbearing effects, traffic generation and environmental disturbance.

The nearest neighbouring residential property is 'The Anson' located approximately 50m to the south of the application building. Other nearby properties are found to the east along Green Lane. In this case, it is considered that the proposed development gives rise to no significant adverse impact to neighbouring amenity.

Subject to the proposed self-storage use being operated in accordance with the measures set out in the Operational Statement (including hours of operation and level of activity), the proposed use is not considered to result in any greater harm than that of the established agricultural use of the site.

It is therefore considered that the proposals are acceptable in this respect and comply with CELPS policy SE 1 and SADPD policy HOU 12.

Highways

CELPs policy SD 1 and SADPD policy INF 3 state that development proposal should provide safe access and sufficient car parking in accordance with adopted highway standards.

Access

Access to the site will be via the existing farm access via its junction with Green Lane, this access currently has poor visibility along Green Lane for drivers of vehicles both exiting the access and approaching the access on Green Lane. The proposal includes improvements to the site access to provide visibility splays in line with current design guidance.

The existing site access with Green Lane has lateral visibility splays of just 2.0m x 13m in both directions of view along Green Lane, which is well below design guidance for junctions such as this. Notwithstanding this, during the last five-year period of data availability (2018 to 2022), there have been no reported Personal Injury Accidents (PIA) on Green Lane, either associated with or in the vicinity of the site access.

Regardless of the good road safety record, the applicant has agreed to improve site access visibility and formalise the junction layout to provide 6.0m entry and exit radii along with a carriageway width of 5.5m in the vicinity of Green Lane, this is an improvement over the existing access which is around 3.0m wide. The proposed access layout plan illustrates the revised junction layout and improved visibility splays which have dimensions of 2.4m x 43m in both directions of view. This is a significant improvement over the existing situation and is consistent with design guidance for new junctions on roads such as Green Lane with a speed limit of 30mph. The proposal for improved access is acceptable and will result in a significant improvement in highway safety.

Car Parking

The proposed storage facility will have a gross floor area of 1,490sqm and so to be consistent with CEC car parking standards, a proposal of this scale would normally be required to provide 19 off-street car parking spaces along with seven spaces for HGV's.

The applicant is proposing six marked car parking spaces within the site, two for staff and four for visitors along with two large areas for loading and unloading. Given the scale and nature of the proposal - which is for people and businesses storing personal belongings and files etc. - this is considered to be acceptable, particularly given the site has more than sufficient space to provide off-street car parking in accordance with CEC parking standards as illustrated in submitted plans.

The applicant has also provided vehicle swept path analysis to confirm that rigid HGV's up to 12.0m in length can safely enter and exit the site in a forward gear. However, given the nature of the proposed use, servicing of the site by vehicles of this size is considered to be unlikely.

Traffic Impact

The applicant has provided evidence, from the Trip Rate Information Computer System (TRICS) database for Self Storage sites, which indicates that the commuter peak hour and daily traffic generation associated with the change of use, is expected to be low, on average no more than six two-way trips per day, which is similar to that which could be generated by the existing lawful use of the site. As a result, the proposal would not be expected to have a material impact on the safe operation of the adjacent or wider highway network.

Sustainable Travel

The proposed change of use would not be expected to result in a material change in the volume of traffic that could be lawfully generated by the site; therefore, there are no grounds for refusal based on sustainability.

Highways Conclusion

Subject to a recommended condition, the Head of Strategic Transport has no objection to the planning application. The proposal complies with the requirements of CELPS policy SD 1 and SADPD policy INF 3.

Flood Risk / Drainage

CELPS policy SE 13 and SADPD policy ENV 16 deal with flood risk and drainage implications of development. Between them, they expect development proposals to demonstrate the measures that will be taken to manage flood risk.

The Lead Local Flood Authority (LLFA) have reviewed the details submitted in support of the application. LLFA confirm they have no objection in principle as the proposed change of use of the building is to a less vulnerable use.

The proposed development would be acceptable from a flood risk management perspective and would meet the requirements of CELPS policy SE 13 and SADPD policy ENV 16.

Air Quality

Whilst this scheme itself is of a small scale, and as such would not require an air quality impact assessment, there is a need for the Local Planning Authority to consider the cumulative impact of a large number of developments in a particular area. In particular, the impact of transport related emissions on Local Air Quality.

Environmental Protection Officers have recommended a condition requiring the installation of an electric vehicle (EV) charging point and ultra-low emission boilers to serve the new B8 use in the interests of local air quality.

It is recommended that one Rapid (50kW) EV charging point is installed, with cabling provided for a further charger if required at a future date. Subject to a condition requiring the installation of an EV charger, the proposal would encourage the uptake of plug-in and ultra-low emission vehicles in accordance with paragraph 116 of the NPPF.

In terms of the recommended condition requiring ultra-low emission boilers, this would be practically impossible to monitor and enforce due to the internal location of a boiler. It would therefore fail to be an enforceable condition, as required by paragraph 56 of the NPPF.

Subject to the recommended EV charging condition, the proposed development would contribute to the improvement of local air quality and would comply with CELPS policy SE 12.

Land Instability

Amongst other considerations, CELPS policy SE 12 states that development will only be deemed acceptable where it can be demonstrated that any land instability issues can be appropriately mitigated against and remediated, if necessary.

The application site is identified by The Coal Authority as being within a 'Low Risk Area' where unrecorded coal mining related hazards could still exist, although extremely unlikely. Due to the site being located within the Low Risk Area, no further consultation with The Coal Authority is required. However, the Authority's Standing Advice regarding mining related hazards should be included on the decision notice for the applicant / developer's information.

The proposal is therefore considered to comply with the requirements of CELPS policy SE 12.

Utilities

SADPD policy INF 9 states that the infrastructure capacity for utilities (including surface water disposal, water supply, wastewater treatment, gas and electricity) will be sufficient to meet forecast demands arising from the development.

In this case, the proposed use as a small-scale self-storage facility is unlikely to result in a significant strain on existing utility connections when compared to the lawful agricultural use as a chicken shed. A reason for refusal on this basis could not be sustained.

CONCLUSION

The proposal would not be inappropriate in the Green Belt as it would involve the re-use of an existing building which would preserve openness. It would therefore comply with CELPS policy PG 3 and the provisions of Chapter 13 of the NPPF.

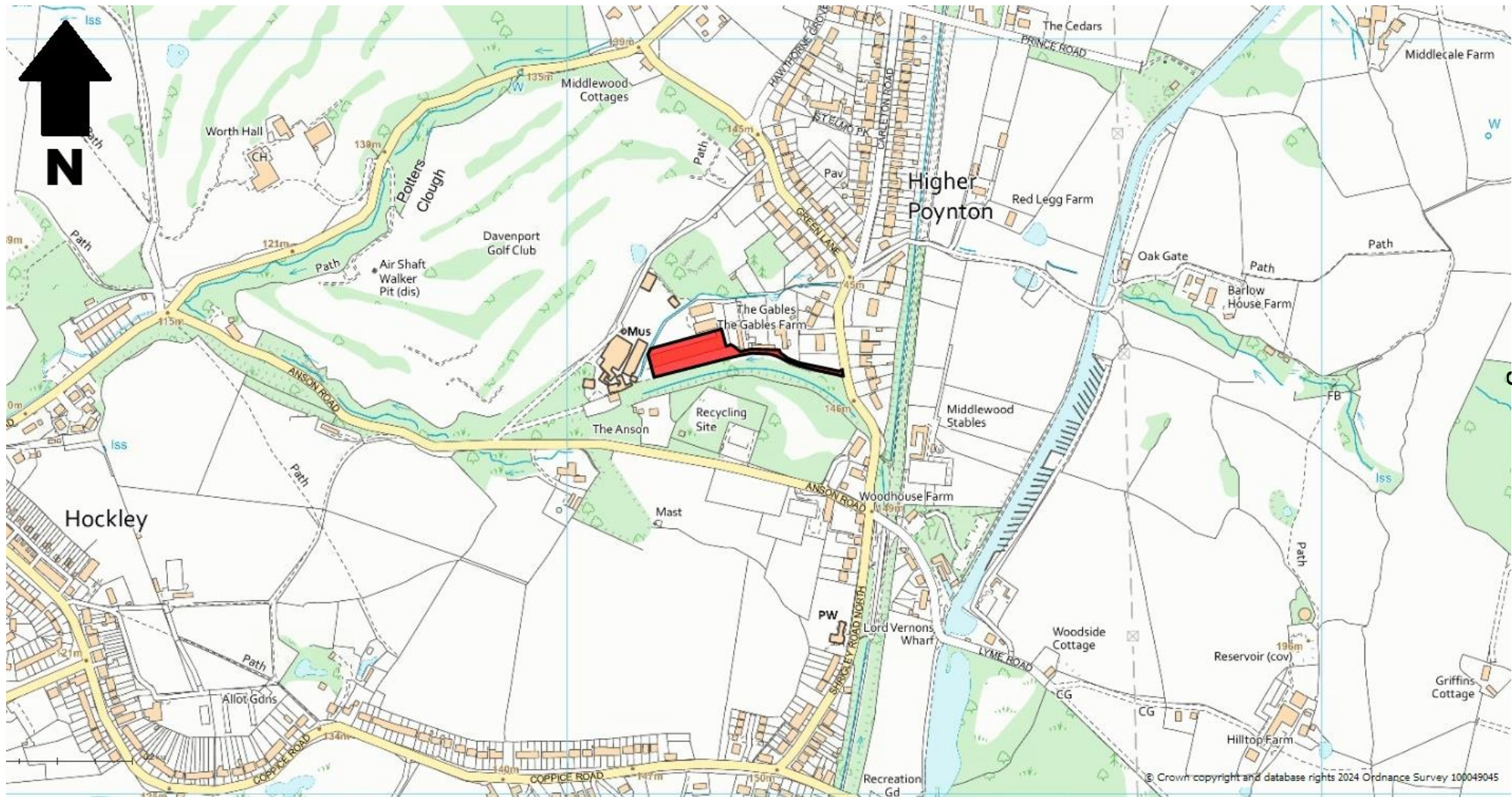
Subject to conditions, the proposed development is found to be acceptable when assessed against policies relating to design, landscape, amenity, highway safety, ecology, drainage, air quality and land instability.

Accordingly, the application for planning permission is recommended for approval subject to the following conditions:

- 1. Three years to commence development**
- 2. Development to be carried out in accordance with approved plans**
- 3. Development to be carried out in accordance with materials stated in application**
- 4. Visibility splays to be provided prior to first occupation**
- 5. Features to enhance biodiversity to be implemented**

- 6. Bat mitigation measures to be implemented**
- 7. Nesting birds survey to be submitted**
- 8. Landscape scheme to be submitted for approval**
- 9. Landscape implementation requirements**
- 10. Lighting scheme to be submitted for approval**
- 11. Requirement for electric vehicle charging point**
- 12. Development to be carried out in accordance with Operational Statement**

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chair (or in their absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

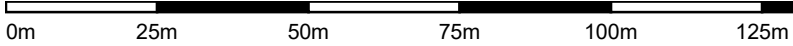


23/1365M

1 PRICE POULTRY FARM,
THE GABLES, GREEN LANE,
POYNTON, SK12 1TJ



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Scale: 1:1250, paper size: A3



Key:



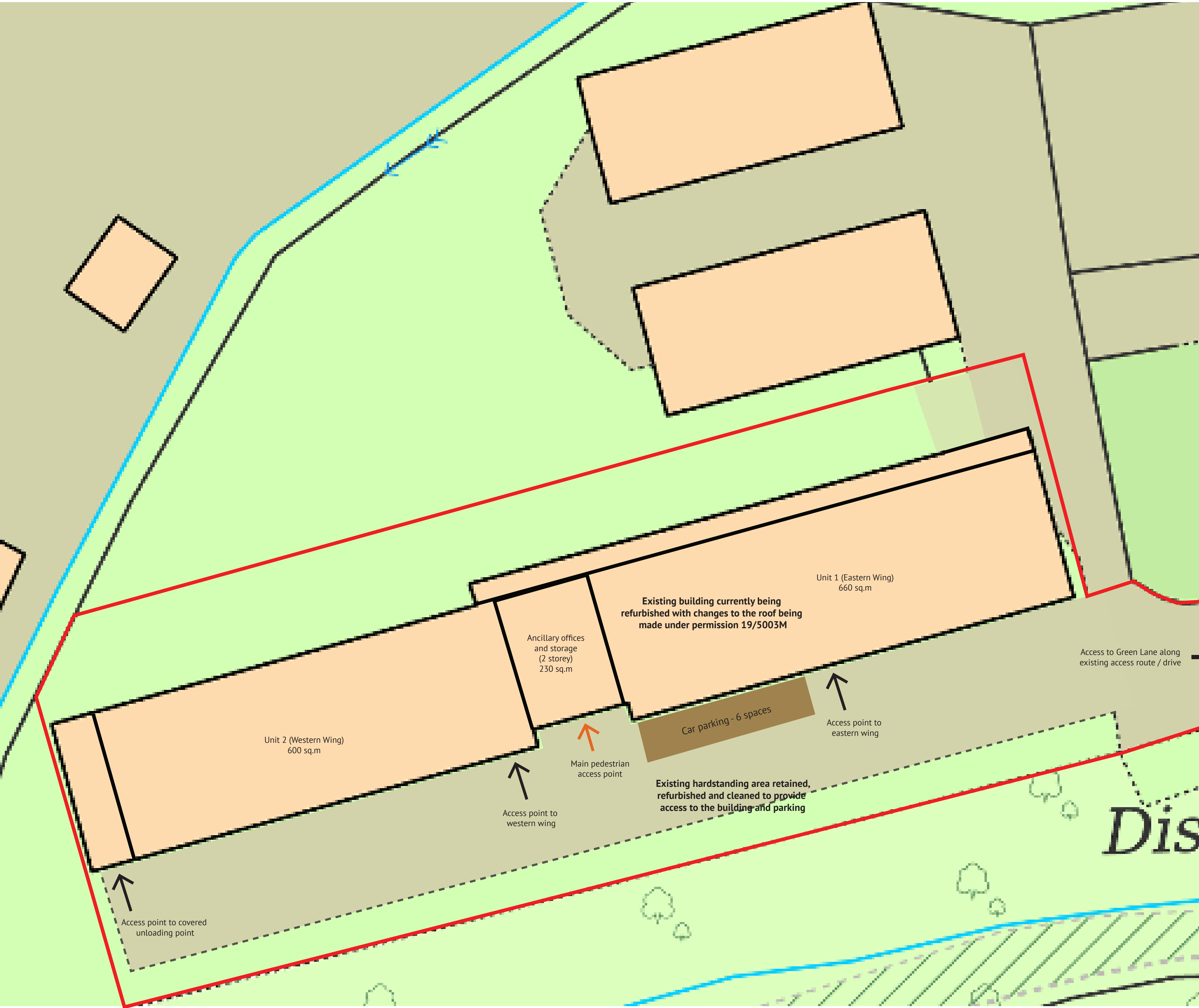
Site of Application



Other land under applicant control



Project Title	
THE GABLES	
Job No.	
22-061	
Client	
PRICE FARMING	
Drawing Number	Revision
22-061_DWG_001	A
Drawing Title	
SITE LOCATION PLAN	
Scale	Date
1: 1250 @ A3	06/02/2024



This drawing should be read in conjunction with the proposed car parking layout drawing- 4194-F02



urban imprint

Project Title	
THE GABLES	
Job No.	
22-061	
Client	
PRICE FARMING	
Drawing Number	Revision
22-061-DWG-002	REV - A
Drawing Title	
BLOCK PLAN	
Scale	Date
1: 200@ A1	02/02/2024



NORTH SOUTH AERIAL VIEW



NOTES

THIS IS NOT A CONSTRUCTION DRAWING AND IS FOR INDICATIVE PURPOSES ONLY. THE DRAWING WILL BE SUBJECT TO CHANGE FOLLOWING LOCAL AUTHORITY REVIEW AND CONFIRMATION OF PUBLIC HIGHWAY AND THIRD PARTY LAND BOUNDARIES.

A	UPDATED TO RECEIVED COMMENTS	SL	JC	DEC 2023
REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:
PRICE FARMING

PROJECT:
YEW TREE FARM, POYNTON

DRAWING TITLE:
PROPOSED SITE ACCESS ARRANGEMENT

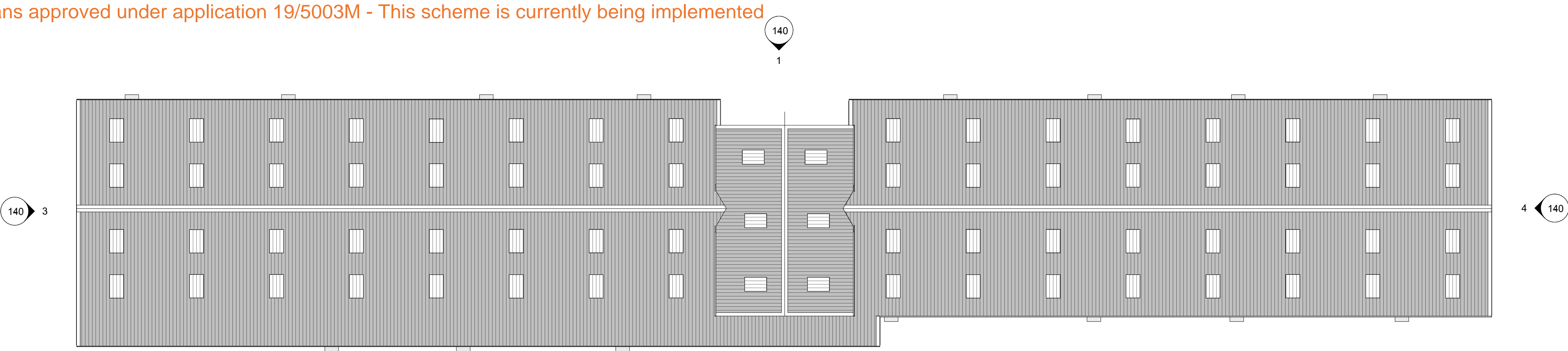
SCALES:
1:500 @ A3

DRAWN: GM	CHECKED: TSB	DATE: OCT 23
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Eddisons
340 Deansgate
Manchester
M3 4LY
Email: info@crofts.co.uk
Tel: 0161 837 7380
Web: www.eddisons.com/services/transport-planning

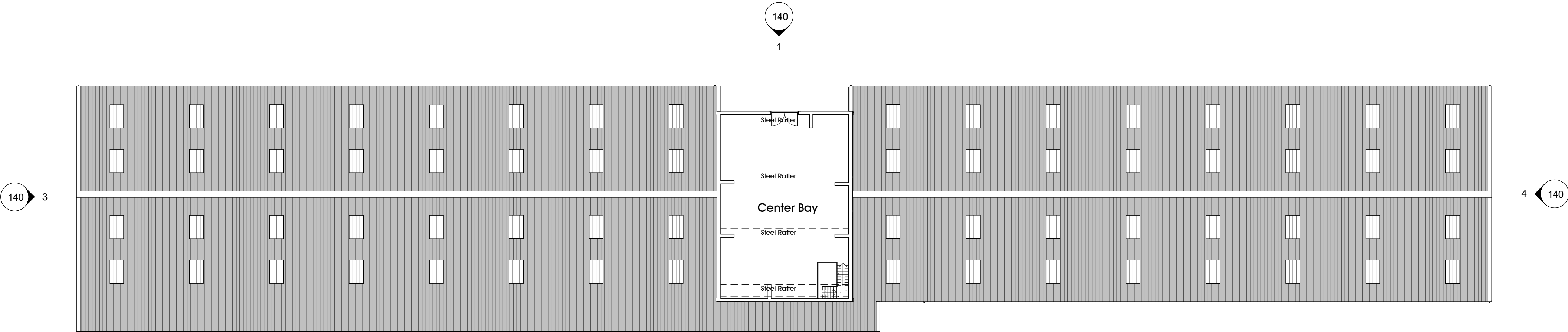
DRAWING NUMBER: 4194-F01	REVISION: A
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Eddisons



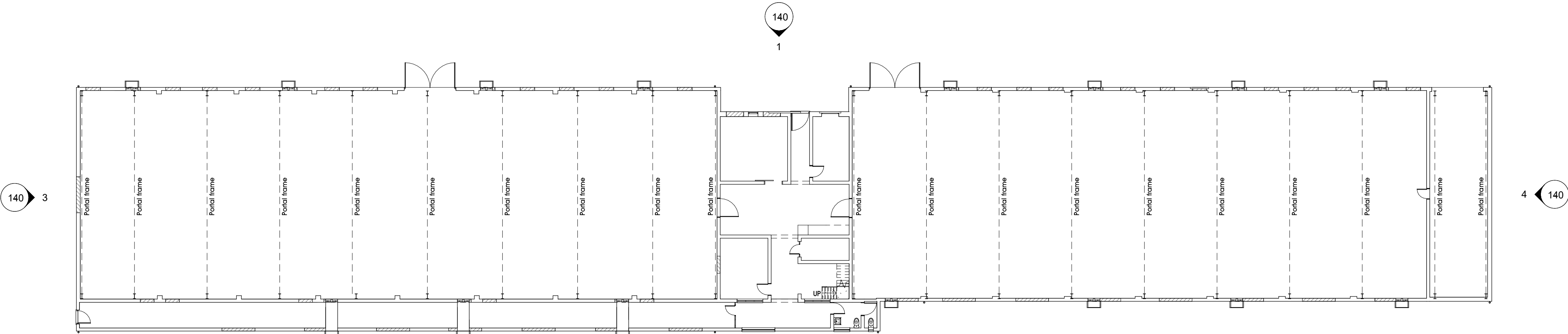
Roof Plan Proposed

1 : 200



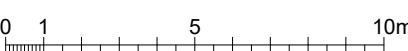
First Floor Plan Proposed

1 : 200



Ground Floor Plan Proposed

1 : 200



NOTE:
Do not scale from this drawing, use figured dimensions and site measurements only. Any discrepancy is to be reported to the designer immediately. This drawing is to be read in conjunction with all relevant Notes documents and Engineer's drawings. This drawing is to be used only for its intended purpose.

THE CLIENT AND CONTRACTOR ARE TO BE AWARE OF THEIR RESPECTIVEDUTIES WITH REGARD TO CDM 2015. WHERE CLIENT / CONTRACTOR REQUIRES ADVICE OR IS IN DOUBT PLEASE DO CONTACT HSE (www.hse.gov.uk/construction/cdm) OR CRAIG SHARPES CHARTERED ARCHITECTURAL TECHNOLOGIST (CSCAT). CSCAT IS NOT APPOINTED AS THE PRINCIPAL DESIGNER UNLESS SPECIFICALLY AGREED OTHERWISE IN WRITING.

Revisions

Mr T & Mrs K Price
The Gables, Green Lane,
Higher Poynton, Stockport. SK12 1TJ

Proposed re-roofing to Extng. farm building
Planning Application
Proposed GA Plans

Craig Sharpes BSc(Hons) MCIAT
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ST6 7DF
Tel: 07787 761740
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Chartered Institute of
Architectural Technologists
Registered Practice

Drawing No. 1008/ 130

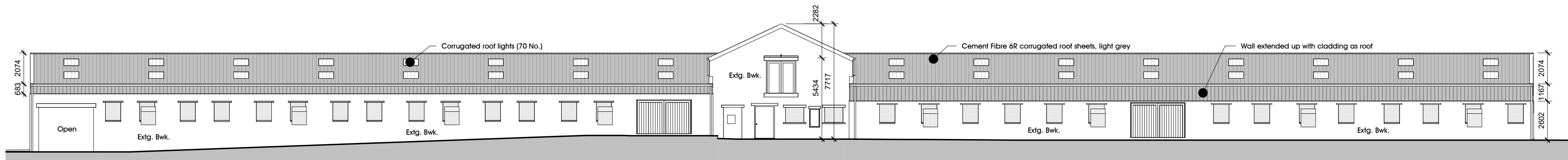
Date June 2019

Scale 1 : 200 @ A1

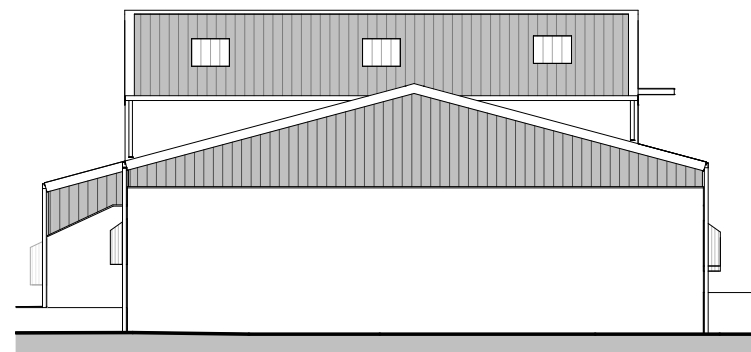
NOTE:
Do not scale from this drawing, use figured dimensions and site measurements only. Any discrepancy is to be reported to the designer immediately. This drawing is to be read in conjunction with all relevant Notes documents and Engineer's drawings. This drawing is to be used only for its intended purpose.

THE CLIENT AND CONTRACTOR ARE TO BE AWARE OF THEIR RESPECTIVEDUTIES WITH REGARD TO CDM 2015. WHERE CLIENT / CONTRACTOR REQUIRES ADVICE OR IS IN DOUBT PLEASE DO CONTACT HSE (www.hse.gov.uk/construction/cdm) OR CRAIG SHARPES CHARTERED ARCHITECTURAL TECHNOLOGIST (CSCAT). CSCAT IS NOT APPOINTED AS THE PRINCIPAL DESIGNER UNLESS SPECIFICALLY AGREED OTHERWISE IN WRITING.

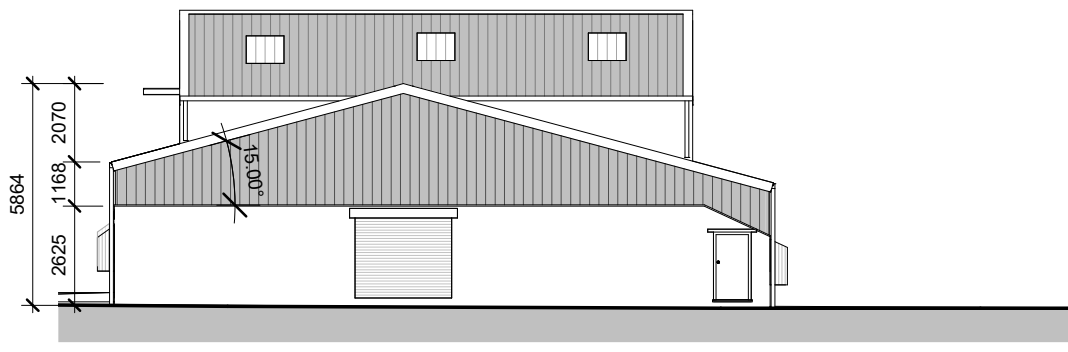
Revisions



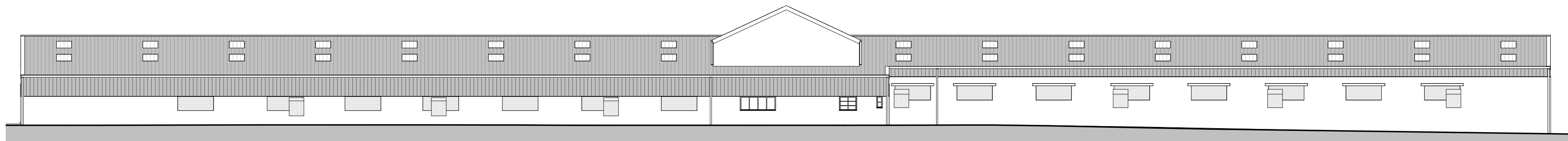
1 South Elevation Proposed
1 : 200



4 West Elevation Proposed
1 : 200



3 East Elevation Proposed
1 : 200



2 North Elevation Proposed
1 : 200

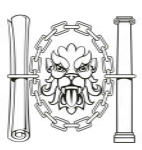
Material notes

- Existing wall retained - Brick
- New walls (extended vertically) - Cement Fibre 6R corrugated sheeting
- New roof covering - Cement Fibre 6R corrugated sheeting
- New roof lights - 2.40kg/sq.m. GRP Profile 6 corrugated
- Gutters - Boxed Gavanised steel
- Rainwater pipes - PVC

Mr T & Mrs K Price
The Gables, Green Lane,
Higher Poynton, Stockport. SK12 1TJ

Proposed re-roofing to Extng. farm building
Planning Application
Proposed GA Elevations

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Stoke-On-Trent
Staffordshire
ST6 7DF
Tel: 07787 761740
Email: craig@cscat.co

	Drawing No.	1008/ 140
	Date	June 2019
	Scale	1 : 200 @ A1

Application No: 23/3471M

Location: Craven House, Lusso Macclesfield Serviced Apartments, CHURCHILL WAY, MACCLESFIELD, SK11 6AY

Proposal: Proposed 5th floor extension to form 2no. additional apartments, including new roof terrace. New pergola and hot tub proposed to existing roof terrace

Applicant: LBH Macclesfield Ltd

Expiry Date: 07-Nov-2023

SUMMARY

The application site lies within Macclesfield Town Centre. Macclesfield is identified as a Principal Town in the CELPS, where residential development is deemed acceptable subject to compliance with other policies within the development plan. The development accords with Policies PG 2 and SD 2 of the CELPS.

The site is within a highly sustainable location and is in easy walking distance of town centre amenities, services and facilities and public transport links including the train and bus stations within Macclesfield.

The design of the proposed development is considered to be acceptable and would not result in significant harm to the character or appearance of the existing building, wider area or nearby Locally Listed Building and Conservation Area. The proposal complies with Policies SE 1, SD 2 and SE7 of the CELPS, SADPD policy HER 3, and the CEC Design Guide.

The development is considered to be acceptable in terms of its impact upon the residential amenities of surrounding occupiers the site and will integrate with existing uses and businesses appropriately within the town centre location. The proposal would accord with SADPD policies ENV 15 and HOU 12 and HOU 13.

The development is considered to be acceptable in terms of its impact upon the highway network and the lack of parking is acceptable due to its highly sustainable location.

The proposal is therefore considered to be acceptable in the context of the relevant policies of the Cheshire East Local Plan Strategy, the Site Allocations and Development Plan Document, and advice contained within the NPPF. The application is therefore recommended for approval subject to conditions.

SUMMARY RECOMMENDATION

Approve subject to conditions.

REASON FOR REFERRAL

This application has been called-in to be determined by the Northern Planning Committee by the local Ward Member, Cllr Liz Braithwaite, for the following reasons:

"The applicant states that the work has not started, yet I registered a Planning Enforcement breach in July 2022 22/00518E as a large structure has been erected on the roof, and the terrace extended way beyond what was approved. These changes appear to be the same as those in this application. I have not been advised that any action has been taken by Planning Enforcement. I have sent a photo to the case officer that shows the structure and the extended terrace.

My concerns are that the changes applied for are overbearing and dominate the skyline, detracting from the nearby heritage buildings. I understand that previous application were amended for this reason. It can be seen from the work already carried out that the structure is intrusive. It was covered in black plastic sheeting/tarpaulin which became loose during bad weather.

I am also concerned about the suitability of the site for the proposed use. I have personally witnessed a large group of people on the terrace, some of whom climbed a ladder (which can be seen on the photo but not the approved plans) onto the apartment roof which does not have any guard rails. The structure on the roof was lit up, as was the terrace area. There are no staff on site.

There will be an impact on residential amenity from additional noise from the proposed apartments, extended terrace and hot tub, both on residents of existing apartments and nearby properties.

The proposed development does not meet local housing need.

Due to the location of this building and the potential impact on the surroundings I feel that it warrants consideration by the planning committee. Thank you."

DESCRIPTION OF SITE AND CONTEXT

This application relates to a prominent 4-6 storey building located on the corner of Castle Street and Churchill Way, at the Crossroads with Great King Street, Macclesfield.

The site is surrounded by a mix of commercial and retail units and is located within the Primary Shopping Area and Principal Town Centre boundary of Macclesfield. The former Cheshire Building Society building on the northern side of Castle Street is a Locally Listed building and the site is also within an area of archaeological potential. The Christ Church Conservation Area lies approximately 100m to the west.

The building ground floor of the northern section of the building fronting Castle Street is currently vacant (having previously been occupied by the Post Office) with 3 storeys of residential apartments above. The eastern section is all in residential use, with a lobby and apartments at ground floor and 5 storeys of apartments above (2 units are at 6th floor level). The building provides 97 apartments in total, comprising a mix of studios and 1 and 2 bed apartments.

The site is located within flood zone 1 and within a very low flood risk from surface water flooding.

DESCRIPTION OF PROPOSAL

This application seeks full planning permission for the erection of 2 apartments on the roof of the northern section of the building (currently 4 storey). The apartments would be accessed at the existing 5th floor level and shall be flat roof in design, set in from the existing elevation of the main apartment building fronting onto Castle Street, following the existing building lines of the accommodation at 5th floor level. A metal and glass balustrade will enclose the terrace surrounding the units which covers the existing roof space below. Fenestration and materials match those on the existing building.

The application also seeks consent for a pergola and a hot tub with enclosure to the rear of the existing 6th floor unit. The hot tub is already in place although the enclosure is not yet completed.

Revised plans were received during the course of the application to reconfigure the internal accommodation so that the apartments met internal accommodation standards within the National Described Space Standard.

RELEVANT HISTORY

22/3475M - Conversion of ground floor former post office unit to form 4no. hot food retail units and 3no. apartments, including new retractable canopy and pavement seating areas. – Refused / 10-Jan-2024. Refused on grounds of unsatisfactory level of internal amenity.

20/4866M - Extension to existing residential building to form 1no. new apartment - Approved with conditions / 22-Mar-2021

20/1442M - Extension to existing residential building to form 17no. new apartments. Alterations to shop front previously approved under 18/6076M. - Approved with conditions / 07-Aug-2020

20/2059M - Advertisement Consent for 3no. building signs - Approved with conditions / 26-Oct-2020

18/4423M - Proposed extension to provide additional floors of residential accommodation, communal facilities and refurbishment of existing elevations. - Incomplete & Returned

18/1593M - Prior approval for proposed change of use for conversion of part of the existing ground floor internal spaces previously occupied by the post office to residential accommodation - Determination - appvl not reqd (stage 1) / 26-Jul-2018

08/3000P - The comprehensive redevelopment of Macclesfield town centre - outline application (maximum and minimum scales of proposed development submitted) with all matters reserved except access - Withdrawn / 20-Jun-2011

18/6076M - Refurbishment of external elevations and change of use of basement (former public toilets) to create private gymnasium and laundry. - Approved with conditions / 15-Feb-2019

17/4483M - Prior approval for change of use of a building from office use to 12 apartments - Refused / 01-Dec-2017

15/2399M - Prior Approval for Change of Use from Office (Use Class B1) to Class C3 dwellinghouse at 3rd floor, Craven House, Churchill Way, Macclesfield. - Determination - appvl not reqd (stage 1) / 14-Jul-2015

15/1603M - Prior Approval for Change of Use from Class B1 to Class C3 Dwellings - First and Second Floor Only - Determination - appvl not reqd (stage 1) / 26-May-2015

75295P - Access ramp to rear - Approved / 23-Sep-1993

RELEVANT PLANNING POLICY

Cheshire East Local Plan Strategy 2010-2030 (CELPS)– Adopted July 2017

MP1 Presumption in favour of sustainable development
PG1 Overall Development Strategy
PG2 Settlement hierarchy
PG7 Spatial Distribution of Development
SD1 Sustainable Development in Cheshire East
SD2 Sustainable Development Principles
EG5 Promoting a Town Centre First Approach to Retail and Commerce
SE1 Design
SE2 Efficient Use of Land
SE4 The Landscape
SE 7 The Historic Environment
SE12 Pollution, Land contamination and land instability
CO1 Sustainable Travel and Transport
Appendix C – Parking standards

Cheshire East Site Allocations and Development Policies Document (SADPD)- Adopted December 2022

PG9 Settlement Boundaries
GEN1 Design principles
ENV15 New development and existing uses
HER 1 Heritage Assets
HER 3 Conservation Areas
HER 4 Listed Buildings
HER 8 Archaeology
HOU 8 Space, accessibility and wheelchair housing standards
HOU 11 Extensions and Alterations
HOU12 Amenity
HOU 13 Residential Standards
RET7 Supporting the vitality of town and retail centres
RET 8 Residential Accommodation in the Town centre
RET 9 Environmental Improvements, public realm and design in town centres
RET 11 Macclesfield town centre and environs
INF3 Highways safety and access
INF9 Utilities

Other Material Planning Considerations

National Planning Policy Framework (2021) National Planning Policy Guidance
Cheshire East Design Guide

CONSULTATIONS (EXTERNAL TO PLANNING)

Environmental Protection (CEC)- No objection, recommend informatives regarding dust management and hours of construction.

Manchester Airport Safeguarding – No objection subject to an informative regarding crane permits.

Archaeology - While this application does sit within an area of archaeological potential as outlined above, it is unlikely to impact significant below ground remains and therefore there are no archaeological observations required for this application.

Macclesfield Town Council – No comments received.

NEIGHBOUR REPRESENTATIONS

6 Letters of objection received and summarised below;

- No further works should be agreed until the mess from the original build is cleared
- The area all boarded up is an eyesore
- Existing building management is inadequate,
- More work will create more problems for existing residents.
- Draft environmental SPD notes noise assessments should be submitted.
- 2 additional units closer to existing restaurants and shopping centre to the north which currently operate without restriction; Concerns that proposals will prejudice existing operations.
- No noise impact assessment with the application

1 Letter of comment received and summarised below;

- In the aim of biodiversity I hope the applicant would consider a living wall rather than fake plastic green walls they have previously used

OFFICER APPRAISAL

Principle of development

Section 7 of the NPPF recognises that residential development often plays an important role in ensuring the vitality of town centres and encourages residential development on appropriate sites.

CELPS Policy EG5 identifies Principal Towns, such as Macclesfield, as the focus for town centre uses, ultimately seeking to maintain and enhance the viability and vitality of designated

centres. Policy PG2 of the CELPS encourages the redevelopment and revitalisation of Principal Towns.

SADPD Policy RET 8 notes that the provision of additional residential accommodation in town centres is supported in principle subject to compliance with, amongst other matters, Policy ENV 15 in that proposals are integrated effectively with existing businesses and community facilities. The policy requires proposals for residential accommodation in the town centre to ensure:

- i. appropriate and safe access arrangements;
- ii. secure, well designed and accessible cycle parking; and
- iii. appropriate and well located waste and recycling facilities.

In this case, the provision of 2 additional apartments on this existing apartment building with the town centre and additional extensions for an existing unit are considered acceptable in principle, subject to compliance with Policy ENV 15 which is considered within the amenity section of this report. The site is accessed via the existing entrance point and will utilise the existing waste arrangements that serve the rest of the building, that being a communal bin store at ground floor level. The site does not benefit from its own car parking or cycle parking but there are public cycle rails immediately to the front of the building.

Matters of heritage, design, amenity and highways are considered below.

Heritage, Character and Design

The site lies opposite a locally listed building (the old Cheshire Building Society) and can be seen from the Christ Church Conservation Area and therefore may affect the setting of heritage assets. Paragraph 205 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Paragraph 135 of the NPPF seeks to ensure that developments function well and add to the overall quality of the area, be visually attractive as a result of good architecture, layout and landscaping; are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change; establish or maintain a strong sense of place, and create attractive and distinctive places to live, work and visit. The potential of a site should be optimised to accommodate an appropriate mix and amount of development whilst creating safe, inclusive and accessible places with a high standard of amenity for existing and future users.

Section 11 of the NPPF seeks to promote the effective use of land in meeting the need for more homes. Paragraph 124 advises that planning decisions '*should support the use of airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed... and can maintain safe access and egress for occupiers.*'

CELPS Policy SE 1 states that development proposals should make a positive contribution to their surroundings. It seeks to ensure design solutions achieve a sense of place by protecting

and enhancing the quality, distinctiveness and character of settlements. It should also respect the pattern, character and form of the surroundings.

Amongst other criteria, Policy SD 2 of the CELPS also expects all development to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of **height, scale, massing, form and grouping in addition to the relationship to neighbouring properties, materials, design features and green infrastructure. SADPD Policy GEN 1 requires proposals to create high quality development reflecting local character and design. Policies SE7, HER1, HER3 and HER7 seek to ensure all new development avoids harm to heritage assets.**

The proposed apartments would be a continuation of development at the 5th storey level which is prominently located on the corner and western side of the building. The proposals would add further built form and massing at the existing roof level on the northern side of this building. The Council's conservation officer considers that the additional units would cause further harm to the views out of the conservation area (the proposal will lead to less than substantial harm to the significance of a designated heritage asset) and promote the dominance of this building with reference to the Locally listed building opposite (less than substantial harm).

Whilst the views of the conservation officer are noted, the building is prominent as existing and the continuation of accommodation at this level around the corner will have a balancing effect on the building. Overall, the additional height is not considered to detract from the character or appearance of this area as the building is one of the tallest and most prominent already. The units will not enclose the full area of the building at 5th floor level, being set back from the Castle Street and side elevations, which will significantly reduce the bulk of the extension and the impact of the extension upon the local area. Whilst the development would be visible from the Conservation Area and Locally Listed Building, this is not considered to be unduly harmful. The development would not be any more prominent in the skyline in longer range views outside of the town centre and would sit comfortably with surrounding tall buildings within the town centre, when compared to the existing development. Furthermore, utilising space above existing development is given support in the recently updated NPPF.

The proposed pergola and hot tub and associated enclosure at 6th floor level would sit adjacent to existing development and would not detract from the appearance or character of the residential building. Whilst it is understood that the hot tub and enclosure is in place this is not fully completed. Conditions can ensure a suitably designed screen is in place around the hot tub.

The site lies within an area of archaeological importance, however the Council's archaeological advisor is satisfied that the works pose no concern to any archaeological interests.

Overall, it is considered that the proposals would not detract from the character and appearance of the main building or wider area, including the setting of the nearby Locally Listed Building and Conservation Area. As such the proposals comply with Sections 12 and 16 of the NPPF, policies SE1, SE7 and SD2 of the CELPS, and the requirements of SADPD policies, HER1, HER3, HER7 and GEN 1.

Amenity

CELPS policy SE1 seeks to ensure appropriate levels of privacy for new and existing residential properties. Policy SD 2 also expects all development to contribute positively to an area's

character and identity, creating or reinforcing local distinctiveness in terms of its **relationship to neighbouring properties**. SADPD policy HOU 12 seeks to ensure development does not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of the proposed development due to:

1. loss of privacy;
2. loss of sunlight and daylight;
3. the overbearing and dominating effect of new buildings;
4. environmental disturbance or pollution; or
5. traffic generation, access and parking.

SADPD Policy HOU 13 (table 8.2) and the Cheshire East Design Guide set out the standards for space between buildings and advises for a 3 + storey building that 20m is required between principal habitable windows front to front, and 24m between principal habitable windows back to back. For a habitable room facing a non-habitable room this reduces to 16.5m. This is required to maintain an adequate standard of privacy and amenity between residential properties.

The proposed apartments will continue development at 5th floor level in line with existing development. At its closest point the development is approximately 15m from the building on the northern side of Castle Street (a restaurant at ground floor and first floor with associated storage above) at the rear the development will look out over Exchange Close and the rear of the supermarket. The additional apartments are not considered to harm the amenity of neighbouring occupiers as a result of overlooking, overbearing, shadowing or a loss of light due to the position of existing development and established overlooking relationship across this town centre street.

The pergola and hot tub enclosure will serve the only development at 6th floor and will therefore have no impact on amenity of neighbouring occupiers.

Policy ENV 15 notes new development must effectively integrate with existing uses, and existing businesses and community facilities must not have unreasonable restrictions placed on them as a result of it. A concept known as the 'agent of change principle'. Where the operation of an existing business or facility could have a significant adverse effect on a proposed new development in its vicinity, the policy requires the submission of appropriate information to demonstrate impacts would not arise or can be mitigated against.

An objection has been received from a neighbouring occupier on the potential of the development to prejudice existing occupiers that benefit from unrestricted planning consents; and also the lack of noise impact assessment. However, this is a town centre location surrounded by retail and commercial development and some residential. It is not considered that the existing uses would have a significant adverse effect on the proposed apartments. The apartments are an addition to existing residential development at 5th floor level within a busy town centre location where there is an expectation for noise and disturbance commensurate with that location. It is noted that environmental protection have not requested a noise assessment on this application.

The apartments meet the national described space standard in terms of internal accommodation provided.

Overall, the proposals are considered to comply with the provisions of CELPS local plan policies SD2 and SE1, SADPD policies HOU 12, HOU 13 and ENV 15 in this regard.

Highways/Accessibility

CELPS Policy CO 1 deals with sustainable travel and transport. It supports a shift from car travel to public transport and seeks to guide development to sustainable and accessible locations. SADPD policy INF3 requires that amongst other things, proposals provide safe access to and from the site for all highway users and incorporate safe internal movement in the site to meet the requirements of servicing and emergency vehicles.

Policy RET 8 of the SADPD requires proposals for residential accommodation in the town centre to have appropriate and safe access arrangements and cycle parking.

The site is located centrally within the town centre and is within a highly sustainable location close to shops, services and public transport links. Although no parking or private cycle parking is provided as part of the proposals the site is very close to public car parks and public cycle stands are located to the front of the building.

The proposals are considered to comply with the provisions of the CELPS and SADPD in this regard.

Contaminated Land

Environmental Health have not raised any issue with the proposals and suggest informatives regarding hours of construction and dust management.

The proposed development would comply with Policy SE12 of CELP and the NPPF in this regard.

Representations

Representations have been received in relation to the amenity and are addressed within the main body of the report.

Residents have also raised concerns about the current standard of maintenance and management of the existing apartments. However, this is not a material consideration for the determination of this application.

CONCLUSIONS

The application lies within Macclesfield, a Principal Town, within the town centre whereby SADPD policy RET 8 provides support for additional residential accommodation within the town centre. It adds to the vitality of town centres, through providing additional surveillance and supporting the evening economy.

The site is very sustainably located within the town centre, close to public transport, services and facilities within Macclesfield. The development accords with Policies PG 2 and SD 2 of the CELPS.

The scheme presents an acceptable design and would not result in significant harm to the character or appearance of the existing building, wider area or nearby Locally Listed Building and Conservation Area. The proposal complies with Policies SE 1, SD 2 and SE7 of the CELPS, SADPD policies HER1, HER 3, HER7 and GEN1 and the CEC Design Guide.

The development is considered to be acceptable in terms of its impact upon the residential amenities of surrounding occupiers the site and will integrate with existing uses and businesses appropriately within the town centre location. The proposal would accord with SADPD policies ENV 15 and HOU 12 and HOU 13.

Due to the sustainable location close to public transport links, and public car parks, it is considered acceptable in this instance that no parking provision is provided. The proposed development is unlikely to lead to an unacceptable impact on highway safety or through cumulative impacts, or lead to congestion on the road network.

The proposals will support the provision of 2 additional units of accommodation which also contributes to the Council's housing supply and is an efficient use of land, in line with government advice on the efficient use of land and utilising space above buildings.

Economic benefits of the scheme comprise the spending power of future residents in the local shops and services and the short-term economic benefits derived from the creation of construction jobs.

The proposal is therefore considered to be acceptable in the context of the relevant policies of the Cheshire East Local Plan Strategy, the Site Allocations and Development Plan Document, and advice contained within the NPPF. The application is therefore recommended for approval subject to conditions.

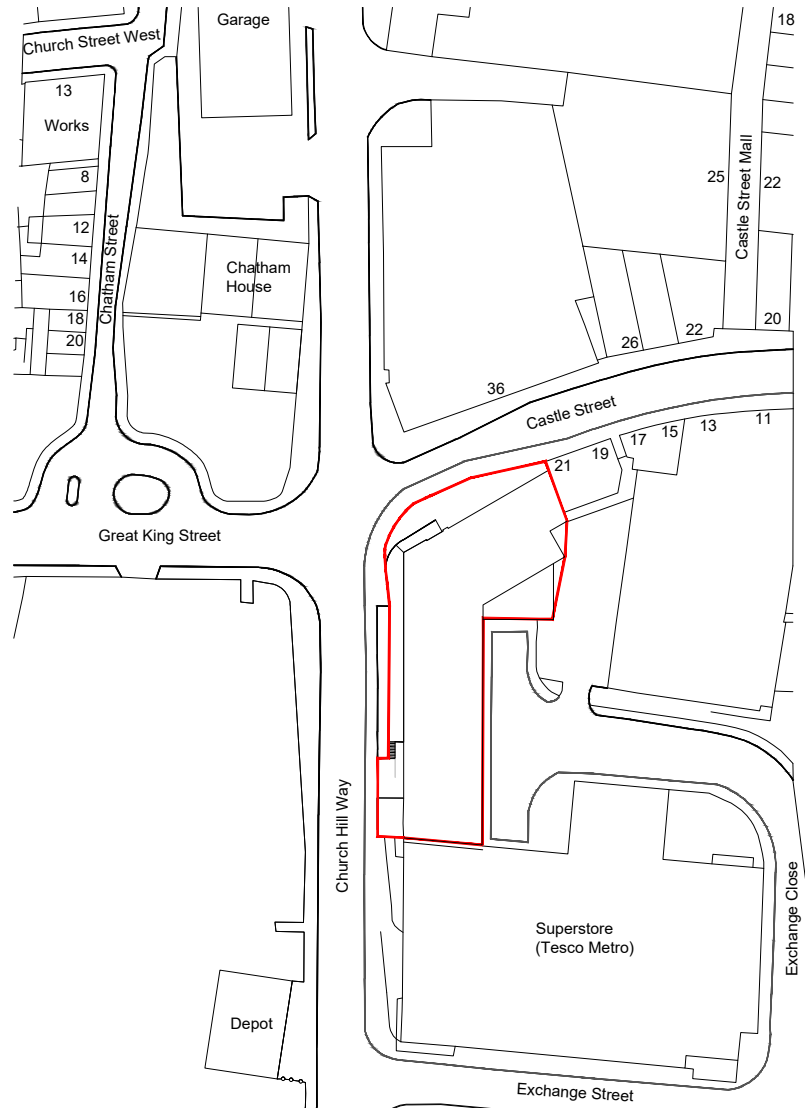
RECOMMENDATION

The application is recommended for approval subject to the following conditions:

1. Time Limit for implementation (3 years)
2. Development to be in accordance with approved plans
3. Details of materials to be submitted and agreed.
4. Within 3 months of the decision details of the boundary screen for the hot tub along with a timetable for its installation shall be submitted to and agreed in writing by the local planning authority.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chair (or in their absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

23/3471M
CRAVEN HOUSE,
LUSSO MACCLESFIELD SERVICED
APARTMENTS,
CHURCHILL WAY, MACCLESFIELD,
SK11 6AY



Location Plan
Scale 1:1250



General Notes:

All levels and dimensions to be checked on site by contractor prior to commencement.

Any variations / anomalies to be reported to Hunter & Belle Ltd. Do not scale from this drawing use figured dimensions only. All work shown on this drawing to be carried out in accordance with current British Standards and Codes of Practice.

-	-	-
Rev:	Date:	Description:

Client:	LBH Macclesfield		
Project:	Craven House Roof Extension		
Project No:	Drawing No:	Rev:	
139	001		
Description: Site Location Plan			

Scale: 1:1250@ A4 Date Drawn: 29.08.23



Unit 6, Withyfold Trading Estate
Withyfold Drive
Macclesfield
Cheshire SK10 2ZR

T: 01625 921 932

Purpose of Issue:

Planning ☒ Building Regs ☐ Tender ☐ Comment ☐ Approval ☐ Construction ☐

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North Elevation



South Elevation



West Elevation

Material Key

Existing Brick Facade

Grey Render Cladding

Green 'Living' Wall

Powder Coated Aluminium Cladding

Powder Coated Aluminium Window

Glass Balustrade



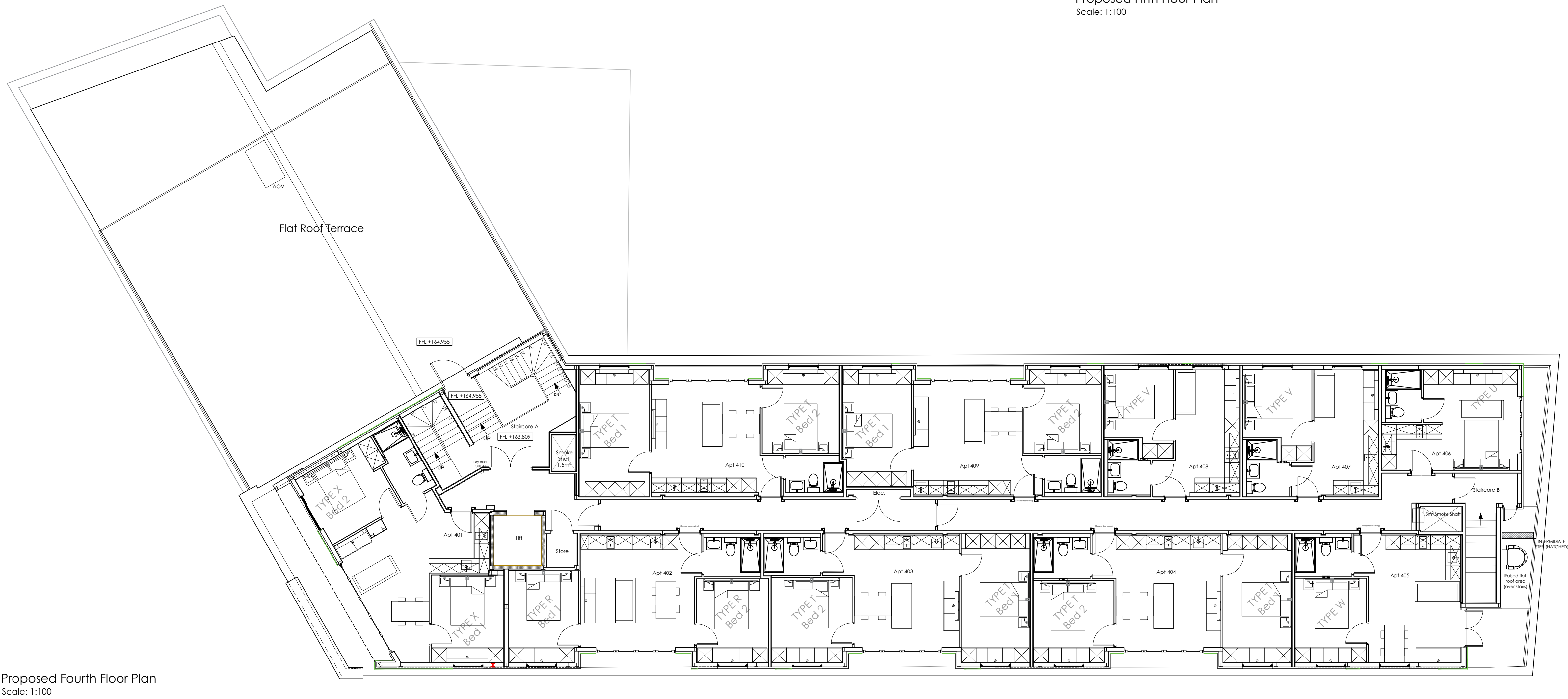
East Elevation



North-East Elevation



South-East Elevation



Proposed Fourth Floor Plan
Scale: 1:100

Proposed Fifth Floor Plan
Scale: 1:100



project ref: 82
project client: Huntsmere
project name: Craven House
drawing number: 014D
drawing title: Proposed Fourth & Fifth Floor Plans
drawing scale: 1:100 □ A1

D	18.12.20	
C	02.11.20	
	03.03.20	
rev.	date.	

General update to current scheme
5th Floor Extension revised and minor wall finish updates
Phase 2 planning drawings
comments.

All levels and dimensions to be checked on site by contractor prior to commencement.
Any variations / anomalies to be reported to Huntsmere Construction Ltd. This drawing is to be read in conjunction with all others relating to the project and all information derived accordingly. Do not scale from this drawing use figured dimensions only. All work shown on this drawing to be carried out in accordance with current British Standards and Codes of Practice.
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General Notes:

All levels and dimensions to be checked on site by contractor prior to commencement.

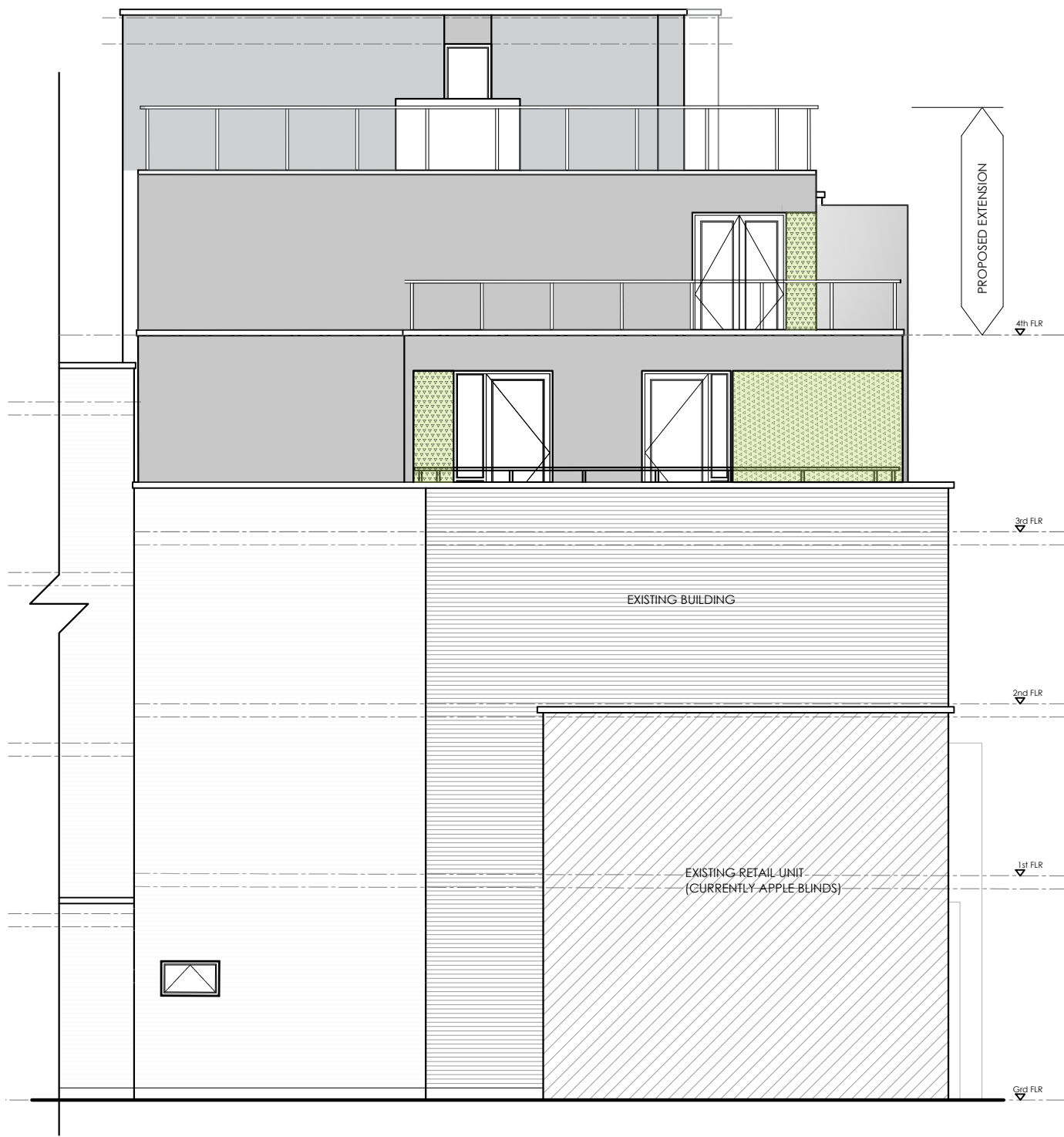
Any variations / anomalies to be reported to Hunter & Belle Ltd. Do not scale from this drawing use figured dimensions only. All work shown on this drawing to be carried out in accordance with current British Standards and Codes of Practice.

Proposed Materials:

Walls	Through coloured render system and green wailing to match existing
Roof	EPDM flat roof with composite decking and glass balustrade to terraces, all to match existing
Windows & Doors	PPC aluminium frames to match existing
①	2.6m high PPC Aluminium pergola with louvred tilt & turn roof
②	Proposed hori ontal slatted timber screen



South East Elevation



North East Elevation



North Elevation

Rev:	Date:	Description:
------	-------	--------------

Client: LBH Macclesfield

Project: Craven House Roof Extension

Project No: 139

Drawing No: 011

Rev:

Description: Proposed Elevations - Sheet 01

Scale: 1:100 @ A1 Date Drawn: 18.08.23

HUNTERBELLE

ARCHITECTURE + INTERIOR DESIGN

Unit 6, Withyfold Trading Estate
Withyfold Drive
Macclesfield
Cheshire, SK10 2JW
T: 01625 921 932

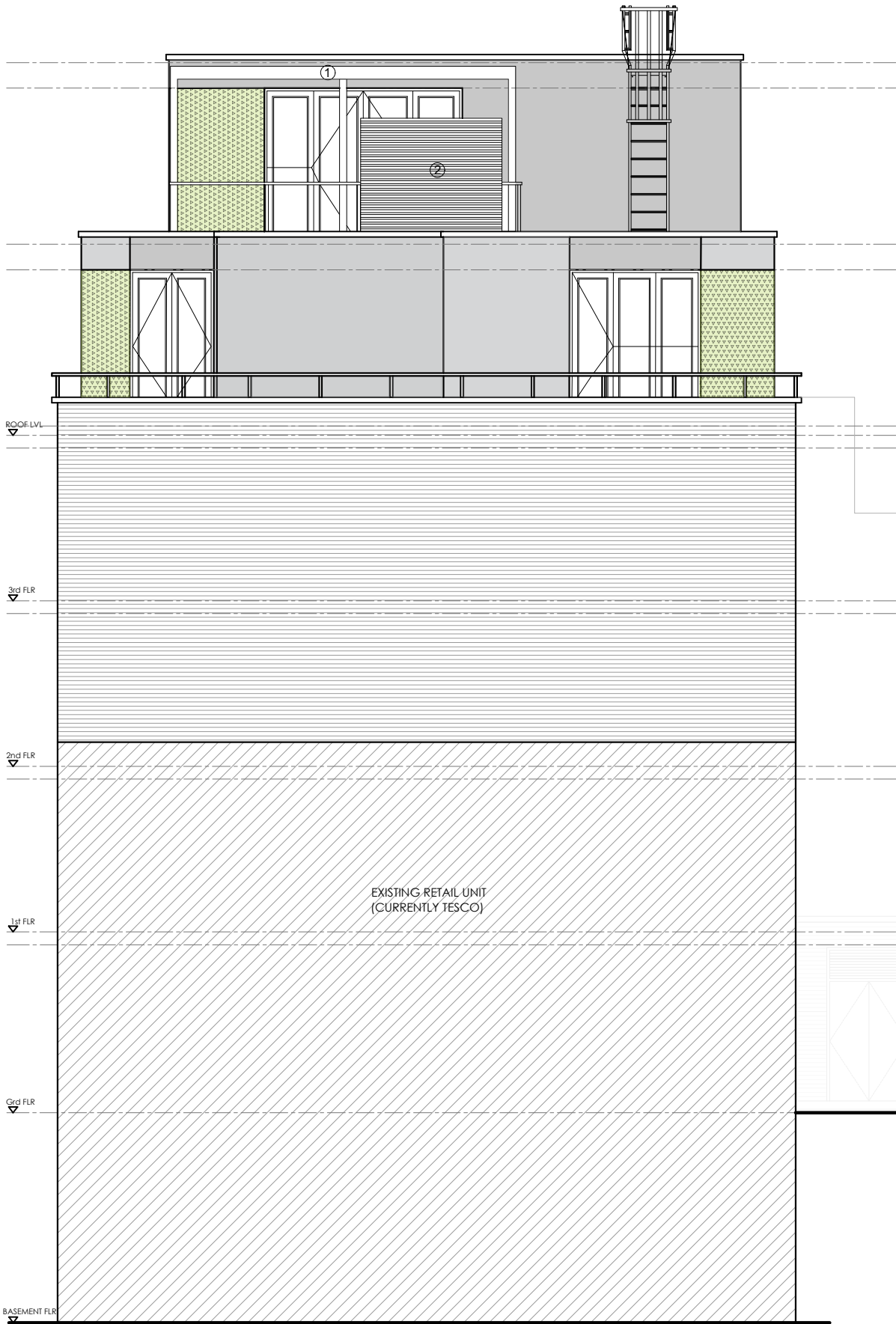
Purpose of Issue:

Planning	Building Regs	Tender	Comment	Approval	Construction
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West Elevation



South Elevation



East Elevation

General Notes:	
All levels and dimensions to be checked on site by contractor prior to commencement.	
Any variations / anomalies to be reported to Hunter & Belle Ltd. Do not scale from this drawing use figured dimensions only. All work shown on this drawing to be carried out in accordance with current British Standards and Codes of Practice.	
Proposed Materials:	
Walls	Through coloured render system and green walling to match existing
Roof	EPDM flat roof with composite decking and glass balustrade to terraces, all to match existing
Windows & Doors	PPC aluminium frames to match existing
①	2.6m high PPC Aluminium pergola with louvred tilt & turn roof
②	Proposed hori ontal slatted timber screen

Rev:	Date:	Description:

Client:	LBH Macclesfield		
Project:	Craven House Roof Extension		
Project No:	Drawing No:	Rev:	
139	012		
Description:	Proposed Elevations - Sheet 02		

Scale: 1:100 @ A1 Date Drawn: 18.08.23

HUNTERBELLE

ARCHITECTURE + INTERIOR DESIGN

Unit 6, Withyfold Trading Estate
Withyfold Drive
Macclesfield
Cheshire, SK10 2JF
T: 01625 921 932

Purpose of Issue:					
Planning	Building Regs	Tender	Comment	Approval	Construction
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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General Notes:

All levels and dimensions to be checked on site by contractor prior to commencement.

Any variations / anomalies to be reported to Hunter & Belle Ltd. Do not scale from this drawing use figured dimensions only. All work shown on this drawing to be carried out in accordance with current British Standards and Codes of Practice.

Proposed Fifth Floor Plan
Scale: 1:100

Proposed Fourth Floor Plan
Scale: 1:100

Rev: A | 08.01.24 | Internal layouts amended
Date: | Description:

Client: **LBH Macclesfield**
Project: **Craven House Roof Extension**
Project No: Drawing No: Rev:
139 010 A
Description: **Proposed Fourth & Fifth Floor Plan**

Scale: **1:100 @ A1** Date Drawn: **26.07.23**

HUNTERBELLE

ARCHITECTURE | INTERIOR DESIGN

Unit 6, Withyfold Trading Estate
Macclesfield
Cheshire, SK10 2JF
T: 01625 921 932

Purpose of Issue:
Planning Building Regs Tender Comment Approval Construction
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Application No: 23/3010M

Location: 2, DELAMERE DRIVE, MACCLESFIELD, SK10 2PW

Proposal: Removal of existing garages and outhouse, replacement garage and two storey rear extension

Applicant: Mr Julian Broadhurst

Expiry Date: 16-Feb-2024

REASON FOR REFERRAL BACK TO COMMITTEE:

This application was considered heard at Northern Planning Committee on 6th December 2023. The resolution of the Committee was:

“That the application be delegated back to the Head of Planning, in consultation with the Chair of Northern Planning (on in their absence, the Vice-Chair), to APPROVE subject to the submission of a scheme to prevent overlooking of neighbouring properties from the garage windows, and the following conditions:

- 1. Time Limit (3 years)*
- 2. Development in accord with approved plans*
- 3. Materials to be as per the application, to match the main dwelling.*
- 4. No additional garage windows to be installed at a future date.*
- 5. Garage to remain ancillary to the house.”*

Following the committee meeting, the applicant presented a scheme to Officers and the Chair of Northern Planning committee which proposed a series of ‘metal canopies’ over the top section of the garage windows. The scheme was not considered to be acceptable in design terms by Officers or the Chair. No further scheme to prevent overlooking of neighbouring properties from the garage windows has been submitted.

The applicant has however submitted a revised garage design which includes the enlargement of the garage length by 2m taking the garage to a total 10m in length. This is to accommodate an open-sided log store on the south western elevation facing into the rear garden. The revisions also include the reduction in ridge and eaves height by 0.1m (to 3.6m to ridge, 2.1m to eaves) and subsequent reduction in height of the windows on the south eastern side facing elevation by 0.1m.

The alterations to the design of the garage are considered to be acceptable in design terms and raise no additional amenity concerns compared to the previously proposed garage.

As detailed within the report below as the garage is a non-habitable building, and existing neighbouring fencing provides an appropriate screen, Officers do not consider a scheme to prevent overlooking from the garage windows, or the log store, is reasonable or necessary.

As no scheme to prevent overlooking has been agreed, the application is now being referred back to the Committee for determination.

CONCLUSION

As in the original report a recommendation of approval is made subject to the following conditions:

1. Time Limit (3 years)
2. Development in accord with approved plans
3. Materials to be as per the application, to match the main dwelling.
4. Garage to remain ancillary to the house.

ORIGINAL REPORT FROM 6 DECEMBER COMMITTEE

SUMMARY

The application lies within settlement boundary of Macclesfield, adjacent to the Macclesfield Canal and its associated Conservation area, and also Hurdsfield Conservation area. This is a householder development whereby the principle of residential development on the site is acceptable.

The development is considered to be acceptable in terms of its impact upon the residential amenities of the neighbouring residential properties surrounding the site. There is no significant conflict with Policy HOU 11, 12 or 13 of the SADPD in this regard.

The design is considered to be acceptable and will not detract from the character and appearance of the site, its surroundings or the wider Conservation areas and complies with Policies SE 1, SD 2 and SE7 of the CELPS and GEN 1, HER 3 and HOU 11 of the SADPD and the Cheshire East Design Guide.

The development is considered to be acceptable in terms of its impact upon the highway safety and parking provision. The development complies with SADPD policy INF 3 and Policy CO2 and Appendix C of the CELPS.

The proposal is therefore considered to be acceptable in the context of the relevant policies of the Cheshire East Local Plan Strategy, the Site Allocations and Development Plan Document and advice contained within the NPPF. The application is therefore recommended for approval subject to conditions.

SUMMARY RECOMMENDATION

Approve subject to conditions

REASON FOR REFERRAL TO COMMITTEE:

The application has been submitted by a member of staff employed within the Development Management Service of the Council and is therefore referred to planning committee as required by the scheme of delegation.

DESCRIPTION OF SITE AND CONTEXT

This application relates to a brick built semi-detached property situated within the settlement boundary of Macclesfield. To the north-east of the site is the Macclesfield Canal, which also forms part of the Macclesfield Canal Conservation area, and to the south is the Hurdsfield Road Conservation area. The site is surrounded by residential development with a private access track to the side (south) of the dwelling providing rear access to some of the properties on Delamere Drive.

At the rear of the dwelling is a detached single storey outhouse and at the northern end of the garden are a collection of 3no single storey brick built garages and sheds. On the opposite side of the access track, beyond the rear boundary is a further garage, car port and concrete base also within the ownership of the applicant.

DESCRIPTION OF PROPOSAL

This application seeks full consent for the demolition of 3 of the garages within the rear garden and replacement with 1no. pitched roof brick built garage with slate roof. A small section of beech hedge is to be removed to facilitate this.

It is also proposed to demolish the existing outbuilding at the rear of the dwelling and erect a part two storey, part single storey rear extension to create additional living accommodation.

RELEVANT HISTORY

None

RELEVANT PLANNING POLICY

Cheshire East Local Plan Strategy 2010-2030

MP1 Presumption in favour of sustainable development
PG1 Overall Development Strategy
PG2 Settlement hierarchy
SD1 Sustainable Development in Cheshire East
SD2 Sustainable Development Principles
SE1 Design
SE2 Efficient Use of Land
SE3 Biodiversity and geodiversity
SE7 The Historic Environment
SE13 Flood risk and water management

CO1 Sustainable Travel and Transport

Cheshire East Site Allocations and Development Policies Document (SADPD)- Adopted December 2022

PG9 Settlement Boundaries

HER1 Heritage assets

HER 3 Conservation areas

GEN1 Design principles

ENV6 Trees, hedgerows and woodland implementation

ENV16 Surface water management and flood risk

HOU 11 Extensions and Alterations

HOU 12 Amenity

HOU 13 Residential standards

Neighbourhood Plan

There is no made neighbourhood plan for this area.

Other Material Planning Considerations

National Planning Policy Framework (2021) National Planning Policy Guidance
Cheshire East Design Guide

CONSULTATIONS

Canals and Rivers Trust – No objection. The additional statement submitted confirms that the replacement garage is a minimum of 12m from the canal on the opposite side of the existing vehicular track.

REPRESENTATIONS

Macclesfield Town Council –

- Plans are difficult to understand
- Public access to the track, is this not now custom and practice?
- Please check policy HOU 12

Ward Councillor (Cllr Bennett-Wake) –

- Plans do not contain clear measurements to make a judgement
- It is not clear if properties on Hurdsfield road will be overlooked
- The applicant has not allowed access on the track to assess nature of plans
- Lean to and shed on canal bank may contain asbestos and could lead to canal and surrounding land being contaminated
- Construction work so close to the canal could have a detrimental effect on the bank and canal.

OTHER REPRESENTATIONS

4 representations of objection have been received and are summarised below;

- Plans are unclear and lack detail
- Proposed garage will be higher and will be overbearing to neighbours
- Garage will have windows and will affect privacy
- Loss of copper beech trees
- Potential for damage to sewer pipes running along access track
- This is not just a garage but a metal engineering workshop
- Assurances need to be made that a registered firm remove any asbestos
- Building has a substantially different form and larger footprint than existing
- Loss of view
- Potential for noise disturbance from garage
- Two storey extension will seriously and negatively impact on right to light to the rear of the property
- Rear extensions on Delamere Drive are limited to single storey extensions
- Garage will be used for the construction of motorised go carts

3 representations of support have been received and are summarised below;

- Proposals will not affect privacy
- Proposals will improve the surrounding area
- The applicant has improved the access track
- Proposals will not block peoples view

4 comments have been received and are summarised below;

- I hope there will be clarity about the height of the extension which will confirm if neighbours are overlooked or light blocked.
- Can conditions ensure appropriate demolition so no noxious substances are released?
- Garage is rather large but at least its not a dwelling or workshop
- Only residents of 2-22 Delamere Drive have access down the vehicular track to the canal, anyone else would be trespassing
- Please can garage height be reduced?
- Windows in the roof will not overlook neighbours

OFFICER APPRAISAL

Principle of development

The application relates to an existing dwellinghouse within the settlement boundary of Macclesfield. Within these areas, extensions and domestic outbuildings are appropriate in principle, subject to accordance with relevant policies including those on conservation, design and residential amenity.

Heritage, Character and Design

CELPS Policy SE 1 states that development proposals should make a positive contribution to their surroundings. It seeks to ensure design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements. It should also respect the pattern, character and form of the surroundings. Policy SD2 further details the design matters that should be considered including; height, scale, form and grouping of development, choice of materials, external design features, massing of development and impact upon the street scene. SADPD policy GEN 1 seeks to secure high quality design.

Policy SE7 and HER1 requires that all new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, including the setting of assets and where appropriate, the wider historic environment. Policy HER3 relates to Conservation Areas and seeks to preserve or enhance the character or appearance of the area.

The property lies adjacent to the Macclesfield and Hurdsfield Road Conservation areas. The proposed extensions to the dwelling will be appropriately designed, set down from the main ridge line at two storey level with a rear facing gable and flat roof at two storey and a lean to single storey extension. Proposed materials will match those on the main dwelling. The Conservation officer is satisfied that the extensions to the dwelling would not result in any harm to the character or appearance of the Conservation Area as the view from the canal tow path would be limited.

The existing 3 garages at the rear of the garden are to be replaced by a single garage of a slightly larger footprint. The garage will be dual pitch and will be 1.3m taller than the existing structures. The garage will be more prominent at the rear of the site and more imposing than the existing mono pitch garages.

However, the garage is positioned adjacent to similar domestic outbuildings at the rear of Delamere drive and will not detract from the visual amenity of the site or the wider area. The Conservation officer considers that the garage may impact on the view from the canal tow path but any damage to the character of the conservation area would be limited. The proposed garage would replace the existing buildings which are in a poor state of repair.

Overall, for the reasons set out above, it is considered that the proposals comprise an appropriate form of development for this area in accordance with policies SE1, SE7 and SD2 of the CELPS, Policies GEN 1, HER 1 and HER 3 of the SADPD and section 12 of the NPPF.

Amenity

Para 130 (b) of the NPPF requires planning decisions to create places that have, among other attributes, a high standard of amenity for existing and future users. Policy SE1 of the CELPS states, among other requirements, that development should ensure an appropriate level of privacy for new and existing residential properties. SADPD Policy HOU 11 requires that proposals not cause unacceptable harm to the amenity of nearby occupiers or the future occupiers of the dwelling.

SADPD Policies HOU 12 and HOU 13 between them require that development proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of the proposed development due to

1. loss of privacy;
2. loss of sunlight and daylight;
3. the overbearing and dominating effect of new buildings;
4. environmental disturbance or pollution; or
5. traffic generation, access and parking.

Policy HOU13 provides standards for housing allow light and privacy between buildings, with reference to Table 8.2 in the SADPD.

The proposed extension at two storey with a projection of 2.5m and a flat roof adjacent to the attached neighbour is not considered to result in a loss of light or be overbearing to the neighbour to the north due to its relatively modest projection. The single storey element has a more significant projection of 6.5m. However, this will be adjacent to the neighbouring extension and outbuilding and will have a lean to roof that will decrease in height from 3.1m at abutment point to 2.1m at eaves level thus reducing its impact on light and shadowing effects. There are no openings proposed on the northern side elevation which may otherwise harm privacy.

To the south, the extensions will be some 12m from the rear of the neighbouring development with the access track and boundary treatment of the neighbouring properties intervening. As such the proposals are not considered to affect the amenity of neighbouring properties by virtue of overshadowing, overbearing or a loss of light. Similarly, there are no side facing openings at two storey level, with only roof lights proposed. Proposed side facing windows at ground floor level would be screened by boundary treatment of the neighbouring property and conditions can secure the details of the replacement boundary treatment required as result of the demolition of the existing outbuilding. As such there are no overlooking concerns.

The proposed garage will be a total height of 3.7m, which is an increase of 1.3m from the existing garage. This is not considered to harm amenity of neighbouring properties due to its siting in relation to neighbouring development. Residents are concerned about overlooking from proposed windows within the garage although existing boundary treatment of neighbouring property would screen any potential overlooking from the garage. In any event this is not a habitable building. Residents are also concerned about its intended use and potential for noise disturbance however this application is a householder development and the applicant has confirmed that this is a domestic garage. Any subsequent change of use would require consent. Any anti-social noise complaints would be a matter for environmental health.

Overall and on balance, the proposals are not considered to result in a loss of amenity to neighbouring properties by virtue of overlooking and a loss of privacy, overbearing or shadowing such that would warrant a refusal. The proposals are therefore in accordance with the provisions of CELPS policy SE1 and SADPD policies HOU 11, 12 and 13 in this regard.

Highways/Accessibility

CELPS Policy CO 1 deals with sustainable travel and transport. It supports a shift from car travel to public transport and seeks to guide development to sustainable and accessible locations.

SADPD policy INF3 requires that amongst other things, proposals provide safe access to and from the site for all highway users and incorporate safe internal movement in the site to meet the requirements of servicing and emergency vehicles.

The proposals will not result in a loss of parking and seeks to replace garaging space on a like for like basis. The proposals will not harm the safety of highway users and therefore comply with the requirements of CELPS policy CO1 and SADPD policy INF 3 in this regard.

Representation

The Town Council have queried whether use of the access track has become custom and practice. Rights of access are a civil matter not for the consideration of the planning process.

Representations have been made regarding the appropriate control of asbestos and noxious substances during demolition. However, this is covered by other health and safety legislation.

Representations have been received in relation to the loss of view. However this is not a material planning consideration.

CONCLUSIONS

The proposal is a sustainable development that complies with development plan policy and the NPPF. No objections have been raised by consultees in relation to technical matters, for the reasons mentioned the application is recommended for approval subject to conditions.

RECOMMENDATION

The application is recommended for approval subject to the following conditions:

1. Time Limit (3 years)
2. Development in accord with approved plans
3. Materials to be as per the application, to match the main dwelling.
4. Boundary treatment details to be submitted and agreed.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chair (or in their absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Application for Householder

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. A06GR - No windows to be inserted
5. A08LP - Ancillary/'Granny' annexe
6. NPPF - NPPF informative
7. OBSCURE



23/3010M
2, DELAMERE DRIVE,
MACCLESFIELD,
SK10 2PW

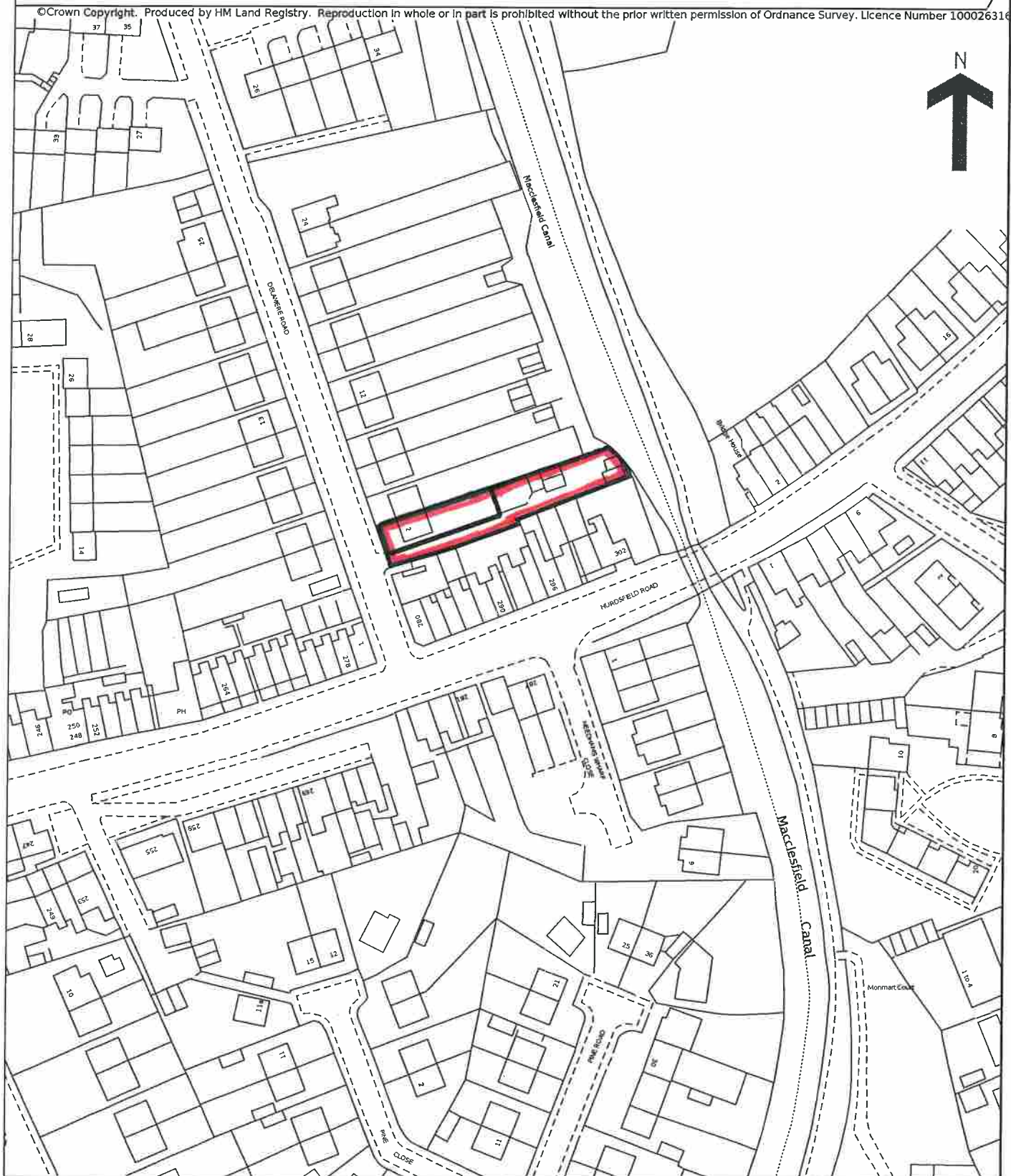
HM Land Registry

Official copy of title plan

Title number **CH590785**
 Ordnance Survey map reference **SJ9274SE**
 Scale **1:1250 enlarged from 1:2500**
 Administrative area **Cheshire East**



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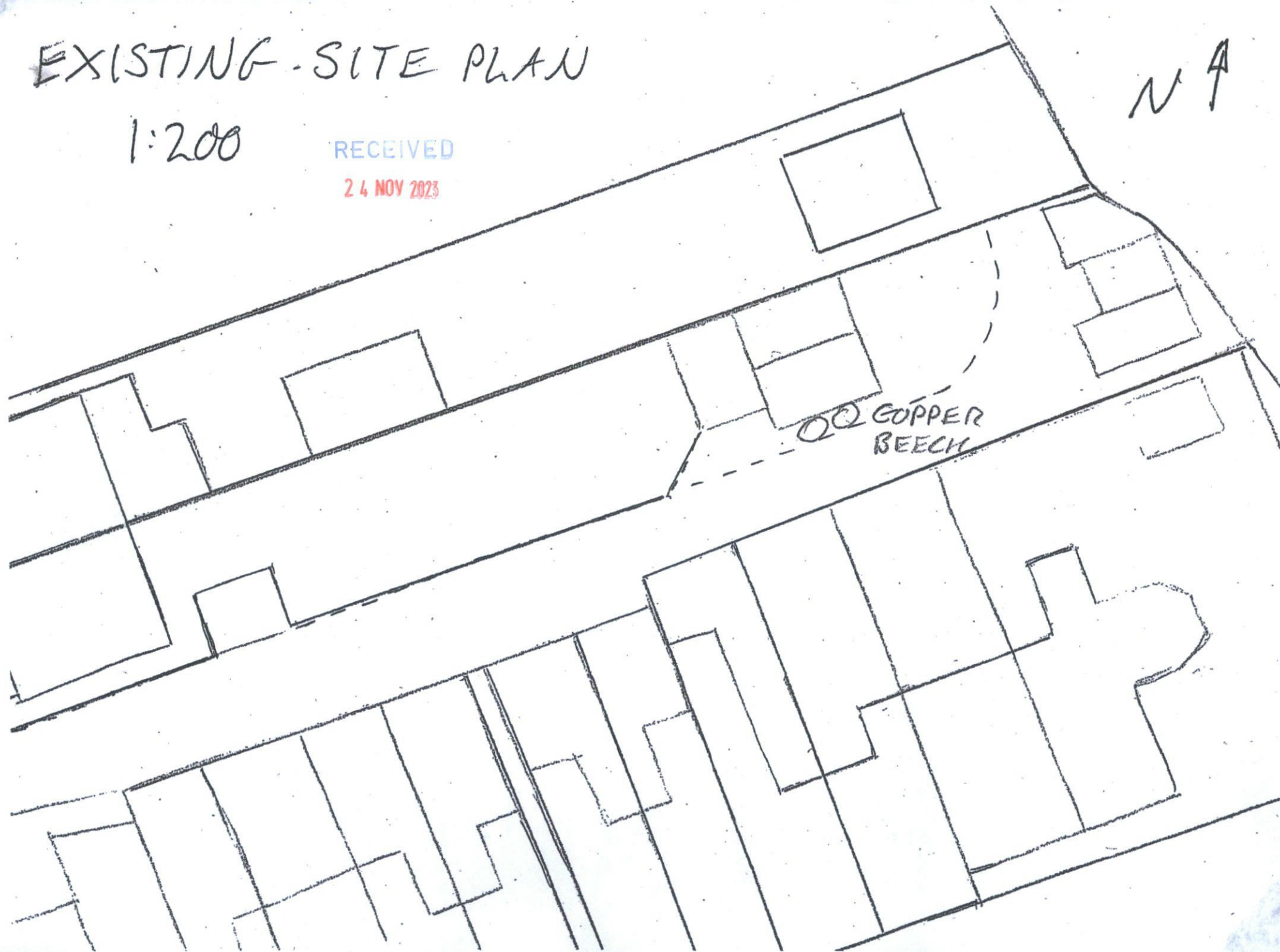
EXISTING-SITE PLAN

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RECEIVED

24 NOV 2023

N ↑



PROPOSED SITE PLAN 23/3010M.

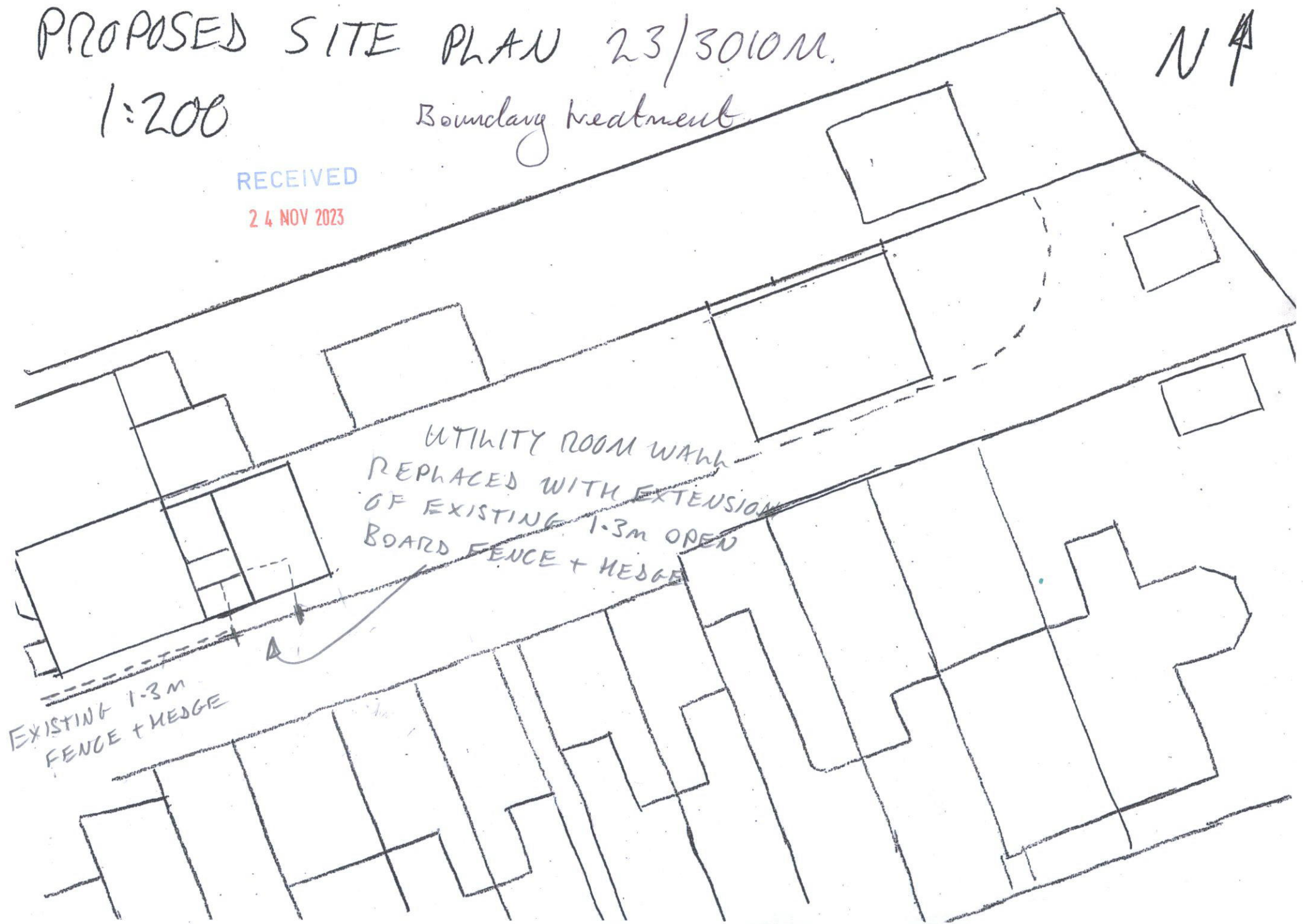
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Boundary treatment

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RECEIVED

24 NOV 2023

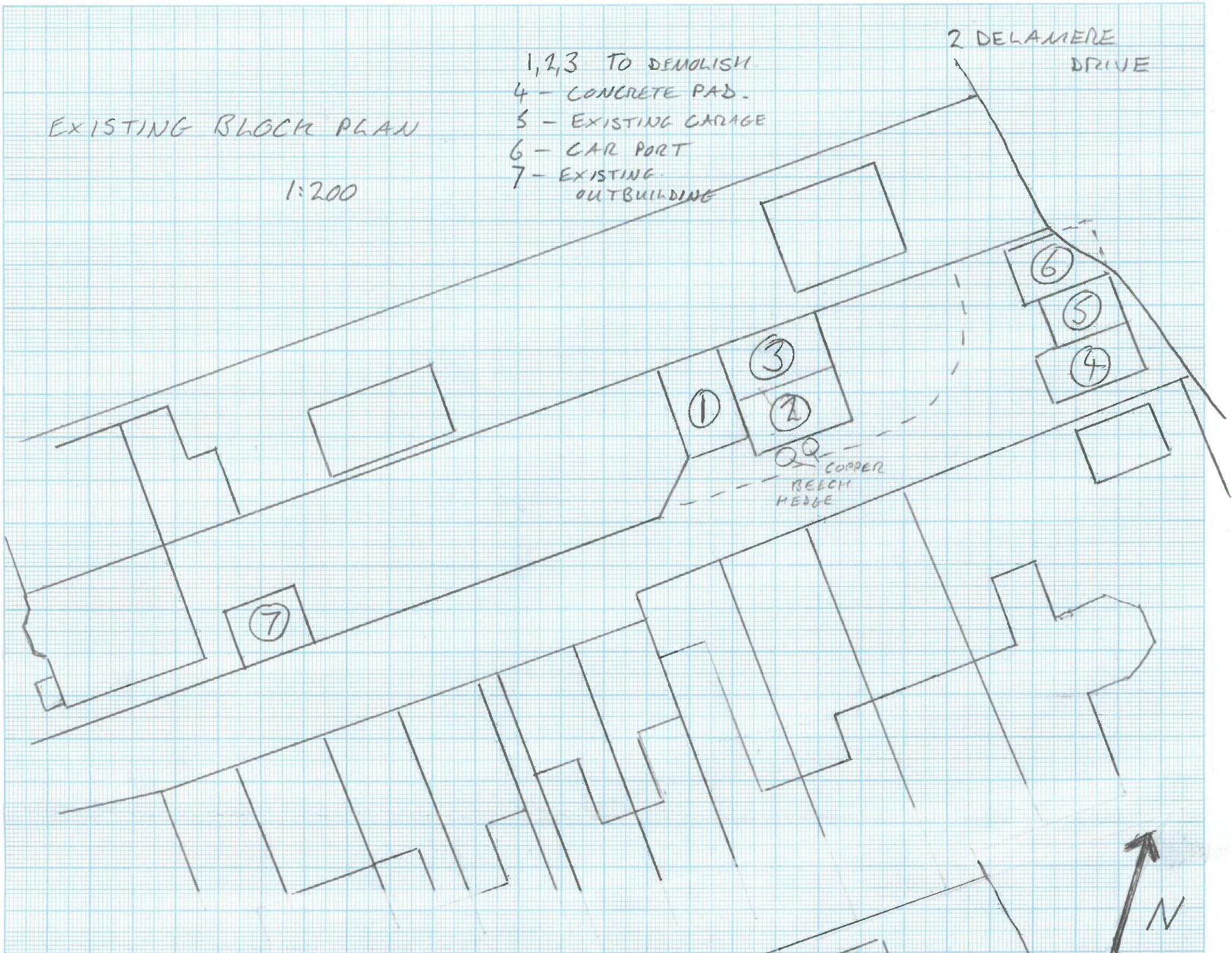


EXISTING BLOCK PLAN

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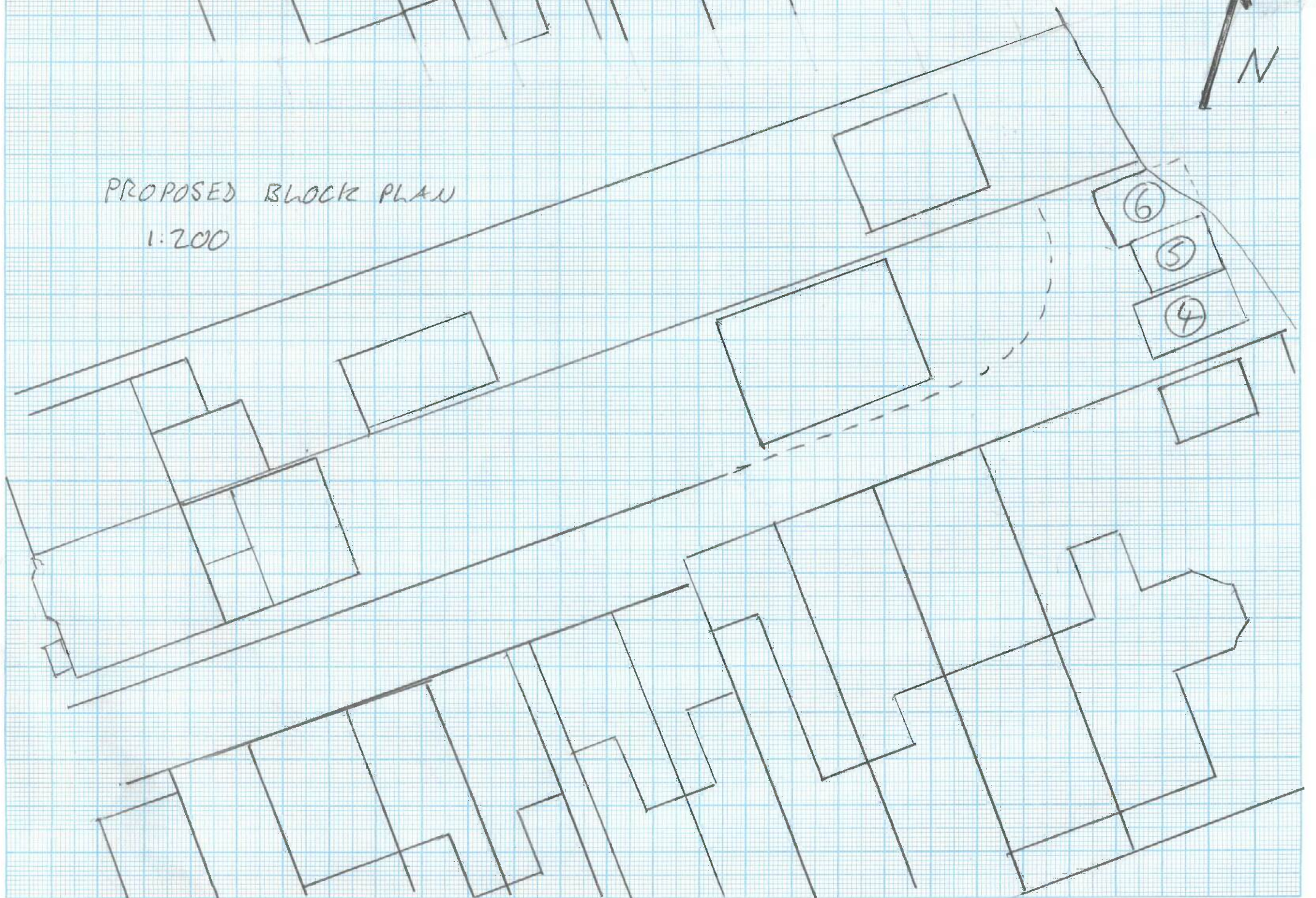
- 1, 2, 3 TO DEMOLISH
- 4 - CONCRETE PAD.
- 5 - EXISTING GARAGE
- 6 - CAR PORT
- 7 - EXISTING OUTBUILDING

2 DELAMERE DRIVE



PROPOSED BLOCK PLAN

1:200



1:100

GROUND
FLOOR

EXISTING

PROPOSED

2 DELAWARE DRIVE

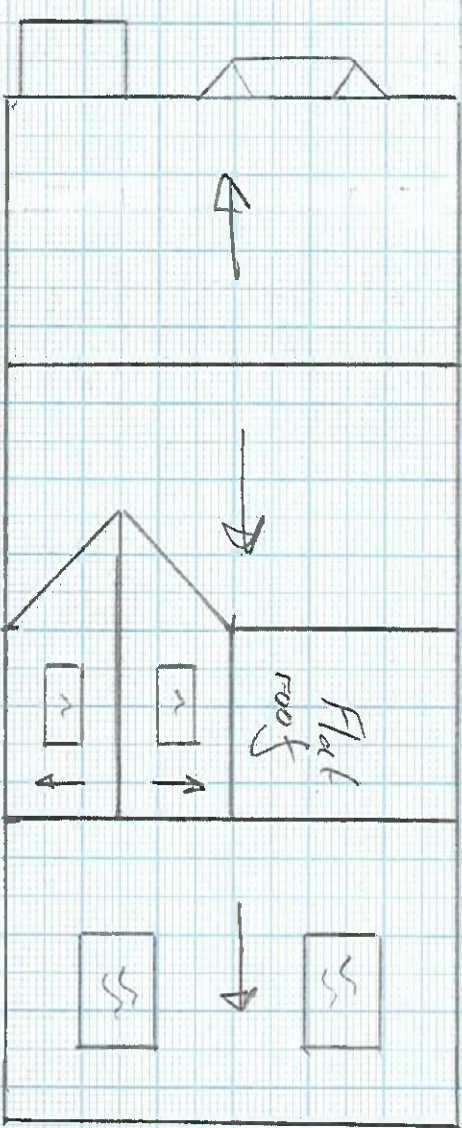
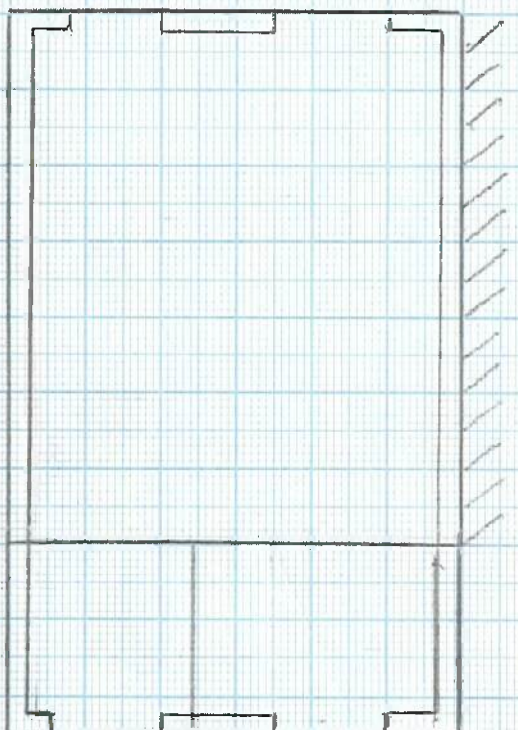
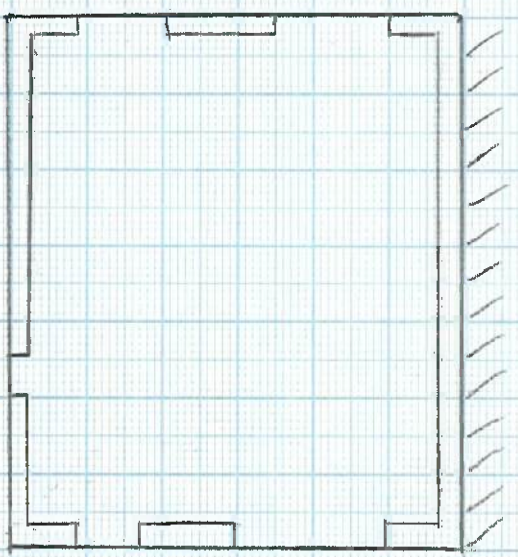
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FRONT

SIDE

REAR

FIRST
FLOOR



ROOF PLAN

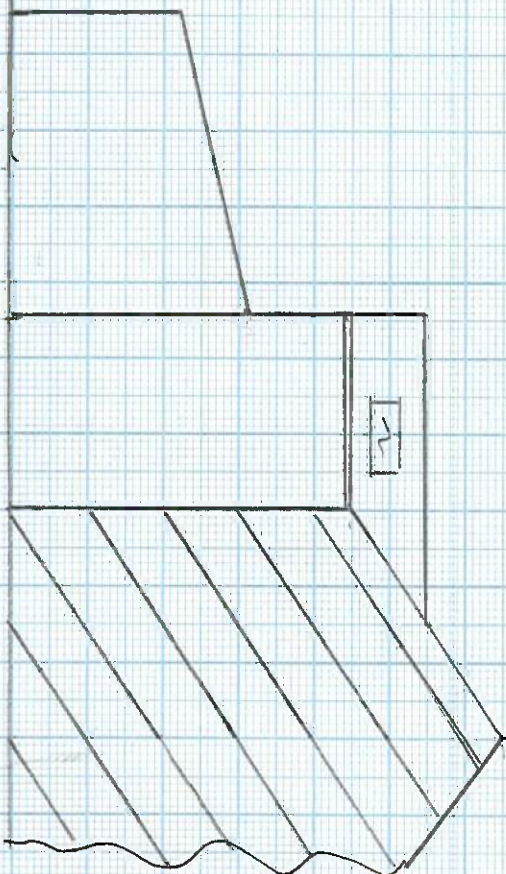
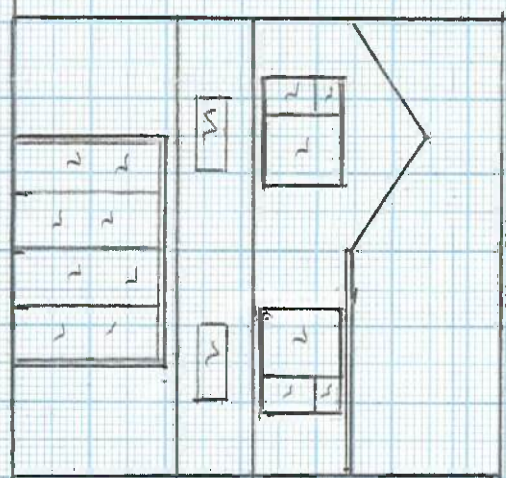
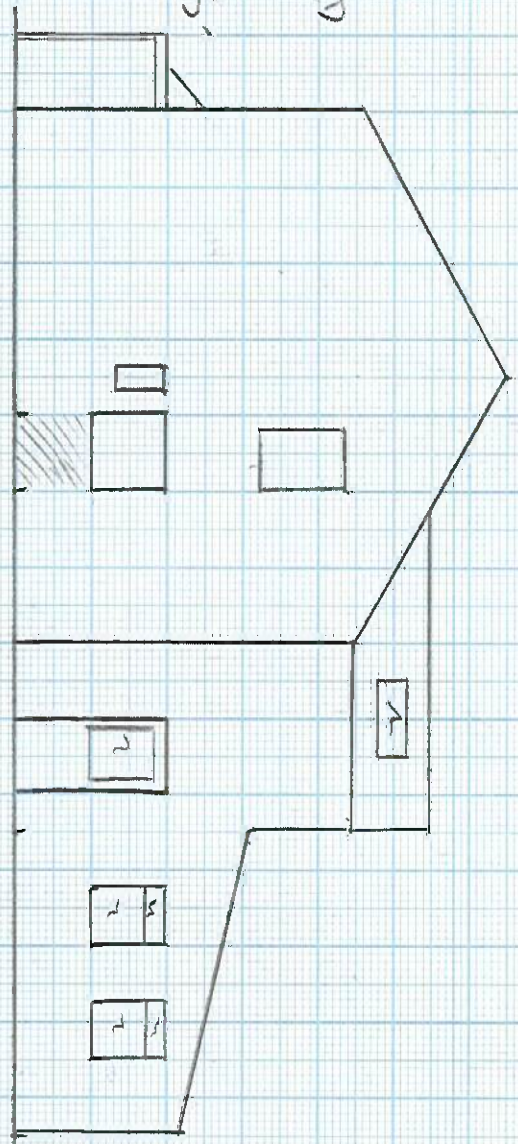
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S.E. ELEV.

REAR ELEV

N.W. ELEV.

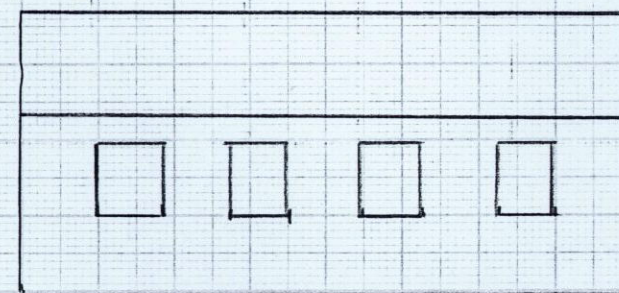
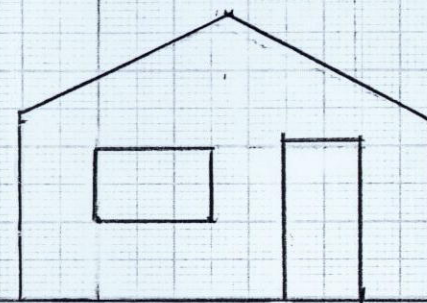
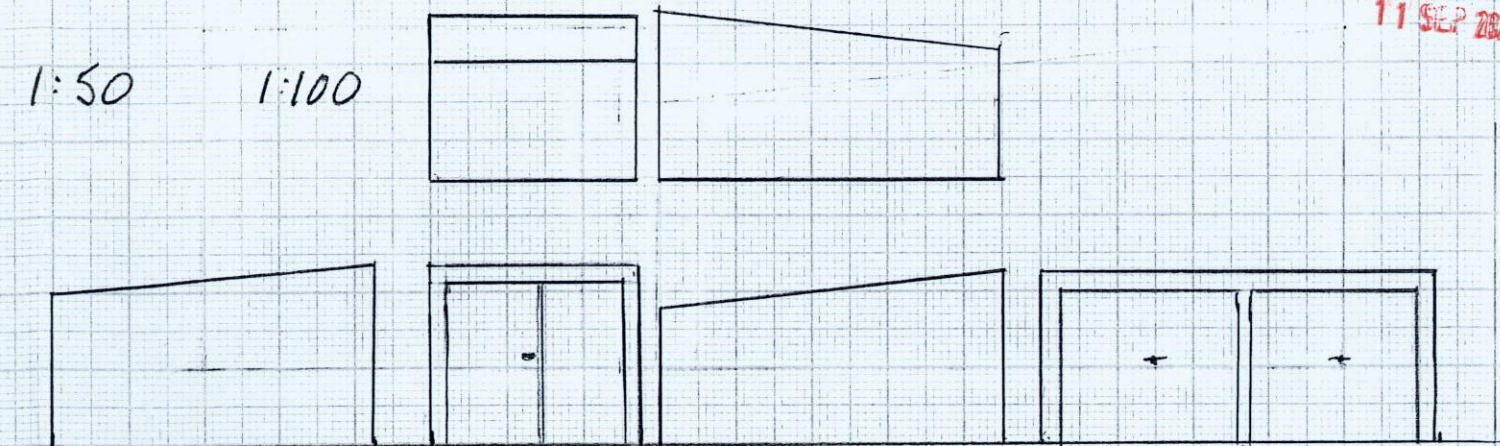


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11 SEP 2023

EXISTING GARAGE

1:50

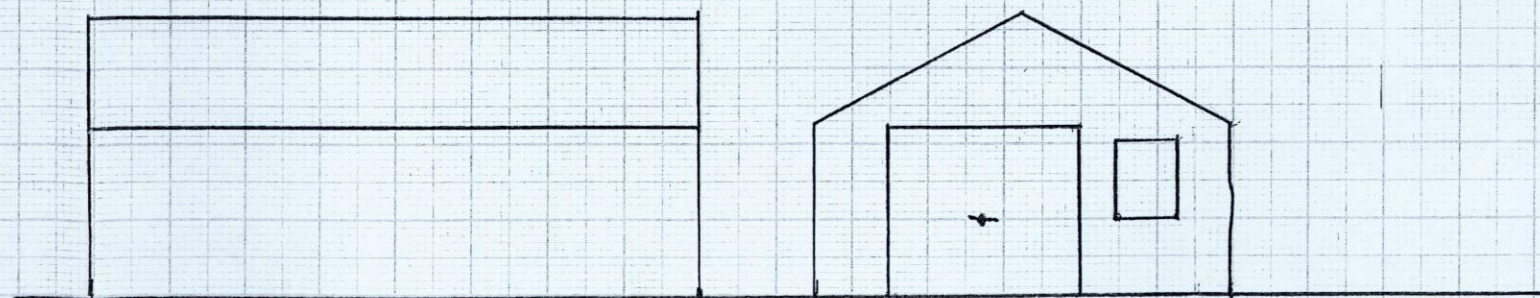
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PROPOSED GARAGE

1:50

1:100



2 DELAMERE DRIVE

23/3010M.

2 DELAMERE DRU

SK10 2PW

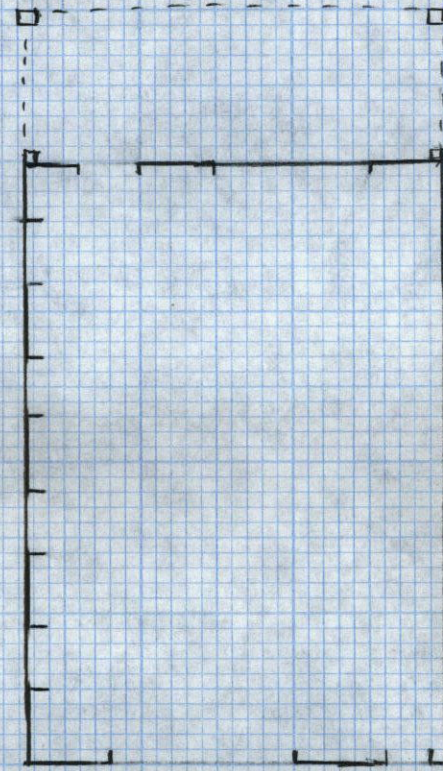
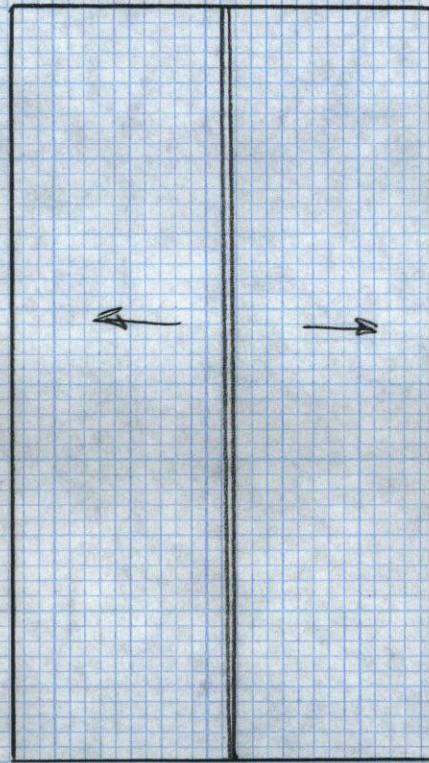
2 of 2

FLOOR + ROOF PLANS.

REVISED PLANS.

1:100.

- 1) REDUCED RIDGE HEIGHT
- 2) REDUCED EAVES HEIGHT
- 3) RAISED WINDOW CILL
- 4) LOG STORE ADDED ON
ELEVATION FACING HOUSE



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23/3010M

2 DELAMERE DR

SK10 2 PW

1 of 2

REVISED PLANS.

1:100.

ELEVUS

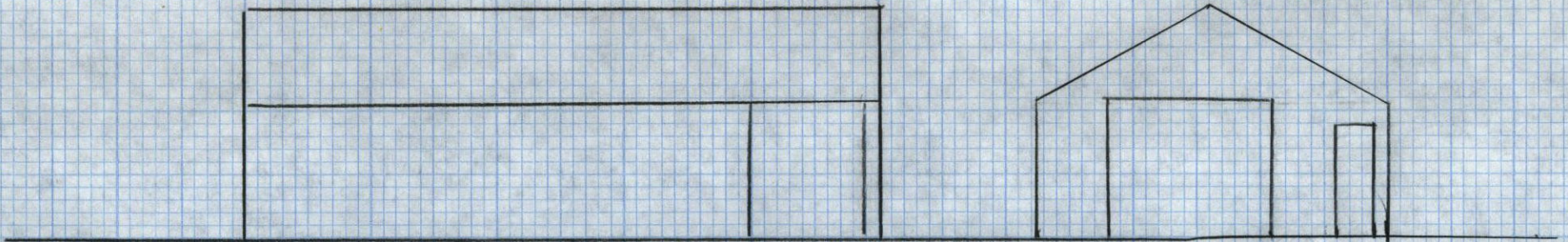
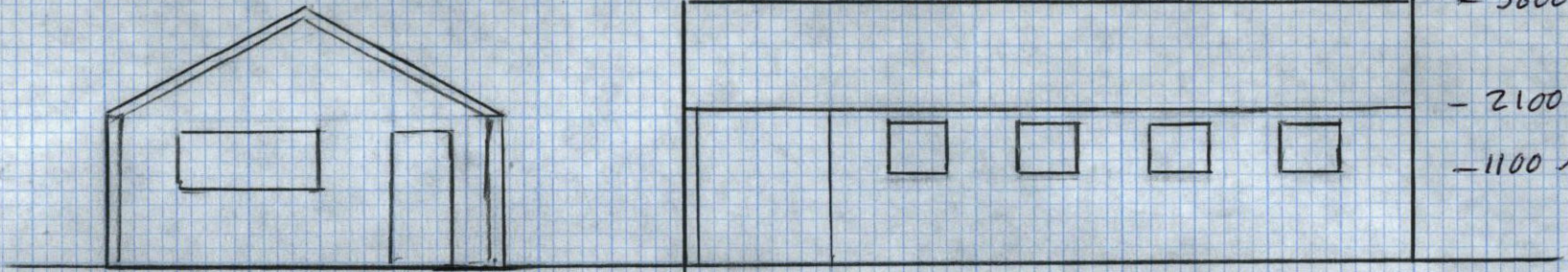
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19 JAN 2024

- 3600

- 2100

- 1100 MIN.



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