

Northern Planning Committee

Updates

Date: Wednesday, 6th April, 2016
Time: 10.00 am
Venue: The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

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

5. **15/5536M - Land Adjacent to Belong Care Home, 103 Kennedy Avenue, Macclesfield SK10 3DE: To provide a new 30 space surface car park for Mr Nigel Franklin, Belong Construction Ltd (Pages 1 - 2)**
6. **15/4137M - The Grange, South Park Drive, Poynton, Cheshire SK12 1BS: Demolition of detached dwelling house and associated buildings, and erection of eight family dwelling houses and associated works. Amendments to previous application reference 13/1165M for Hillcrest Homes Ltd (Pages 3 - 8)**
7. **14/4339M - The Queens Arms, Leek Road, Bosley SK11 0NX: Construction of 5 no. housing units for social housing (re-submission 14/1355M) for Neil Findlay, Punch Taverns PLC (Pages 9 - 10)**

Please contact Gaynor Hawthornthwaite on 01270 686467
E-Mail: gaynor.hawthornthwaite@cheshireeast.gov.uk with any apologies, requests for further information or to arrange to speak at the meeting

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Northern Planning Committee – 6th April 2016

UPDATE TO AGENDA

APPLICATION No. 15/5536M – to provide a new 30 space surface car park

LOCATION

Land adjacent to Belong Care Home, 103 Kennedy Avenue, Macclesfield, SK10 3DE

UPDATE PREPARED

3rd April 2016

CONSULTATIONS

Strategic Infrastructure (Highways) – object to the proposed development due to insufficient information. The following comments apply:

The Head of Strategic Highways (HSI) has visited the site and notes that there is a footpath running along the western boundary of the care home between Kennedy Avenue and the footpath to the north known as Becks Lane. This has not been considered on the proposed site layout. A revised plan should be submitted illustrating the footpath which should be upgraded and, surfaced and 3.0m wide to allow pedestrians and cyclists to pass.

Also the HSI notes that the proposal is against policy. Details regarding the numbers of staff, residents, bedrooms and other uses etc. and a parking assessment are required. The HSI also notes that in addition to surface parking the site also has under-croft parking so details of how many parking spaces the site currently has is required.

REPRESENTATIONS

OFFICER REPORT

Proposed Mitigation Strategy

As the proposal comprises the development of existing and protected open space, it has been advised by the Agent that a mitigation strategy has been prepared. This mitigation strategy includes the change of use of the area of land to the rear of the nearby shops (which is currently used as car parking and servicing provision) to open space. It is understood that this area of land is to the east of Devon Close and to the west of Westmorland Close; however, no drawing or plan has been submitted showing the proposed mitigation.

It is noted that the land in question is not within the Applicant's ownership and it is uncertain how such a mitigation strategy would be secured under any planning permission as the land in question is not owned by the Applicant and the existing

use is as a car park. Planning permission for a change of use would be required to regularise the inclusion of this area into protected open space and no such planning application has been submitted.

The existing car park provides parking for the shop operators and the residents above the shops. It also provides access to the rear of the shops for deliveries and emergencies. Sufficient access for emergency and service vehicles would need to be retained. It is considered that this is a well used car park and has benefitted from some improvements over recent years and it is not considered that the mitigation would offset the loss of the application site. The Parks and Development Officer (ANSA) has advised that the replacement open space proposal would result in a net loss of open space, in terms of both quality and quantity, and this is contrary to policy.

With respect to the comments received from highways, the details requested could be secured by condition.

RECOMMENDATION

No change

APPLICATION NO: 15/4137M

PROPOSAL: Demolition of detached dwelling house and associated buildings, and erection of eight family dwelling houses and associated works. Amendments to previous application reference 13/1165M

ADDRESS: THE GRANGE, SOUTH PARK DRIVE, POYNTON, CHESHIRE, SK12 1BS

APPLICANT: Hillcrest Homes Ltd

CONSULTATIONS

An additional two neighbours responses have been received since the publication of the main report. The issues raised are,

- Note increase in height of the boundary screening is an admission of increased noise from the development. Concerns raised over how this will be maintained in future years
- Development has made admission that previous submissions are incorrect and this information should be removed from the submission
- Drainage and security issues raised
- Impact on protected species
- Impact on woodland area
- Development does not address the previous concerns raised by the Inspector in 2014
- 5 houses on the site would be more suitable
- Concerns raised about Japanese Knotweed on the existing site
- Although Environment Agency have not objected to the proposal flooding on site is still an issue
- Badgers have not been recorded within the Ecology report accurately
- Historic garden wall from Poynton Towers at risk
- History of the site and Town Council concerns not considered
- Concerns raised over new planning officer being allocated to the proposal and lack of site visit and consideration of the proposal.

Procedural Matter

Both the Planning Officer and the Members of the Northern Planning committee have visited the application site in accordance with the normal planning application procedure.

UPDATED OFFICER APPRAISAL

Economic Sustainability

Please note a typo within this section which states Holmes Chapel rather than Poynton.

Other matters

No new material planning matters have been raised within the additional responses which have not already been addressed within the main report to committee.

RECOMMENDATION – remains unchanged

Approve subject to a Section 106 agreement and conditions

**House Elevation plans as request my Members on the site visit
(all plans available to view on the planning portal for 15/4137M)**





House type B(H) - 1100 sq ft
The Garage Project



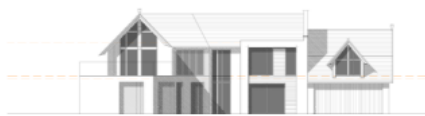
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

B (H)Type
Plot 4



First Floor Plan



Ground Floor Plan

HILLCREST
-homes- calderpeel

House type A(H) - 1100 sq ft
The Garage Project



Front Elevation



Side Elevation



Side Elevation



Rear Elevation

A(H) Type
Plot 5
Plot 6



First Floor Plan



Ground Floor Plan

HILLCREST
-homes- calderpeel



APPLICATION NO: 14/4339M

PROPOSAL: Construction of 5 no. housing units for social housing (re-submission 14/1355M)

ADDRESS: THE QUEENS ARMS, LEEK ROAD, BOSLEY, SK11 0NX

APPLICANT: Neil Findlay, Punch Taverns PLC

CONSULTATIONS

Heritage and Design – Comments from Heritage and Design were omitted from the main report.

The main issues raised by the consultation are,

The proposed development will affect the openness of the setting of the listed building and will be inappropriate in this location, and in addition will have the effect of extended the built form of the village to the detriment of openness of this location.

The Heritage Officer notes that the site is locationally sustainable which is permitted by the NPPF, however where development fails to adhere to respect the historic environment then it may be classified as not being sustainable development.

In the Heritage Officers opinion the development does not respect the existing setting, and the design introduces a new built element to the village which is out of character with the property which makes up the bulk of property within the local area, this does not mean that innovative solutions (NPPF paragraph 60) should not be built, it is however not of outstanding design or appropriate in this elevated location to warrant exceptions.

Furthermore, the Heritage Officer considered that by virtue of the scale and bulk of the proposed development the significance of setting would be reduced by the new built form. New development needs to make a positive contribution to the local character and distinctiveness of the area.

The Heritage Officer also considers that any development carried out within the setting of the Grade II listed building should enhance help to preserve or enhance the significance of the building, through good and informed design. As this property is grade II any alterations to the setting must be of good quality and designed to help preserve or enhance the significance of the building.

The Heritage officer therefore recommends the application for refusal on grounds of adverse impact on character and appearance of Listed Building and Adverse impact on setting of Listed Building.

UPDATED OFFICER APPRAISAL

The comments raised by the Heritage Officer are noted and as acknowledged within the main officer's report the proposed development will have an impact on the openness of the setting of the Listed Building.

It is considered that the separation distance between the application site and Grade II Listed Building would be significant enough to create a clear separation between the application site and the listed building, to ensure no significant harm is caused to the setting of the listed building. Furthermore, the siting of the development to the rear of the site with a landscaping buffer adjacent to the street frontage will create a further visual barrier.

Furthermore with the inclusion of several controlling conditions (as noted on the main report) with regards to materials and boundary treatment it is considered that the Council can ensure a quality development adjacent to the listed building is implemented, if approved.

Therefore, as noted within the main report it is considered that within the planning balance that the harm caused to the setting of the listed building is outweighed by the positive public benefits in allowing affordable housing in an area of need.

RECOMMENDATION as main report – Approve subject to Section 106 Agreement and conditions

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in her 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.