

Northern Planning Committee

Updates

Date: Wednesday, 31st July, 2013
Time: 2.00 pm
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 - 14)

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 – 31 JULY 2013

UPDATE TO AGENDA

APPLICATION NO: 13/0932M

**LOCATION THE HIGH LEGH PARK GOLF CLUB,
WARRINGTON ROAD, MERE, CHESHIRE,
WA16 0WA**

UPDATE PREPARED 29 JULY 2013

Letter of objection from Park Cottage on the following grounds:

- Consider position of new driving range further away to be worse
- Inappropriate development in the Green Belt
- Concerns regarding lighting and stray golf balls and impact on amenity
- Concerns regarding additional structures proposed

Letter of representation from UK coordinator of the British Astronomical Association's Campaign for Dark Skies raising the following concerns:

- Impact of light spillage on the night sky and the High Legh Community Observatory
- Suggest shielding of lighting or luminous golf balls as alternatives

Letter of representation from agent in response to the above comments making the following points:

- Response from UK coordinator of the British Astronomical Association's Campaign for Dark Skies is a generic comment made by someone who cannot be expected to have any knowledge of the site and fails to take account of the local opinions of persons with an interest in the night sky and also of concessions that have been made, both in the design of the lighting and in the removal of other lighting, within this application.
- Luminous golf balls are a novelty item and are totally unsuitable for the range that is being proposed.

OFFICER APPRAISAL

The comments from the neighbour Park Cottage are duly noted. The issues raised and the subsequent impact upon this property is set out on page 18 in the committee report.

The concerns expressed by the UK coordinator of the British Astronomical Association's Campaign for Dark Skies stem from the belief that floodlights would result in considerable harm as they tend to illuminate a much larger area than required and are often of considerable intensity with a wide beam.

Officers are sympathetic to these concerns. However, the applicant has endeavoured to minimise this impact.

The Lighting reports have been carried out by a suitably qualified and experienced lighting engineer and in accordance with the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lighting GN01: 2011 which is the definitive guidance on Sky Glow. Therefore the impact has been appropriately quantified.

The proposals utilise innovative berm lighting which is not a generic off the shelf solution and produces significantly less upward light than conventional lighting. This would not give rise to light overspill which is one of the concerns expressed by the UK coordinator of the British Astronomical Association's Campaign for Dark Skies.

In addition, the combination of the proposed screens for the Berm lights and angling and caps for the floodlights would mitigate the impact and represent the type of landscape mitigation suggested by the UK coordinator of the British Astronomical Association's Campaign for Dark Skies.

On that basis, officers are still of the opinion that the proposed lighting would not have an adverse impact upon the openness or visual amenity of the Green Belt by reason of sky glow.

The recommendation therefore remains for approval.

Northern Planning Committee 31st July 2013

UPDATE TO AGENDA

APPLICATION NO: 13/2346M

LOCATION: MOTTRAM HALL HOTEL, WILMSLOW ROAD, MOTTRAM ST ANDREW, MACCLESFIELD, CHESHIRE, SK10 4QT

PROPOSAL: Erection of a marquee at Mottram Hall Hotel

UPDATE PREPARED: 29/07/13

ADDITIONAL CONSULTATION RESPONSE

Marketing Cheshire

Marketing Cheshire strongly support the proposals.

ADDITIONAL SUPPORTING INFORMATION FROM APPLICANT

In response to the concerns raised by English Heritage, the applicant has provided the following information:

The English Heritage letter identifies that the proposals would disrupt the visual and spatial relationship between Mottram Hall and its closely linked designed landscape and important views would be lost. It is our considered opinion that this is not the case, as views from this location back towards the hall are close. Only people within or in front of the marquee will still be able to appreciate these views.

The proposed location has the added benefit to the guests who will use the marquee of being afforded views, through the glazed south and west elevations, back toward the east elevation of the Hall as well as a panoramic view toward the lake to the south. Whilst adding to the setting of the event, and the enjoyment of the guests, exposing these new views will bring the history of the original Hall and its grounds to the forefront of the hotel guest experience.

It is not accepted that important views from the formal garden to the east would be lost as there are no direct views because of the evergreen tree cover, which means the hall is entirely obscured from this section of the garden with no evidence that there were ever deliberately designed views from this location as mentioned in the letter.

The English Heritage letter refers to our Alternative Locations Analysis and identifies that in English Heritage's opinion, a location to the north-east of the Hall (site C) is preferable from a historic environment perspective.

We previously outlined why this location would be unsuitable:

- 1 A marquee erected in this location would result in the loss of the existing tennis courts, which would impact on the quality and range of the hotel's leisure offer;
- 2 There is an existing sewage treatment plant adjacent to the site which renders this part of the site highly undesirable for event space, the preparation and serving of food and for guest / visitor congregation;
- 3 The site is also located some distance from the principal function rooms, servicing and catering facilities within the main Hall with no obvious or easy access route for guests from the existing facilities. The problems with regard to facilities would be likely to lead to the requirement for a larger marquee than that currently proposed, which would bring about wider Green Belt implications;
- 4 This location would be less than ideal for guest and visitor safety due to lack of natural surveillance especially during inclement weather.

The location proposed for the marquee minimises the heritage and visual impact and provides the highest quality location for the proposed structure in terms of the operational requirements of the hotel.

The letter also recognises the requirements of paragraph 134 of the NPPF which requires the Local Planning Authority to balance various issues and assess whether the harm to the heritage asset is outweighed by the public benefits of the proposal. We welcome this and have previously outlined the significant public benefits of the proposal which outweigh the perceived harm to the heritage asset and also the fact that the proposals constitute sustainable development, in particular:

- 1 Ensure the retention of 166 jobs at the hotel;
- 2 Create an additional 30-40 part time jobs;
- 3 Create indirect employment created in entertainment, cleaning staff, security, taxi companies, local shops, florists, hairdressers etc;
- 4 Part fund the planned £6 million investment at Mottram Hall Hotel;
- 5 Sustain the upkeep costs of a Grade II* Listed Building;
- 6 Assist the needs of businesses by providing enhanced opportunities for business functions in meeting training requirements etc;
- 7 Increase and enhance the facilities available at the hotel;
- 8 Provide opportunities for large-scale charity fundraising functions.

Cheshire Gardens Trust has objected to the proposal on the grounds that the marquee is within the canopy of mature trees with a risk of damage. The objection states that TPOs should be put on any trees of merit.

Consideration of the impact of the marquee on existing trees has been considered in the Arboricultural Report submitted with the planning application. The report identifies that the marquee can be accommodated in this location with no harm to existing trees.

In response to Member's questions in respect of drainage, the marquee will be self contained, as per standard marquee proposals.

CONSERVATION OFFICER

The Conservation Officer maintains his objection to the proposals. He is of the view that the perceived benefits do not outweigh the harm to the setting of the heritage asset.

Furthermore he considers that 5 years is not temporary period, and it will cause harm whilst in place.

FORESTRY OFFICER

The Forestry Officer advises that the application is supported by an Arboricultural Report compiled by Urban Green the detail of which accords with the requirements of BS5837:2012.

Whilst no details have been included in respect of how the marquee will be erected, it is assumed the structure will be facilitated using decking boards and a no dig construction technique in keeping with similar structures.

The main marquee, access walkway and kitchen area are partially located within the Root Protection Areas (RPA) of a number of trees (T1, 5,6,14, & 15) with the toilet block footprint occupying completely the RPA's associated with T13 & 14.

The use of a weight bearing structure should ensure that the RPA's of the identified trees are not compromised in terms of compaction. Providing rain water is allowed to run off the building there should also be no direct implications for the adjacent trees.

A limited amount of lateral crown lifting and pruning to establish an acceptable height clearance (3m) will be required, but this is considered to be a reasonable approach to the management of the trees providing the works are expedited in accordance with BS3998:2010. Therefore no objection subject to conditions is made.

RECOMMENDATION

Officers remain of the view that the marquee will have a detrimental impact on the Listed Building, the Green Belt, and the Historic Parkland, contrary to Local Plan Policy and the National Planning Policy Framework.

Officers are of the view that the potential benefits to tourism and the local economy are not considered sufficient to clearly outweigh the harm identified. Very special circumstances do not exist to allow this development. Neither are there considered to be specific identified public benefits which outweigh the harm to the designated heritage asset of significance. On this basis, there is no change to the recommendation of refusal.

Members need to carefully consider whether there are any public benefits, which clearly outweigh the harm to the Listed Building, Green Belt and Historic Parkland.

Northern Planning Committee 31st July 2013

UPDATE TO AGENDA

APPLICATION NO: 13/2369M

LOCATION: MOTTRAM HALL HOTEL, WILMSLOW ROAD, MOTTRAM ST ANDREW, MACCLESFIELD, CHESHIRE, SK10 4QT

PROPOSAL: Listed Building Consent For Erection Of A Marquee

UPDATE PREPARED: 29/07/13

ADDITIONAL SUPPORTING INFORMATION FROM APPLICANT

In response to the concerns raised by English Heritage, the applicant has provided the following information:

The English Heritage letter identifies that the proposals would disrupt the visual and spatial relationship between Mottram Hall and its closely linked designed landscape and important views would be lost. It is our considered opinion that this is not the case, as views from this location back towards the hall are close. Only people within or in front of the marquee will still be able to appreciate these views.

The proposed location has the added benefit to the guests who will use the marquee of being afforded views, through the glazed south and west elevations, back toward the east elevation of the Hall as well as a panoramic view toward the lake to the south. Whilst adding to the setting of the event, and the enjoyment of the guests, exposing these new views will bring the history of the original Hall and its grounds to the forefront of the hotel guest experience.

It is not accepted that important views from the formal garden to the east would be lost as there are no direct views because of the evergreen tree cover, which means the hall is entirely obscured from this section of the garden with no evidence that there were ever deliberately designed views from this location as mentioned in the letter.

The English Heritage letter refers to our Alternative Locations Analysis and identifies that in English Heritage's opinion, a location to the north-east of the Hall (site C) is preferable from a historic environment perspective.

We previously outlined why this location would be unsuitable:

- 1 A marquee erected in this location would result in the loss of the existing tennis courts, which would impact on the quality and range of the hotel's leisure offer;

- 2 There is an existing sewage treatment plant adjacent to the site which renders this part of the site highly undesirable for event space, the preparation and serving of food and for guest / visitor congregation;
- 3 The site is also located some distance from the principal function rooms, servicing and catering facilities within the main Hall with no obvious or easy access route for guests from the existing facilities. The problems with regard to facilities would be likely to lead to the requirement for a larger marquee than that currently proposed, which would bring about wider Green Belt implications;
- 4 This location would be less than ideal for guest and visitor safety due to lack of natural surveillance especially during inclement weather.

The location proposed for the marquee minimises the heritage and visual impact and provides the highest quality location for the proposed structure in terms of the operational requirements of the hotel.

The letter also recognises the requirements of paragraph 134 of the NPPF which requires the Local Planning Authority to balance various issues and assess whether the harm to the heritage asset is outweighed by the public benefits of the proposal. We welcome this and have previously outlined the significant public benefits of the proposal which outweigh the perceived harm to the heritage asset and also the fact that the proposals constitute sustainable development, in particular:

- 1 Ensure the retention of 166 jobs at the hotel;
- 2 Create an additional 30-40 part time jobs;
- 3 Create indirect employment created in entertainment, cleaning staff, security, taxi companies, local shops, florists, hairdressers etc;
- 4 Part fund the planned £6 million investment at Mottram Hall Hotel;
- 5 Sustain the upkeep costs of a Grade II* Listed Building;
- 6 Assist the needs of businesses by providing enhanced opportunities for business functions in meeting training requirements etc;
- 7 Increase and enhance the facilities available at the hotel;
- 8 Provide opportunities for large-scale charity fundraising functions.

CONSERVATION OFFICER

The Conservation Officer maintains his objection to the proposals. He is of the view that the perceived benefits do not outweigh the harm to the setting of the heritage asset.

Furthermore he considers that 5 years is not temporary period, and it will cause harm whilst in place.

RECOMMENDATION

Officers remain of the view that the marquee will have a detrimental impact on the Listed Building, in particular, the setting of the Listed Building, contrary to Local Plan Policy and the National Planning Policy Framework.

Officers are of the view that the potential benefits to tourism and the local economy are not considered sufficient to clearly outweigh the harm identified. Neither are there considered to be specific identified public benefits which outweigh the harm to the designated heritage asset of significance. On this basis, there is no change to the recommendation of refusal.

Members need to carefully consider whether there are any public benefits, which clearly outweigh the harm to the heritage asset, particularly having regard to its setting.

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NORTHERN PLANNING COMMITTEE – 31 July 2013

UPDATE TO AGENDA

APPLICATION NO: 13/2288M

**LOCATION FALLIBROOME HIGH SCHOOL, PRIORY LANE,
MACCLESFIELD, CHESHIRE, SK10 4AF**

UPDATE PREPARED 29 July 2013

CONSULTATIONS

Heritage & Design - Forestry

Following further discussions, the Council's Tree Officer has requested that the proposed conditions 06 (A02TR Tree Protection) and 07 (A01TR retention) on the Committee Report are replaced with:-

New condition 06

All arboricultural works shall be carried out in accordance with TEP Arboricultural Impact Assessment ref TEP.3376.001 dated January 2013.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.

New Condition 07

A05TR Arboricultural method statement & tree protection

CONCLUSION

The original recommendation of APPROVAL remains.

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NORTHERN PLANNING COMMITTEE – 31 July 2013

UPDATE TO AGENDA

APPLICATION NO: 13/2082M

LOCATION BOLLINGTON LEISURE CENTRE, HEATH ROAD, BOLLINGTON, SK10 5EX

UPDATE PREPARED 29 July 2013

DETAILS OF PROPOSAL

Wildlife Garden:

In accordance with a request from CEC Leisure Services, Bollington United Junior Football Club have confirmed that they are happy to omit the proposed wildlife area as this cannot be achieved as the site is on the proposed relocated pitch approved as part of the extension to the Leisure Centre (application 10/4713M).

CONSULTATIONS

Bollington Town Council:

Bollington Town Council have stated that they are very supportive of this application as it will provide excellent and much needed sports and recreational facilities for Bollington's young people. It has been an objective within Bollington's Town Plan for many years and now has the funding being assembled to deliver the project.

CONCLUSION

The original recommendation of APPROVAL remains.

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