

# **Northern Planning Committee**

## **Update Reports**

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**Date:** Wednesday 5th June 2013  
**Time:** 1.00 pm  
**Venue:** The Capesthorpe Room - Town Hall, Macclesfield SK10 1EA

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The information on the following pages was received following publication of the Committee agenda

### **Update Reports for**

**Item 6: 13/0107M – Bramble Cottage, Free Green Lane, Lowe Peover (pages 1-2)**

**Item 7: 13/1050M – Peter Ashley Ltd, Styal Moss Nurseries, 38 Moss Lane, Styal (page 3)**

**Item 9: 13/1813M – Zeneca Plc, Charter Way, Macclesfield (page 5)**

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**APPLICATION NO:** 13/0107M

**LOCATION:** Bramble Cottage, Free Green Lane, Lower Peover, Cheshire, WA16 9PT

**PROPOSAL:** First Floor Side Extension; Front and Rear Porches; Alterations to Chimney Shape; Provision of A Chimney Breast and Other Minor Alterations from Applications 10/5004m & 11/2048m (Amended Description)

**UPDATE PREPARED:** 31 May 2013

### **ADDITIONAL REPRESENTATIONS**

Due to the receipt of revised plans, the proposals were re-advertised on 16<sup>th</sup> May, giving all parties until 30<sup>th</sup> May to make further representations.

Additional representations have been received from three households, two maintain their objection, one maintains their support. Full copies of these responses are available on the website. The following is a summary of their views:

#### **Oppose**

- The original description of development is misleading (*N.B now amended*)
- Development includes discrepancies from approved applications
- Elements of the development are retrospective, which were previously refused under application 10/3989M, which was for a 3 bedroomed house. These proposals are of a similar scale
- The utility room was built 0.5m wider than the previous approval
- The chimney has been built externally – as per the withdrawn application, which has a harmful effect on the character of the adjoining Listed Building Barrows Brow Farm
- The cumulative extensions have substantially increased the first floor accommodation
- The extended ridgeline and increase in width is out of character and has a detrimental impact on the openness of the Green Belt
- The extension is not sympathetic to the existing building, Conservation Area, setting of the Listed Building, countryside or wider street scene
- The proposal represents a dominant out of scale new dwelling within close proximity of a grade II building (Barrow Brow Farm) in a Conservation Area.
- The increase in size sought in this application for this property will inevitably create more traffic & noise

## Support

- *“I support the application. What more can the applicant do? They have reduced the design again! And yet all the neighbours have had much bigger extensions approved by the council. I have only just realised that the main objector is the person who has had massive extensions! Talk about irony!”*

## **RECOMMENDATION**

The further representations are duly noted. The description of development has been expanded to encompass all the existing alterations to the building, and the proposed first floor side extension, over the existing utility room.

The revised plans have been carefully considered. The proposals differ from refused application 10/3989M, particularly due to the design of the first floor side extension, which is set back from the front elevation, and does not propose a dormer window.

The proposals represent a 63% increase in floorspace over the original dwelling, which is not considered to be disproportionate or harmful to the Green Belt, noting the context of the extension within the small group of dwellings and the subservient design of the extension.

Due to the position of the extension, on the opposite side to Barrows Brow Farm, the proposal is not considered to have a harmful effect on the setting of the Listed Building. The Conservation Officer has confirmed that he is satisfied with the alterations.

The dwelling is set quite far back in the plot, and the building is on an angle from the road. It is not considered that the extension would be prominent, and therefore the proposal is considered to preserve the character of the Conservation Area.

For these reasons, there is no change to the recommendation of approval, subject to conditions.

**APPLICATION No:** 13/1050M

**LOCATION:** Styal Moss Nurseries, 38 Moss Lane, Styal,  
Wilmslow, SK0 4LG

**UPDATE PREPARED:** 03 June 2013

## **KEY ISSUES**

### **Highways safety**

Additional information has been received regarding traffic movements. The Strategic Highways Manager has considered the information concluding that the proposed would not lead to any highways safety issues and therefore no objections are raised.

## **CONCLUSIONS**

Bearing the above comments in mind, the original recommendation of refusal remains for the reasons previously outlined.

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**APPLICATION NO:** 13/1813M

**PROPOSAL:** Erection of New and Temporary Site Cabins on an Existing Vacant Site

**ADDRESS:** AstraZeneca, Charter Way, Macclesfield, SK10 2NA

**UPDATE PREPARED:** 3<sup>rd</sup> June 2013

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### **Consultation Replies**

#### Highways

No objections on the basis that the impact of increased traffic generation would be for a limited period and additional parking would be accommodated within the existing multi-storey car park.

The Strategic Highways Manager has recommended the current Site Travel Plan is updated to incorporate any new employees associated with the temporary site cabins.

#### Environmental Health

No objections.

### **Officer Comments**

The Strategic Highways Manager has recommended that the existing Travel Plan is updated to incorporate any new employees. There has been no Travel Plan secured through a planning obligation or planning condition however it is understood AstraZeneca operate a Travel Plan as good practice and part of its wider social responsibilities. It is therefore recommended that this is attached to any planning consent as an informative to encourage any new employees to be incorporated into the wider Site Travel Plan.

### **Recommendation**

The recommendation remains unchanged. The application is recommended for approval.

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