

# Northern Planning Committee

## Updates

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**Date:** Wednesday, 7th October, 2015  
**Time:** 10.00 am  
**Venue:** The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

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The information on the following pages was received following publication of the committee agenda.

7. **15/2274M - Land Off School Lane, Marton: Outline application for up to 27 No. dwellings with details of access. All other details reserved for Hollins Strategic Land LLP (Pages 1 - 4)**

Update report attached

9. **15/3472M - 180A Wilmslow Road, Handforth SK9 3LF: Conversion to create 12 No. apartments, the erection of a two storey rear extension, repairs and rebuilding part of the chapel, change of use of part of adjacent domestic garden to car park, replacement windows and doors along with the removal of listed trees following the withdrawal of previous planning application 15/1865M for Mr A Harrison (Pages 5 - 6)**

Update report attached

10. **15/3473M - 180A Wilmslow Road, Handforth SK9 3LF: Listed Building Consent for conversion to create 12 No. apartments, the erection of a two storey rear extension, repairs and rebuilding part of the chapel, change of use of part of adjacent domestic garden to car park, replacement windows and doors along with the removal of listed trees following the withdrawal of previous planning application 15/1865M for Mr A Harrison (Pages 7 - 8)**

Update report attached

11. **15/1612C - Fir Tree Farm, Swettenham Heath Lane, Swettenham CW12 2LW: Provision of equestrian facilities, including 24 stables, indoor and outdoor riding arenas, horse walker and 5no. paddocks for Mr & Mrs Steve & Jean Davenport** (Pages 9 - 10)

Update report attached

12. **15/2819M - Former Massie Dyeworks, Loney Street, Macclesfield, Cheshire SK11 8ER: Outline application for demolition of the existing buildings and the erection of 5 town houses and 6 apartments (resubmission of application number 12/1394M approved on 19 July 2012) for Mr I Massie** (Pages 11 - 12)

Update report attached

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**Application:** 15/2274M

**Location:** Land off School Lane, Marton

**Proposal:** Outline application for up to 27 No. dwellings with details of access. All other matters reserved

**Applicant:** Hollins Strategic Land LLP

**Expiry Date:** 17.08.2015

**LDfC:** 06.10.2015

**UP-DATE REPORT:** 5<sup>th</sup> October 2015

## CONSULTATIONS

### Jodrell Bank Observatory:

Consultation comments have been received from Jodrell Bank Observatory (JBO). A summary is provided below.

Radio telescopes at JBO carry out a wide range of astronomical observations as part of national and international research programmes around the world. The telescopes are equipped with state-of-the-art cryogenic low-noise receivers, designed to pick up extremely weak signals from space. The location of JBO was chosen as a radio-quiet rural area.

Policy SE14 of the Cheshire East Local Plan Strategy states that development will not be permitted if it impairs the efficiency operation of the Jodrell Bank radio telescopes.

Evaluation undertaken at JBO of the potential radio frequency interference from the type of equipment commonly used at residential dwellings within the consultation zone is that it can impair the efficient operation of the radio telescopes at Jodrell Bank. For this reason JBO now opposes development across a significant part of the consultation zone as a matter of principle and advises the Local Planning Authority (LPA) on its view of the degree of impact on a case-by-case basis, so that this can be taken in account as part of the planning decision.

JBO recognises that there is significant development across the region surrounding the telescope(s) and has carried out an analysis which takes into account the distribution of development and the effect of the intervening terrain between any location and the telescope itself.

In the case of the proposed development JBO's view is that the additional potential contribution to the existing level of interference will be relatively minor. However, it is in a direction from the telescope which has less

development within the consultation zone. JBO therefore request that the LPA take this into account and stresses that such additional contributions should be viewed as cumulative.

### **Heritage & Design – Forestry:**

The Arboricultural Officer notes that the revised illustrative masterplan is considered acceptable from an arboricultural perspective. Removal of the car park negates any issues associated with the adjacent protected tree.

The revised access location off School Lane respects the requirements of the two protected Oaks both in terms of visibility splays and construction.

Should the application proceed to reserved matters a full and detailed Impact Assessment will be required to reflect and support any proposed detailed layout. This should also include a tree protection scheme and a monitoring and reporting regime undertaken by the applicant's appointed arboricultural consultant to ensure the protection scheme remains intact and appropriate. Tweaks will also be required to the illustrative layout in accordance with current best practice BS5837:2015

It is also noted that the condition of the large mature Sycamore associated with the illustrative community open space area will be reviewed prior to a report being presented to committee following an objection to the serving of the recent TPO which includes this tree.

### **Education:**

The calculations undertaken to arrive at the conclusion that there would be no impact on local education as a result of the proposal are as follows:

27 dwellings is expected to generate 5 No. primary and 4 No. secondary children.

Primary schools within 2 miles: Marton & District (catchment)

Forecasts indicate 19 surplus places by 2019. Approved developments that impact on this school as at 15.4.2015 have been included and as this development only yield 5 pupils, surplus remains.

Secondary within 3 miles: Eaton Bank (catchment)

Forecasts indicate 203 surplus places by 2019. Approved developments that impact on this school as at 15.4.2015 have been included and as this development only yield 4 pupils, surplus remains.

Conclusion: No impact on local education.

### **Greenspace:**

The Open Space Officer has confirmed that the calculation for the provision of Recreation Outdoor Space, for the proposed development, shall be based on

the figures outlined in the SPG re s106 Agreements, i.e. £1,000 per family dwelling or £500 per 2 bed apartment. It is also suggested that the s106 should state that any forthcoming reserved matters application should include 40 sqm per family dwelling on-site public open space; should this not be provided then the required commuted sums for public open space will be required.

### **HEADS OF TERMS & CIL REGULATIONS**

Add the following into the heads of terms for the s106:

- any forthcoming reserved matters application should include 40 sqm per family dwelling on-site public open space; should this not be provided then the appropriate commuted sums for public open space will be required.

### **CONCLUSION/RECOMMENDATION**

The additional consultation comments received to date, outlined above, have been borne in mind. In respect of the comments received from Jodrell Bank Observatory, it is considered that the impact of such developments is cumulative, but in this particular case the level of interference will be relatively minor. The additional consultation comments do not raise any objections or concerns regarding the proposal. The proposed development accords with all relevant Development Plan policies and is in accordance with the NPPF, such sustainable forms of development should be approved without delay. The recommendation previously proposed remains.

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**Application:** 15/3472M

**Location:** 180A, Wilmslow Road, Handforth, SK9 3LF

**Proposal:** Conversion to create 12 No. apartments, the erection of a two-storey rear extension, repairs and rebuilding part of chapel, change of use of part of adjacent domestic garden to car park, replacement windows and doors along with removal of listed trees following withdrawal of previous planning application 15/1865M.

**Applicant:** Mr A Harrison

**Expiry Date:** 28.10.2015

**UP-DATE REPORT:** 5<sup>th</sup> October 2015

## **CONSULTATIONS**

### **Heritage & Design – Conservation/Listed Buildings:**

The Conservation/Design Officer raises no objections as the applicant has made minor alterations to the plans as previously advised.

### **Heritage & Design – Forestry:**

A revised tree planting plan has been received and the Arboricultural Officer is satisfied that the proposed tree planting mitigates against the loss the protected trees.

### **Greenspace:**

No objections, subject to commuted sums being secured via a s106 legal agreement for Public Open Space and Recreation Outdoor Sports provision, required for the additional apartments/bedrooms. This is calculated as follows:

#### **Public Open Space**

3 x 1 bed apartments @ £1,500 each = £4,500  
9 x 2 bed apartments @ £3,000 each = £27,000  
Total = £31,500

Minus £21,000 already received = £10,000

#### **Recreation Outdoor Sports**

9 x 2 bed apartments @ £500 each = £4,500

Minus £3,000 already received = £1,500

Hence, a total of £11,500 additional commuted sum is required.

### **HEADS OF TERMS & CIL REGULATIONS**

The figures confirmed are as follows:

- £10,000 for off-site provision of Public Open Space
- £1,500 for Recreation Outdoor Sport

### **CONCLUSION/RECOMMENDATION**

The additional consultation comments outlined above do not raise any objections or concerns. The proposed development accords with all relevant Development Plan policies and is in accordance with the NPPF, such sustainable forms of development should be approved without delay. The recommendation remains to approve, subject to conditions and completion of s106 legal agreement.



**Application:** 15/3473M

**Location:** 180A, Wilmslow Road, Handforth, SK9 3LF

**Proposal:** Conversion to create 12 No. apartments, the erection of a two-storey rear extension, repairs and rebuilding part of chapel, change of use of part of adjacent domestic garden to car park, replacement windows and doors along with removal of listed trees following withdrawal of previous planning application 15/1865M.

**Applicant:** Mr A Harrison

**Expiry Date:** 28.10.2015

**UP-DATE REPORT:** 5<sup>th</sup> October 2015

## **CONSULTATIONS**

### **Heritage & Design – Conservation/Listed Buildings:**

The Conservation/Design Officer raises no objections as the applicant has made minor alterations to the plans as previously advised.

## **CONCLUSION/RECOMMENDATION**

The additional consultation comments outlined above do not raise any objections or concerns. The proposed development accords with all relevant Development Plan policies and is in accordance with the NPPF, such sustainable forms of development should be approved without delay. The recommendation previously proposed remains.

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**Northern Planning Committee – 7<sup>th</sup> October 2015**

**UPDATE TO AGENDA**

**APPLICATION No.**

**15/1612C** – Provision of equestrian facilities, including 24 stables, indoor and outdoor riding arenas, horse walker and 5no. paddocks

**LOCATION**

Fir Tree Farm, SWETTENHAM HEATH LANE, SWETTENHAM, CW12 2LW

**UPDATE PREPARED**

5<sup>th</sup> October 2015

**OFFICER REPORT**

Following further discussions with the applicant, it has been confirmed that the proposed development would not be a livery and would not be open to the public. The proposed stables would be used solely for the training and sale of the applicant's own horses as part of their rural enterprise. The applicant has also confirmed that the site would not be used to hold any equestrian events, competitions or shows. On this basis, the applicant has confirmed that they would be willing for this to be conditioned as part of any approval.

In order to ensure that the proposed development operates in accordance with the submitted detail, it is suggested that an additional condition precluding the use of the site as a livery or for holding any equestrian events, competitions or shows be added to the recommendation.

**RECOMMENDATION**

Subject to the addition of 1 further condition, no further changes are proposed to the recommendation.

**APPROVE subject to the following conditions;**

1. Access and parking to be provided prior to first use
2. Standard 3 year time limit
3. Development in accordance with submitted plans
4. Development to be carried out in accordance with submitted landscaping scheme except non-native planting to be replaced with native planting
5. Implementation of landscaping
6. Survey for breeding birds and protection during breeding season
7. Details of piling to be submitted and approved
8. Details of floor floating to be submitted and approved
9. Materials to be submitted and approved
10. Boundary treatment details to be submitted and approved

- 11.Details of external lighting strategy to be submitted and agreed
- 12.Development to be carried out in accordance with submitted Phase One Habitat Survey
- 13.Electromagnetic screening measures to be incorporated into materials of building
14. Site not to be used as a livery or for any equestrian events, competitions, shows.

**NORTHERN PLANNING COMMITTEE 7<sup>th</sup> October 2015**

**UPDATE TO AGENDA, PREPARED 5<sup>th</sup> October 2015**

**APPLICATION NO:** 15/2819M

**LOCATION:** Former Massie Dyeworks, Loney Street, Macclesfield, Cheshire, SK11 8ER

**PROPOSAL:** Outline application for demolition of the existing buildings and the erection of 5 town houses and 6 apartments (resubmission of application number 12/1394M approved on 19 July 2012).

**ADDITIONAL CONSULTATION RESPONSE**

None received

**Section 106 contributions Levy (CIL) Regulations**

**Heads of Terms**

Should Members be minded to approve the application, then a S106 legal agreement would be required to include the following total commuted sum of ;

- £29, 000 to be paid to the Council to make additions, improvements and enhancements at South Park (including allotments), Macclesfield.

Broken down this equates to:-

£24,000 in lieu of Public Open Space requirement based on family dwellings and 6 apartments, and

£5,000 in lieu Open Space based upon 5 family dwellings (1 bed apartments exempt)

**Levy (CIL) Regulations**

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

As advised within the Committee report the commuted sum to be paid to the Council will make additions, alterations and improvements to the existing facilities at South Park including the allotments and sport pitch facilities such as a trim trail / jogging track around South Park. In lieu of on site provision the Commuted sum will provide opportunities for all parts of the community including the new residents.

On this basis the provision of the commuted sum is considered to be necessary, directly related to the development and is fair and reasonable in relation to the scale and kind of development.

The applicant has confirmed that they are willing to enter into an agreement based on the above mentioned Head of Terms.

### **RECOMMENDATION**

Having regard to the above, there is no change to the recommendation of approval, subject to

- Prior completion of a Section 106 Agreement for a commuted sum for Public Open Space and Outdoor Sports and Recreation
- Recommended conditions