

Northern Planning Committee

Updates

Date: Wednesday, 6th July, 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.

Planning Updates (Pages 1 - 6)

Please contact Sarah Baxter on 01270 686462
E-Mail: sarah.baxter@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 – 6 JULY 2016

UPDATE TO AGENDA

APPLICATION NO.

15/4968C

LOCATION

LAND AT NEWCASTLE ROAD SOUTH, BRERETON

UPDATE PREPARED

4 July 2016

CORRECTION

The report refers to a lack of pavement serving the site. This is incorrect; the site has a pavement linking Newcastle Road South to the centre of the village (which includes a children play space, post box, bus stop, primary school, public house). The pavement is substandard, however, upgrades are proposed. These are detailed within the planning application and are considered acceptable by the Strategic Infrastructure Manager.

ADDITIONAL REPRESENTATION FROM THE APPLICANT

The Applicant has submitted an appeal decision dated 28 June 2016 concerning a site at the Hill in Sandbach (Planning Inspectorate Appeal Ref APP/R0660/W/14/3001394), which considers the Sandbach Neighbourhood Plan as part of the Inspector's decision. In the light of the Inspector's decision that relevant policies relate to the supply of housing are therefore may be out of date (including those within the Sandbach Neighbourhood Plan), the Applicant has invited the Planning Authority to re-consider the recommendation of refusal in this case.

In any event the Applicant wishes Members of the Committee to be aware of the appeal decision in the context of this case.

FURTHER COMMENTS FROM NEIGHBOURS

Further comments concerning policy HOU6 of the Brereton Neighbourhood Plan and the requirement for a 15 metre buffer between further and existing development have been made. The indicative plan appears to utilise land that has been sold off to neighbours' previously by the Applicant to some adjoining neighbours' in St Oswalds Crescent.

Neighbours have provided photographic evidence of flooded back gardens and have criticised the Flood Risk Assessment and information submitted as part of the application with respect to their opinion that the site has a flooding problem.

CONSULTATION RESPONSE

University of Manchester (Jodrell Bank) have advised that the proposal will have a moderate/minor impact upon the operations of the telescope. On this basis, they object to this application.

CONCLUSIONS

With respect to the late objection received from Jodrell Bank, this is considered to be materially significant to add weight against this proposal in the planning balance. A reason for refusal is attached below.

With regard to the recent Appeal Decision, it is considered that there are material differences between the proposals that in this case mean that the dis-benefits of the proposal outweigh the benefits within the planning balance

The late comments submitted by neighbours are noted, however, the plan submitted is an indicative layout and a requirement for a buffer can be satisfactorily provided by condition.

The Council's Flood Risk Engineer has assessed the formally submitted Flood Risk Assessment, which has been produced by a relevant expert in this field. The Council's Flood Risk Manager raises no objection subject to condition.

ADDITIONAL REASON FOR REFUSAL

Whilst it is acknowledged that there is a presumption in favour of sustainable development, in the planning balance it is considered that:

- the development is unsustainable because the unacceptable economic, environmental and social impact of the scheme upon the efficient operation of the Jodrell Bank Observatory and its internationally important work significantly and demonstrably outweighs the economic and social benefits in terms of its contribution to boosting housing land supply, including the contribution to affordable housing. As such, the proposal is contrary to Policy PS10 of the adopted Congleton Borough Local Plan First Review 2005 and Policy SE14 of the Cheshire East Local Plan Strategy Submission Version that seeks to limit development that impairs the efficiency of the Jodrell Bank radio telescope as well as the provisions of the National Planning Policy Framework.

Northern Planning Committee – 6th July 2016

UPDATE TO AGENDA

APPLICATION No.

15/4515M– Change of use from dwelling with offices to dwelling with function room and ancillary facilities and overnight accommodation in association with functions including the construction of previously approved extension and glazed links.

LOCATION

WARFORD HALL, WARFORD HALL DRIVE, GREAT WARFORD, ALDERLEY EDGE, CHESHIRE, SK9 7TP

UPDATE PREPARED

4th July 2016

OFFICER REPORT

Representations:

None.

Follow-up from Site Visit held on 1st July 2016

An additional plan was received on 6th June 2016 and was examined at the Site Visit, showing the entire site with the proposed development. It is available on the website.

At the site visit members asked how an application for a further extension to the dwelling (possibly to replace the swimming pool previously approved) might be viewed if the current proposed development is granted permission.

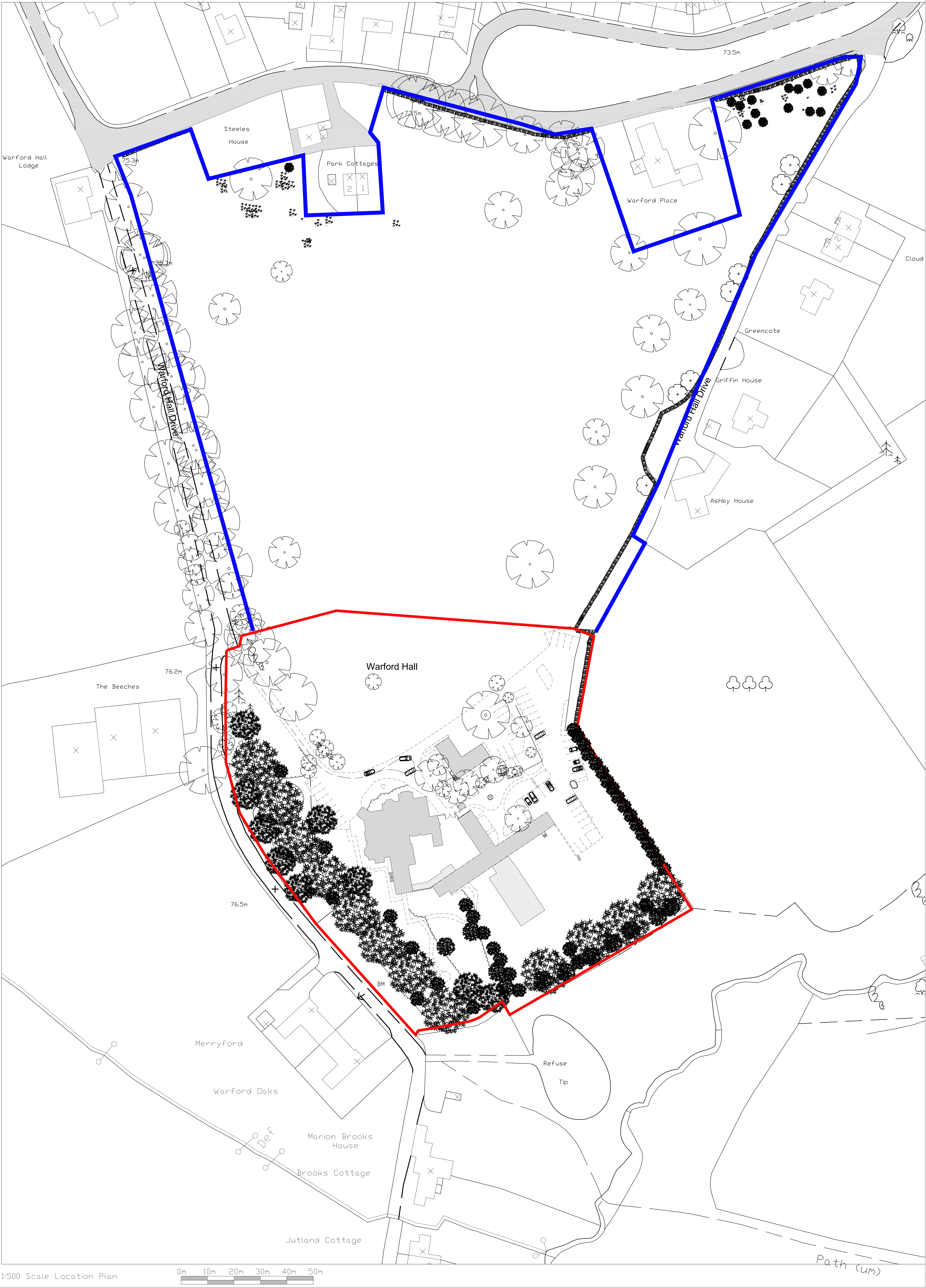
Such an application would be regarded as a further extension to the original building under the terms of Green Belt policies and the NPPF. Account would be taken of any extensions approved and built, and a view would be taken as to whether the additional extensions would be inappropriate development by being disproportionate to the original building. A guideline of 30% additions is the starting point for any such assessment.

The works approved by the previous application 15/2496M were assessed as representing a 30% increase over the existing dwelling. The assessment would also have to look at the wider position of approved extensions to the non-residential buildings, and come to a conclusion under adopted policies and guidance.

RECOMMENDATION

There is no change to the recommendation

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Rev.	Amendments	By	Date

LEGEND:

Other land owned by applicant.

Application site.

BWD

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Project:

Proposed Extension to:
WARFORD HALL
WARFORD HALL DRIVE
MERRYMANS LANE SK9 7TP

Drawing Title:

SITE LOCATION PLAN

Drawing Status:

Planning

Date Created:

03.03.2016

Drawing Scales @ A1:

1:500

Drawing No.

BWD-WH-020

Drawn by:

JB

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