

# Northern Planning Committee

## Agenda

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Date:	<b>Wednesday 1st October 2025</b>
Time:	<b>10.30 am</b>
Venue:	<b>The Capesthorpe Room - Town Hall, Macclesfield, SK10 1EA</b>

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Please note that members of the public are requested to check the Council's website the week the Northern Planning Committee meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published

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The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the top of each report.

It should be noted that Part 1 items of Cheshire East Council decision making meetings are audio recorded and the recordings will be uploaded to the Council's website.

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

**1. Apologies for Absence**

To receive any apologies for absence.

**2. Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary interests, other registerable interests, and non-registerable interests in any item on the agenda and for Members to declare if they have a pre-determination in respect of any item on the agenda.

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For requests for further information

**Contact:** Rachel Graves

**E-Mail:** [rachel.graves@cheshireeast.gov.uk](mailto:rachel.graves@cheshireeast.gov.uk)

**To register to speak on an application please email:** [Speakingatplanning@cheshireeast.gov.uk](mailto:Speakingatplanning@cheshireeast.gov.uk)

3. **Minutes of the Previous Meeting** (Pages 3 - 6)

To approve the Minutes of the meeting held on 20 August 2025 as a correct record.

4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Planning Committee
- The relevant Town/Parish Council

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the planning committee and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **24/4391/FUL - LAND WEST OF ALDERLEY ROAD, WILMSLOW, SK9 1PZ: Demolition of existing buildings and erection of care home with associated parking, landscaping and access improvements** (Pages 7 - 48)

To consider the above planning application.

6. **25/0676/FUL - ST GEORGES STREET BAPTIST CHURCH ST GEORGES STREET, MACCLESFIELD, SK11 6TG: Converting St Georges Street Baptist Church into 8 luxury apartments and a 6-bedroom House in Multiple Occupation (HMO)** (Pages 49 - 86)

To consider the above planning application.

7. **25/1947/FUL - SHERWOOD, 33 ADLINGTON ROAD, WILMSLOW, SK9 2BJ: The creation of two new houses to the rear of the existing house 33 Adlington Road** (Pages 87 - 112)

To consider the above planning application.

**Membership:** Councillors M Beanland, S Bennett-Wake, T Dean, K Edwards, A Farrall, A Harrison, S Holland, T Jackson, J Smith, J Snowball, F Wilson (Vice-Chair) and M Warren (Chair)

**CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 20th August, 2025 in the Capesthorne Room,  
Town Hall, Macclesfield, SK10 1EA

**PRESENT**

Councillor M Warren (Chair)  
Councillor F Wilson (Vice-Chair)

Councillors M Beanland, S Bennett-Wake, T Dean, K Edwards, S Gardiner,  
A Harrison, T Jackson, J Smith and J Snowball

**OFFICERS IN ATTENDANCE**

Paul Wakefield, Planning Team Leader  
Matthew Keen, Senior Planning Officer  
Fiona Reynolds, Senior Planning Officer  
Margaret Preston - Senior Enforcement Officer, Environmental Protection  
Neil Jones, Highways Officer  
Andrew Poynton, Planning and Highways Lawyer  
Rachel Graves, Democratic Services Officer

**7 APOLOGIES FOR ABSENCE**

Apologies were received from Councillor S Holland. Councillor S Gardiner attended as a substitute member.

**8 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In relation to application 23/2348M, in the interest of openness Councillor S Gardiner declared that he had previously worked with the agent for this application over 20 years ago.

**9 MINUTES OF THE PREVIOUS MEETING****RESOLVED:**

That the minutes of the meeting held on 25 June 2025 be approved as a correct record.

**10 PUBLIC SPEAKING**

The public speaking procedure was noted.

**11 23/2348M - WILMSLOW RUGBY UNION FOOTBALL CLUB KINGS ROAD, WILMSLOW, CHESHIRE EAST, SK9 5PZ: FULL PLANNING PERMISSION FOR ENGINEERING WORKS COMPRISING SITE REPROFILING WORKS, NEW DRAINAGE AND INSTALLATION OF 3G SPORTS PITCH AND ASSOCIATED EXTERNAL WORKS**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Councillor Mark Goldsmith (ward councillor), Wilmslow Town Councillor Jon Newell, Mr Bruce Sciple (objector), Mr Mike Potts (objector) and Mr Colin Williams (agent).

**RESOLVED:**

That for the reasons set out in the report and update report, the application be APPROVED, subject to the following conditions:

1. 3-year Time Limit
2. Development in accord with approved plans
3. Materials to be submitted
4. Bird nesting season avoidance
5. Biodiversity enhancement scheme to be submitted
6. Construction Environmental Management Plan (Ecology)
7. Sensitive lighting scheme (wildlife)
8. Landscaping scheme to be submitted including boundary treatments
9. Landscaping details and maintenance to be submitted
10. Levels to be submitted
11. Sustainable surface water drainage scheme to be submitted prior to commencement
12. Management and maintenance of Sustainable Drainage Systems (SuDS)
13. Updated flood risk assessment to be submitted prior to commencement
14. Contamination phase 1 assessment to be submitted
15. Verification and remediation (contamination) to be submitted
16. Reporting of unexpected contamination
17. Noise impact assessment to be implemented
18. Artificial Grass Pitch design and construction
19. Artificial Grass Pitch management and maintenance
20. Community Use Agreement
21. Running Path design and construction
22. Continuity of sport
23. Updated protected species survey required if development commences after 17<sup>th</sup> Jan 2026
24. Plan detailing the protection of River Bollin waterbody and linking Styal Wood to be submitted prior to commencement



25. Construction management plan to be submitted

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chair of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

**12 24/4391/FUL - LAND WEST OF ALDERLEY ROAD, WILMSLOW SK9 1PZ: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF CARE HOME WITH ASSOCIATED PARKING, LANDSCAPING AND ACCESS IMPROVEMENTS.**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Councillor David Jefferay (ward councillor), Wilmslow Town Councillor Jon Newall and Mr Howard Clayton (architect).

**RESOLVED:**

That application be DEFERRED for further consideration and details of:

- Proven need
- Variation to layout (too uniform)
- Contaminated land
- Car parking / travel plan

**13 WITHDRAWN 25/1064/OUT - LAND ADJOINING JENNY HEYES, HEYES LANE, ALDERLEY EDGE, CHESHIRE EAST, SK9 7LH: OUTLINE PLANNING APPLICATION FOR 9 DWELLINGS (ACCESS CONSIDERED ALL OTHER MATTERS RESERVED).**

This item was withdrawn prior to the meeting.

The meeting commenced at 10.30 am and concluded at 1.25 pm

Councillor M Warren (Chair)

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Application No: 24/4391/FUL  
Application Type: Full Planning  
Location: Land West of Alderley Road, Wilmslow, SK9 1PZ  
Proposal: Demolition of existing buildings and erection of care home with associated parking, landscaping and access improvements.  
Applicant: Mr J P Singleton (McGoff Group Properties Ltd)

### Summary

The application was deferred following the Northern Planning Committee in August 2025, to allow for further information relating to proven need, contaminated land and car parking / travel plan, plus revisions to the layout internally to allow for variation in rooms with potential for interconnecting rooms. Updated information including revisions to internal layout and an additional two parking spaces has been provided as discussed within the report. Environmental Agency have now provided comment and have raised no objection subject to conditions.

The delivery of 66 bed care units would help relieve an identified unmet need including the provision of specialist dementia care and would also add to the Council's housing land supply.

As previously discussed, the proposals have been considered at pre-application stage and several matters addressed. The submitted design, although taller than immediately surrounding buildings is found to be acceptable within the street context. Separation distances are acceptable and no significant amenity issues are identified. Landscaping is considered acceptable subject to conditions. The proposal would be exempt from Biodiversity Net Gain and ecological enhancements can be secured by condition. Additional conditions are required including relating to airport safety, noise mitigation and tree protection. There is ongoing discussion in relation to NHS contributions based on clear calculations specific to the proposal.

### Summary recommendation

Approve subject to conditions

## 1. REASON FOR DEFERRAL

- 1.1 The application was deferred from the Northern Planning Committee on 20 August 2025 for further information on
- Proven need
  - Variation to layout (too uniform)
  - Contaminated land
  - Car parking / travel plan

## 2. PROVEN NEED

- 2.1 The agent has provided an update response with regard to need for care beds in Cheshire East. The analysis indicates a net need for 200 care beds in Cheshire East in 2028, and 251 in the market catchment. An even greater need for dedicated dementia beds within Cheshire East is also identified (372). The statement continues that there would be a

shortfall of 2,017 in Cheshire East for full market standard, spacious best practice care homes where all bedrooms include full wet room en-suites (akin to the proposal).

2.2 The following table provided within the need assessment summarises the projected need in 2028:

T4 Market standard care bed need analysis summary (2028)				
Type of care	All beds		Dedicated dementia beds	
Catchment	Market	LA	Market	LA
Gross need	1,271	3,577	483	1,359
Occupancy capacity allowance	106	299	40	114
Total gross need	1,377	3,876	523	1,473
Supply				
Existing elderly en-suite	1,087	3,361	348	981
Existing elderly wetroom	561	1,544	124	460
Extant planned beds (to 2028)	39	315	2	120
Total supply (en-suite)	1,126	3,676	350	1,101
Total supply (wetroom)	600	1,859	126	580
Net need				
Elderly en-suite	251	200	173	372
Elderly wetroom	777	2,017	397	893

*Subject scheme not included in analysis above*

2.2 Adult Services have again been consulted in relation to the proposal, concluding verbally that whilst there are vacancies in some care homes, the council does not have robust documented evidence to contradict the needs assessment provided, and cannot therefore dispute its findings.

2.4 As previously noted, the Council's strategy is 'Home First', to optimise independence for as long as possible, supporting people to remain in their own home. However, it should be noted that a preference for alternative methods of care would not be a sustainable reason for refusal of the planning application submitted for determination.

2.3 In accordance with the Council's Housing Monitoring Update April 2025, housing completions include older person's bed spaces, where each bedspace is counted as a single gain, counting towards housing delivery targets, which is a significant benefit of the proposal.

### 3. VARIATION TO LAYOUT

3.1 Following feedback from the Northern Planning Committee, revised plans have been received showing a variation in rooms with the provision of two sets of interconnecting rooms, one pair on the ground floor and one pair on the first floor. It is noted that these are subject to fire officer acceptance. These rooms could be used separately with the interconnecting doors locked closed or connected in the case of couples in adjacent rooms in the care home.

3.2 A Bedroom Types Plan shows the potential layout for these rooms which can provide two mirrored single room, or alternatively a twin bedroom with adjoining sitting room. The plan also shows other variations to the bedrooms which are as on the original layout, with a

wider bedroom on each of the three floors, a typical bedroom and dormer bedroom on the second floor.

3.3 Whilst only two pairs of interconnecting rooms have been indicated, there could be potential for the provision of more with the addition of internal doors without changes to external layout or footprint of the building, subject to demand. Generally minor internal alterations would not be subject to planning restrictions.

#### **4. CONTAMINATED LAND**

4.1 A response has been received from the Environment Agency (EA) confirming they have no objection subject to conditions.

4.2 The previous use as a fuel filling station presents a moderate to high risk of contamination that may mobilise/ could be mobilised during site works and construction to pollute controlled waters. This is particularly sensitive in this area as the site is located on a principal aquifer and secondary aquifer A. The EA response states that they believe that shallow groundwater may also be in connection with surface waters. The EA considers that the applications submissions demonstrate that it will be possible to manage the risks posed to controlled waters from the development. Further information is required before built development is undertaken. The EA considers that it would place an unreasonable burden on the developer to ask for more detailed information prior to determination. The information is therefore to be requested prior to the commencement of development. In the light of the above, the EA considers the proposal to be acceptable subject to conditions, including submission of a detailed land contamination management strategy, to be carried out by a competent person in line with paragraph 196 of the NPPF. The additional information will need to be approved by the Local Planning Authority in consultation with EA.

#### **5. CAR PARKING / TRAVEL PLAN**

5.1 A revised site plan has been provided including an additional two parking spaces which had previously been landscaped areas. The applicant has also provided an Addendum, noting that the parking would equate to 1 parking space per 0.53 beds. This is also compared to other sites operated by the applicant, which range from a ratio of 0.27 to 0.41 parking spaces to beds. It is considered on this basis that a refusal on the grounds of parking would be difficult to sustain.

A draft travel plan is currently awaited, and details will be reported as an update.

#### **6. DEVELOPER CONTRIBUTIONS**

6.1 Since the August committee, a query has been raised by the agent with regard to the calculation for NHS contributions in line with the Developer Contributions SPD. Discussions are ongoing and further details will be provided as an update.

#### **7. CONCLUSION**

7.1 As with the original application the application is recommended for approval, subject to conditions. In the event of an agreed NHS contribution there would also be a requirement for a S106 agreement.

## **8. CONDITIONS**

- 1. 3-year time limit for implementation**
- 2. Development in accord with approved plans**
- 3. Materials to be submitted**
- 4. Landscaping details and implementation including boundaries**
- 5. Landscaping Management Plan to include details of maintenance of trees to a height below 40 metres.**
- 6. Windows to double gabled end on west elevation, serving the kitchen, stair wells permanently obscurely glazed and non-opening below 1.7m in the rooms/spaces they serve. Laundry louvres to be designed to ensure no overlooking.**
- 7. External lighting horizontally capped**
- 8. Accordance with submitted noise mitigation measures**
- 9. Dust Management Plan for minimising dust and smoke emissions during demolition / construction.**
- 10. Details of external energy efficiency measures e.g. solar panels, to include a glint and glare assessment.**
- 11. Biodiversity enhancements to be carried out**
- 12. Tree protection and special construction measures to be implemented**
- 13. Details of engineered designed 'no dig' hard surface construction to be submitted**
- 14. Contaminated land – updated Phase I, Phase II**
- 15. Contaminated Land – Verification Report to be submitted**
- 16. Contaminated Land – imported soil to be tested for contamination**
- 17. Remediation Strategy prior to commencement**
- 18. No infiltration drainage system unless submitted with assessment of risks**
- 19. Ground improvement methodology and foundation design to be submitted**
- 20. Actions in the event contamination not previously identified found**
- 21. Construction management plan to be submitted**
- 22. Development to be carried out in accordance with Travel Plan**
- 23. 10% of energy to be secured from decentralised and renewable or low carbon sources**
- 24. Parking (including cycle parking) provided in accordance with submitted details prior to first occupation**
- 25. Details of a sustainable surface water drainage scheme and a foul water drainage to be submitted**
- 26. Nesting Bird survey to be submitted**

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## **NORTHERN PLANNING COMMITTEE 20 AUGUST 2025 UPDATE REPORT**

### **UPDATE TO AGENDA**

#### **APPLICATION NO.**

24/4391/FUL

#### **LOCATION**

Land West of Alderley Road, Wilmslow, SK9 1PZ

## **UPDATE PREPARED**

18 August 2025

## **APPLICANT SUBMISSION**

The agent has provided a revised elevation (ref M0209-122 C) and associated revised drawing issue sheet.

## **CONSULTEES**

**NHS Integrated Care Board (ICB)** - no objection subject to contribution of £903 per dwelling.

**Environment Agency** – comments awaited

## **KEY ISSUES**

### **Healthcare**

NPPF chapter 8 and policy SC3 of the CELPS seek to support health and well-being through the planning process. Policy IN2 requires developer contributions to be sought to ensure necessary infrastructure is in place. The Council's Developers Contribution SPD seeks for mitigation to be sought on a case-by-case basis in consultation with relevant NHS partners. NHS services and infrastructure will be under evermore pressure due to population growth. In order to mitigate the impacts of the development on local healthcare, the NHS has requested a financial contribution of £903 per dwelling. This will need to be secured as part of a S106 Agreement. The requested contribution would support the requirements for increasing clinical and administrative capacity within local GP Practices. Given the late receipt of the comments from the NHS, agreement still needs to be reached with the applicant regarding any healthcare contribution. Further details will be provided as a verbal update at the meeting.

### **Employment Land**

As noted in the original report, policy EG3 of the CELPS seeks to protect existing sites for employment unless: (i) premises are causing significant nuisance or environmental problems that could not be mitigated; or (ii) The site is no longer suitable or viable for employment use and there is no potential for modernisation or alternate employment uses, and no other occupiers can be found. The policy sets out that case for alternative development on existing employment sites would be expected to meet sustainable development objectives in policies MP1, SD 1 and SD 2 of the Local Plan Strategy. All opportunities must be explored to incorporate an element of employment development as part of a mixed-use scheme. Whilst it is noted that the existing builder's yard office premises will remain on the adjacent site, and an element of employment development will therefore remain, it has not been demonstrated within the submission that the proposal would comply with policy EG 3.

### **Amenity**

The agent has provided a revised elevation (ref M0209-122 C) which includes a window on the second floor of the southern gable on the west elevation. This window was shown on the submitted second floor plan but has been omitted from the previously submitted

elevations. The window would serve a stairwell and is labelled on the revised elevation as 'obscured'. It can also be conditioned as non-opening. It would provide natural light to the stairwell but as conditioned would not result in overlooking concerns.

It is also recommended that the first and second floor windows to the west elevation double gabled end are obscurely glazed and non-opening below 1.7m from the floor level or the rooms/ spaces they serve. These windows serve a kitchen and stairwell. The laundry louvres should be designed to prevent overlooking. The reason for this is to ensure privacy of the garden to no. 9 Knutsford Road.

### **Manchester Airport**

Section 8.12 of the report includes additional conditions requested by the airport. These are for exterior lighting to be capped at the horizontal with no upward spill, a glint and glare assessment for solar PV installations and landscaping plan to include pollarding of trees to avoid any trees exceeding 40m in height. The dust control condition is requested to include smoke control, with measures submitted for approval to be approved by Manchester Airport. These are included in the updated list of recommended conditions below.

### **Contamination**

A number of conditions have been requested by Environmental Protection (EP) in relation to contamination on the site. Given the comments from the EP, relating to the site being located on a principal aquifer the Environment Agency (EA) was contacted again for comments, who have confirmed comments can be provided. Given the comments from EP regarding the potential contamination, it is considered to be necessary to wait for the response from the EA. In order to allow time for these to be received, a change to the recommendation is required to delegate the application to the Head of Planning, in consultation with the Chair, to approve, subject to the response from the EA.

### **PLANNING BALANCE / CONCLUSION**

Whilst conflict with policy EG3 is acknowledged, an element of employment use is retained on the adjacent site, and as noted within the conclusion of the original report, there would be an increased level of employment on the site as a result of the development compared to that existing. In addition, whilst this conflict with EG3 is an adverse impact of the development, having regard to the presumption in favour of sustainable development within paragraph 11 of the NPPF this adverse impact would not significantly and demonstrably outweigh the benefits of providing much needed specialist housing provision, in a sustainable location, which is well designed and makes effective use of land. Accordingly, as in the original report, a recommendation of approval is made, subject to the outstanding response from the Environment Agency.

### **RECOMMENDATION**

**Delegate to Head of Planning, in consultation with the Chair of Northern Planning Committee, to approve subject to S106 agreement and the following conditions, and subject to response from the EA.**

#### **Conditions**

- 1. 3-year time limit for implementation**



2. Development in accord with approved plans
  3. Materials to be submitted
  4. Landscaping details and implementation including boundaries
  5. Landscaping Management Plan to include details of maintenance of trees to a height below 40 metres.
  6. Windows to double gabled end on west elevation, serving the kitchen, stair wells permanently obscurely glazed and non-opening below 1.7m in the rooms/spaces they serve. Laundry louvres to be designed to ensure no overlooking.
  7. External lighting horizontally capped
  8. Accordance with submitted noise mitigation measures
  9. Dust Management Plan for minimising dust and smoke emissions during demolition / construction.
  10. Details of external energy efficiency measures e.g. solar panels, to include a glint and glare assessment.
  11. Biodiversity enhancements to be carried out
  12. Tree protection and special construction measures to be implemented
  13. Details of engineered designed 'no dig' hard surface construction to be submitted
  14. Contaminated land – updated Phase I, Phase II and where necessary, Remediation Strategy to be submitted
  15. Contaminated Land – Verification Report to be submitted
  16. Contaminated Land – imported soil to be tested for contamination
  17. Actions in the event contamination not previously identified found
  18. Construction management plan to be submitted
  19. Development to be carried out in accordance with Travel Plan
  20. 10% of energy to be secured from decentralised and renewable or low carbon sources
  21. Parking (including cycle parking) provided in accordance with submitted details prior to first occupation
  22. Details of a sustainable surface water drainage scheme and a foul water drainage to be submitted
  23. Nesting Bird survey to be submitted
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**REPORT TO NORTHERN PLANNING COMMITTEE 20<sup>TH</sup> AUGUST 2025**

Application No: 24/4391/FUL

Application Type: Full Planning

Location: Land West of Alderley Road, Wilmslow, SK9 1PZ

Proposal: *Demolition of existing buildings and erection of care home with associated parking, landscaping and access improvements.*

Applicant: Mr J P Singleton (McGoff Group Properties Ltd)

## Summary

The proposal is demolition of existing buildings and erection of a new residential care home with associated parking, landscape and access. The development would include 66 bedrooms providing nursing, residential and dementia care. The site is currently in use as a builder's merchant and car wash.

There have been questions in relation to the Councils 'Home First' strategy of care aimed at keeping people living independently for as long as possible. However, the delivery of 66 bed care units would help relieve an identified unmet need including the provision of specialist dementia care and would also add to the Council's housing land supply.

Concerns have been raised over the parking provision being below the required standards in CELPS Appendix C and regarding land contamination, following previous use as a petrol filling station. There is further information relating to contamination requested by condition. Following receipt of justification within a Highways Technical Note, the parking has been found to be acceptable.

The proposals have been considered at pre-application stage and several matters addressed. The submitted design, although taller than immediately surrounding buildings is found to be acceptable within the street context. Separation distances are acceptable and no significant amenity issues are identified. Landscaping is considered acceptable subject to conditions. Further information is required to confirm acceptable drainage. The proposal would be exempt from Biodiversity Net Gain and ecological enhancements can be secured by condition. Additional conditions are required including relating to airport safety, noise mitigation and tree protection.

## Summary recommendation

Approve subject to conditions

## 1. REASON FOR REFERRAL

1.1. The application relates to a 'Small-Scale Major Development' and under the terms of the Constitution, it is required to be determined by the Northern Planning Committee.

## 2. DESCRIPTION OF SITE AND CONTEXT

2.1. The application site is 0.38 hectares, within the settlement boundary of Wilmslow, a Key Service Centre as identified in the Cheshire East Local Plan Strategy. The site lies between two main roads, Alderley Road and Knutsford Road B5086, converging at the roundabout to the north. It is at the northern end of the area known as Fulshaw Park, a roughly triangular area bounded by these two roads. The site is currently in use as a builder's merchant and carwash, having previously been used as a petrol station.

## 3. DESCRIPTION OF PROPOSAL

3.1. The proposal is for demolition of the existing buildings and construction of a new build 66 bed care home to provide nursing and residential care for a range of needs including dementia care within a specialist unit.

## 4. RELEVANT PLANNING HISTORY

- 4.1. 21/2921M Partial change of use of building into café with external decking, ancillary to existing car wash. Approved with conditions 25 Oct 2022.
- 4.2. 19/4940M Variation of condition 8 (Opening hours) on application 18/5937M. Allowed at appeal ref APP/R0660/W/20/3257633 11 Jan 2021.
- 4.3. 18/5937M Change in use of land from former petrol station to a hand car wash and valet business with associated single storey building and canopy (amendments to 16/5610M) Approved with conditions 24 Sep 2019.
- 4.4. 16/5610M Change of use of land from a former petrol filling station to a hand car wash and valet business with associated single storey building and canopy. Allowed at appeal APP/R0660/W/17/3186936 7 March 2018.
- 4.5. 08/1783P Retention of portacabin for storage sales and office use. Approved with conditions. 8 Oct 2008.
- 4.6. 99/1333P Retention of portacabin for storage office and sales use. Approved with conditions 15 Sep 1999.
- 4.7. 99/0633P Retrospective application for extension to portacabin and new racking for storage. Approved with conditions 23 Jun 1999
- 4.8. 78900P Four replacement petrol storage tanks lines vents and fills. Approved 19 Sept 1994.
- 4.9. 64059P Proposed new access from Alderley Road and seal off existing access from Donkey Lane. Approved 29 Aug 1990.
- 4.10. 63129P Demolish existing cement store and erect portal frame building to replace. Approved 06Jun 1990
- 4.11. 60869P Demolish existing prefab showroom/trade counter and erect modular units to replace. Approved 13 Dec 1989.
- 4.12. 34343P New diesel facility including a 4000-gallon underground tank service station. Approved 28 Jul 1983
- 4.13. 23331P Installation of 8000 Gallon underground spirit storage tank. Approved 30 Jul 1980.
- 4.14. 20609P Redevelopment of Garage. Approved with conditions 02 Jan 1980

## **5. NATIONAL PLANNING POLICY**

- 5.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has since been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration which should be taken into account for the purposes of decision making.
- 5.2. The latest version of the NPPF was released in December 2024, with further amendments in February 2025. Of particular relevance are chapters in relation to: Achieving sustainable development, Decision making, promoting healthy and safe communities, making effective use of land, achieving well designed places and conserving an enhancing the historic environment.

## 6. DEVELOPMENT PLAN POLICY

6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 – 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.

### 6.2. Relevant policies of the Cheshire East Local Plan Strategy (CELPS) and Cheshire East Site Allocations and Development Plan Policies Document (SADPD)

#### **Cheshire East Local Plan Strategy (LPS)**

MP1 Presumption in Favour of Sustainable Development  
 PG1 Overall Development Strategy  
 PG2 Settlement Boundaries  
 PG7 Spatial distribution of development  
 SC3 Health and Wellbeing  
 SC4 Residential Mix  
 SD1 Sustainable development in Cheshire East  
 SD2 Sustainable development principles  
 SE 1 Design  
 SE 3 Biodiversity and Geodiversity  
 SE 4 The Landscape  
 SE 6 Green Infrastructure  
 SE 7 The Historic Environment  
 SE 8 Renewable and Low Carbon Energy  
 SE12 Pollution Land Contamination and Land Instability  
 CO 1 Sustainable Travel and Transport  
 CO 2 Enabling Business Growth Through Transport Infrastructure  
 Appendix C Parking Standards

#### **Site Allocations and Development Policies Document (SADPD)**

PG 9 Settlement boundaries  
 GEN 1 Design Principles  
 GEN 5 Aerodrome safeguarding  
 ENV 5 Landscaping  
 ENV 6 Trees, hedgerows and woodland implementation  
 ENV 7 Climate Change  
 ENV 12 Air Quality  
 ENV 14 Light Pollution  
 ENV 15 New development and existing uses  
 ENV 16 Surface water management and flood risk  
 HER 1 Heritage assets  
 HER 7 Non-designated heritage assets  
 HOU 1 Housing Mix  
 HOU 2 Specialist Housing Provision  
 HOU 8 Space, accessibility and wheelchair housing standards  
 HOU 12 Amenity  
 HOU 13 Residential standards  
 INF 3 Highway safety and access  
 INF 9 Utilities

### 6.3. Wilmslow Neighbourhood Plan

Policies of the Neighbourhood Plan relevant to the consideration of this application are:

LSP2 Sustainable Spaces  
LSP3 Sustainable Spaces  
NE 5 Biodiversity Conservation  
TH1 Gateways into Wilmslow  
TA1 Residential Parking Standards  
TA5 Cycling in Wilmslow  
H2 Residential Design  
H3 Housing Mix  
REC 3 Open Space Implementation

## 7. Relevant supplementary planning documents or guidance

7.1. Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:

7.2. SuDS SPD  
Ecology and Biodiversity Net Gain SPD  
Developer Contributions SPD  
Cheshire East Design Guide SPD  
Housing SPD  
Housing Strategy 2013-2023  
Vulnerable and Older Persons' Housing Strategy 2020-2024

## 8. **CONSULTATIONS (External to Planning)**

8.1. **United Utilities:** Drainage strategy acceptable in principle, further detail needed. Condition requested.

8.2. **Environmental Protection:** Noise impact assessment accepted, to be conditioned. Informatives/ conditions provided in relation to hours of construction, dust management, floor floating, piling. Conditions for travel plan prior to first occupation. Insufficient information submitted in relation to contaminated land (see also below).

8.3. **Contaminated Land:** Contamination is present, proposal is sensitive end use. Site is on a Principal Aquifer; Environment Agency comments should be reviewed. Phase 1 & Phase 2 reports received but some concerns remain. Unknown costs associated with remedial works. No formal objection raised, conditions requested.

8.4. **Environment Agency:** Consulted, no response received.

8.5. **Highways:** Concern over amount of parking provision for staff and visitors. Parking provision accepted on receipt of Technical Note (revised).

8.6. **Adult Social Care:** The Council promotes a 'Home First' strategy to optimise independence as long as possible. Queries over the data that has informed the modelling for the submission, pricing policy and staff recruitment. Financial model should not rely on local authority funding.

8.7. **Strategic Housing:** No objection

8.8. **NHS** – consulted, no response received.

8.9. **GreenSpaces:** Revisions following pre-app acceptance, no further comments.

8.10. **Archaeology:** Unlikely to disturb below ground archaeological deposits, no recommendations.

8.11. **Cheshire Constabulary** – Advises Secured by Design application. Advice on specific elements and features provided.

8.12. **Airport safeguarding** – conditions requested relating to exterior lighting, solar panels, landscaping and dust. An informative is requested in relation to crane and tall equipment notification.

## 9. REPRESENTATIONS

9.1. **Wilmslow Town Council** - Recommends refusal. Keys points summarised:

- significant over development of the plot contrary to WNP H2
- parking significantly below recommended for a care home of this size, contrary to WNP TA 1 and CEC local plan, no acceptable alternative available in the area.
- out of character for the area, contrary to WNP T4.
- If minded to approve - construction vehicles on-site condition.

9.2. **Travis Perkins**

- Concerns over description of development, no notice served on client with an interest in the land. Loss of builders merchant and associated jobs.
- air quality concerns
- Passive ventilators – query over appropriateness in warmer weather
- Noise from adjacent public house and roads
- Shading to gardens
- Very little soft landscaping, over development

9.3. **Representations from Members of the public**

Objections received from two individual members of the public, plus one letter on behalf of Residents of Wilmslow (ROW). Key points summarised as follows:

- Parking concerns, query over assumption that most staff will walk from the local area. Surrounding roads subject to parking restrictions. Parking standards not met. No acceptable alternative car parking in the area.
- Queries over traffic assessment – proximity of cycle routes and railway stations, provision of cycle parking.
- Efficient use of the site – housing units rather than care home.
- Queries in Planning Need Assessment - No mention of other nearby care home site, other nearby homes with dementia care/ dementia friendly.
- Wilmslow Manor Care home – numerous applications, confusing.
- Inconsistency in impermeable area and drainage strategy
- Query over land contamination
- Construction vehicle parking concerns. Working hours need to be enforceable conditions.
- Staff on existing businesses unlikely to remain employed on the site.
- Distances to nearest builders merchant and hand car wash.
- No mention of future of trade counter / offices for TP.

- Scale of building – footprint and height, much higher than surroundings (except for chapelwood, mostly screened). Over development on constrained site.
- Built form/hard landscaping to external amenity space ratio does not reflect similar developments in the area.
- Concerns over provision on site external amenity space for the needs of occupants/visitors/staff.
- Concern over shaded areas of gardens.

### **Procedural Matters**

9.4. Neighbours have been consulted, and a site notice was erected by the site boundary.

## **10. OFFICER APPRAISAL**

### **Principle of the Development**

10.1. SADPD Policy PG9 states that within settlement boundaries, development proposals (including change of use), will be supported where they are in keeping with the scale, role and function of that settlement and do not conflict with any other relevant policy in the local plan. Policy SD 1 seeks to provide appropriate infrastructure to meet needs of the local community among other criteria. The site is within the settlement boundary of Wilmslow; a key service centre as defined in policy PG 2 of the CELPS. The site is considered to be in a sustainable location. It is a previously developed site within walking distance of public transport links and to services. Policy EG3 of the CELPS seeks to retain existing employment sites for employment use which needs to be addressed in an application submission.

10.2. Policy SC 4 of the Cheshire East Local Plan Strategy states the following: *Development proposals for accommodation designed specifically for the elderly and people who require specialist accommodation will be supported where there is a proven need; they are located within settlements; accessible by public transport; and within a reasonable walking distance of community facilities such as shops, medical services and public open space.*

10.3. The proposal is for a 66-bed home offering some nursing and dementia care. The site is brownfield in nature and therefore its redevelopment to provide residential accommodation for older persons in a sustainable location aligns with general principles of national and local policy. The principle of the development is found to be acceptable.

10.4. Comments made in a representation include reference to the application description and notification. The application description would not be required to specifically reference individual existing businesses on the site. The application form includes certificate B relating to notification.

### **Housing Land Supply**

10.5. The Cheshire East Local Plan Strategy was adopted on the 27th July 2017 and forms part of the statutory development plan. The plan sets out the overall strategy for the pattern, scale and quality of development, and makes sufficient provision for housing (36,000 new dwellings over the plan period, equating to 1,800 dwellings per annum) in order to meet the objectively assessed needs of the area.

10.6. As the plan is more than five years old, deliverable housing land supply is measured using the local housing need figure (plus 5% buffer), which is currently 2,603 dwellings per year rather than the LPS figure of 1,800 dwellings per year.

- 10.7. The National Planning Policy Framework (NPPF) identifies the circumstances in which relevant development plan policies should be considered out-of-date. These include:
- Where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with appropriate buffer) or:
  - Where the Housing Delivery Test Measurement indicates that the delivery of housing was substantially below (less than 75% of) the housing required over the previous three years.
- 10.8. In accordance with the NPPF, the council produces an annual update of housing delivery and housing land supply. The council's most recent Housing Monitoring Update (base date 31 March 2024) was published in April 2025. The published report identifies a deliverable five-year housing land supply of 10,011 dwellings which equates to a 3.8-year supply measured against the five-year local housing need figure of 13,015 dwellings.
- 10.9. The 2023 Housing Delivery Test Result was published by the Department for Levelling Up, Housing & Communities on the 12 December 2024 and this confirms a Housing Delivery Test Result of 262%. Housing delivery over the past three years (7,392 dwellings) has exceeded the number of homes required (2,820). The publication of the HDT result affirms that the appropriate buffer to be applied to the calculation of housing land supply in Cheshire East is 5%.
- 10.10. In the context of five-year housing land supply, relevant policies concerning the supply of housing should be considered out-of-date and consequently the 'tilted balance' at paragraph 11 of the NPPF is engaged.

### **Need for Care Home**

- 10.11. Policy HOU2 of the SADPD advises that the delivery, retention and refurbishment of supported and specialist housing, which meets an identified need, will be supported. Supported and specialist housing should be designed to satisfy the requirements of the specific use or group it is intended for, whilst being adaptable and responsive to changing needs over the lifetime of the development and meet the requirements of other relevant local plan policies.
- 10.12. Cheshire East Council's strategy is 'Home First' to optimise independence for as long as possible, supporting people to remain in their own home. Adult services have commented that the proposals do not appear to consider alternative provision such as extra care housing or more specialist care. Furthermore, that the layout did not appear to offer a great deal of flexibility and operational considerations for the increasing complexity of service users.
- 10.13. The applicant is advised that the financial model should not rely on the local authority funding places and would have no obligation if a service user can no longer cover the weekly care fees. A query was raised over the demand and capacity data that informed the modelling for the submission.
- 10.14. The needs assessment states that it has considered other recent applications for care home beds to take into account other provision, with a need for beds outstanding. This is particularly relating to dementia care. The current proposal would relieve some of this unmet need having regard for the unmet need including provision of specialist dementia care and as such it is considered to comply with policy HOU 1.
- 10.15. Matters such as staff recruitment and retention policies and demonstration of viability issues would not be determinative in the planning assessment. The proposal is to include dementia care within the development as well as more general residential and nursing care.



## Design and Impact on the Character of the Area

- 10.16. New development should respect and enhance the existing architectural design themes, materials and scale within the immediate area and also not to detrimentally impact built heritage assets without clear and convincing justification given to outweigh any defined harm. The most applicable policies for consideration are SD1, SD2, SE1 and SE7 of the CELPS and GEN 1, HER 1, HER 4 of the SADPD, as well as chapters 12 and 16 of the NPPF.
- 10.17. The location is on a key entry point into Wilmslow. It is within an area where buildings are predominantly 2 storeys, some with an additional storey within the roof space, maintaining lower eaves than on full three storey buildings. The site lies at the north of the Fulshaw Park area as identified on appendix 6 map in the Wilmslow Neighbourhood plan. Policy TH4: Three Wilmslow Parks is therefore relevant.
- 10.18. The character of Fulshaw Park is described in WNP Appendix 7 as *“essentially a quiet residential area that has many mature trees and landscaping creating green tunnels of foliage over the roads in places. Dwellings are mostly 2-storey detached houses, but there are also examples of 3-storey dwellings, purpose-built apartments, detached bungalows and dormer bungalows, semi-detached houses and apartments formed by subdividing large detached properties. They are from a mixture of periods and occur in groups with some having direct access onto the road and some being accessed via a cul-de-sac”*
- 10.19. The Local Area Assessment in the Design and Access Statement are noted as selective and not all appear to be taken from the public realm and so do not give a clear sense of setback or screening. Many buildings in the area are setback from the main road and many benefit from mature planting and trees for screening. Some of this screening is from planting adjacent to the highway within tree lined streets, nonetheless even where not within the respective sites the general character is of mature trees and hedges providing a soft landscaped frontage.
- 10.20. Although at the northern end of this area and bounded by the busy Alderley Road, much of this character is evident in the trees and scale of buildings around the site. The approach from the south is sylvan in character with trees and hedges defining frontages. The Kings Arms public house is immediately to the north, and buildings related to the builder's merchant use to the west of the site. To the east and south are mainly residential properties, some larger properties set within spacious gardens. Development character intensifies in terms of density/scale in proximity to the Fulshaw Cross roundabout, but this is mitigated and enriched by the mature trees on and around the roundabout. Beyond this landscape buffer, to the north, the Chapelwood scheme introduces a larger footprint/taller building typology, but it is heavily screened in key views. The roundabout is a transition point in terms of character and the sense of approaching the town centre, rather than an outlying suburb. There is mixed architectural character/detailing ranging from traditional Victorian to post war within proximity of the site. Donkey Lane retains an informal character. The site boundary to southwest is defined by mature conifers, with limited landscaping including self-set trees on the Donkey Lane frontage. The current appearance and use of the site is a visual detractor in the area.
- 10.21. The proposal is a reverse T shaped building with garden area to the northwest and parking to the south. The applicant has sought pre-application advice, and a number of design alterations have been included in response to this, in terms of scale, layout on the site and boundaries. The proposed building would be a three-storey building, with the second floor within the roof space with dormer windows which brings the eaves level lower than a full three storey building. The southern element of the site projects close to the road frontage but is set back above ground floor level, which would help to reduce the visual scale as seen from the road. There is some visual interest provided in the layering and variation of details to the elevational treatments, incorporating some traditional features. Street scene drawings are

provided. A levels plan has been submitted which indicates acceptable proposed site levels. Although the building is taller than those surrounding there is a visual separation particularly with the carpark to the Kings Arms pub to the north, and the sites own car park to the south. Taking account of the varied elevational treatment creating the upper floor partially within the roof space and the variation in the building line between the blocks set back of above ground floor level at the southern end, it would be acceptable visually in the street context. The proposed materials of brick with cladding for the walls appears acceptable in this location subject to conditions for specifications, including for the roof covering.

10.22. Donkey Lane to the south is a narrow one-way route with a semi-rural character, despite its proximity to the busier roads and the existing use on the site. It is characterised by one and a half and two storey buildings, one of which, opposite the site is identified as a non-designated heritage asset. The existing boundary includes self-seeded trees and bushes which help to provide screening of the existing uses on the site. Landscaping is proposed on the southern edge of the car parking adjacent to Donkey Lane and includes planting to soften this boundary. The layout has been amended since pre-app stage with the relocation of the substation away from the prominent southeast corner, replacing this with tree planting.

10.23. An energy report is included setting out proposals to incorporate sustainable energy solutions within the scheme. Details of such measures would be subject to assessment under building regulations. The proposal includes solar panels. These would need to be shown on proposed elevations which can be by condition.

### **Parking, Highways safety and Traffic Generation**

10.24. The site is proposed for a 66-bed care home where most vehicle trips would typically be for staff and visitors. Submitted information indicates 65 full time and 20 part time staff although they would work shift patterns. The parking provision is for 30 spaces with 1 space for ambulance drop off, 3 accessible spaces and 4 electric vehicle charging points. The site is located on a busy road within a residential area. The access to the site would be to the south, off Alderley Road. Refuse and service delivery vehicles would use this access and a turning area is proposed within the site.

10.25. The Strategic Highways team raised concern over the parking provision being 10 spaces below the standards within the CELPS appendix C for this type of development. There are parking restrictions on roads around the site with the exception of a single-track one-way route Donkey Lane to the south of the site, and a residential cul-de-sac off this, The Stablings. Concerns over parking are also reflected in representations from members of the community and the town council.

10.26. In comparing developments, it is necessary to distinguish between different types which may all provide residences for older people but would have different needs in terms of car parking requirements. The current application is for a C2 care home where there would be several staff accessing the site, but residents would not have their own transport, compared to retirement complexes comprising flats where occupants are more likely to own and use vehicles themselves.

10.27. A review of care home applications within Cheshire East includes the following. Recently approved 24/0999M at The Towers in Macclesfield was a 74 bed C2 use care home, a ratio of 0.3 spaces per bed, in a town centre accessible location with a public car park opposite. Wilmslow Manor House ref 22/4163M was allowed at appeal with a cumulative ratio of 0.38 spaces per bedroom. The Inspector noted the full carpark but surrounding roads without parking restrictions.

- 10.28. The current application would equate to around 0.45 spaces per bed. This is a higher ratio than those cited above, but for a site between two main roads with limited potential for on street parking to accommodate overspill.
- 10.29. The 130 bus stop is adjacent to the site, with buses 7 days a week. These run approximately hourly services during the daytime Monday to Friday and a reduced timetable at weekends. Wilmslow Train Station is approximately 0.9 miles from the site. It is noted that staff working shifts outside of office hours would be less well served by public transport. There would be some balance in the likelihood of fewer visitor cars late at night, although evenings may be periods more popular for visitors outside of working hours, with more limited public transport alternatives. The revised submitted Technical Note references a typical staff profile being at its busiest on weekdays between 9 and 5. This corresponds with the period when the site would be best served by the bus service. It is noted that the site is approximately 0.4 miles (around 10 minutes walk as calculated by google maps) from several town centre car parks to the north which could serve visitors to residents.
- 10.30. Details are included for a covered cycle storage facility for 6 cycles. The requirement under Appendix C for C 2 uses is 1 space per 10 units for sheltered residential accommodation or 1 space per 10 staff for hospitals. The care homes use would not fall within either of these categories but taking into account the anticipated number of staff at any one time this would be considered acceptable.
- 10.31. A Technical Note was submitted by the agent (and subsequently revised). It is likely that there would be 25 staff on site at any one time, and some of these may walk/cycle or use public transport to get to work. An estimation is provided equating to 18 staff cars being on site leaving 12 for visitors. Strategic Highways have responded noting that there are other public car parks within walking distance of the site which could be used for visitors if the site car park is full. A Traffic Regulations Order has been suggested by the agent to introduce parking restrictions on Donkey Lane / The Stablings. It is considered however that such restrictions could also adversely affect residents on these roads and their visitors and is considered not necessary. The Strategic Transport consultee has raised no objection, given the staffing ratio and information submitted.
- 10.32. The building to the east of the site is part of the current use by Travis Perkins. It is understood that this use would remain. It is currently served for deliveries through the site which is used as a builder's merchant. The nature of the use of the retained building and access would therefore change, with access off the Knutsford Road. No objection has been raised by Highways in this regard.
- 10.33. Taking into account the above it is considered that the proposals would be acceptable under policies SD 1 and CO 2 of the CELPS and INF 3 of the SADPD.

### **Landscaping and Trees**

- 10.34. CELPS policy SE 5 requires that all developments should ensure the sustainable management of trees, woodlands and hedgerows including the provision of new planting within new development to retain and improve canopy cover, enable climate adaptation resilience and support biodiversity.
- 10.35. The application has been supported by an Arboricultural Statement confirming the presence of one tree of arboricultural significance within influencing distance of the development, and which is located outside the southwest corner of the site. The tree is afforded formal protection by group G1 of the Macclesfield Borough Council (Wilmslow – 9 Knutsford Road) Tree Preservation Order 2005. Lower quality tree cover is located along the

southern Donkey Lane boundary and the western boundary of the site. Only low-quality trees which are not considered worthy of formal protection will be lost to development.

- 10.36. The submitted drainage layout does not appear to raise any significant issues for retained trees.
- 10.37. A landscaping masterplan has been submitted, indicating new tree planting will result in an increase in existing tree cover around the boundaries and within landscaped areas to that which already exists. The Arboricultural Statement provides a working methodology which will minimise the effects of development on retained trees and is accepted as appropriate to condition should the application be approved as submitted. The arboricultural officer has provided suggested conditions relating to tree protection and construction measures, and requirement for engineered no dig hard surfaces for areas of hardstanding indicated on the tree protection plan.
- 10.38. Following pre-app, changes have been made to the initial design to provide a range of outdoor amenity spaces, sun terraces and balconies that would benefit from a variety of sun and shade with areas of planting. Wide paths and seating areas are included. The Landscape officer has commented that the submitted landscaping plan is acceptable in landscaping terms. A condition is requested for implementation of landscaping. Further comments regarding boundary design in terms of designing out crime is considered below.

### **Cheshire Constabulary**

- 10.39. Cheshire East Residential Design Guide volume 2, section 124-136 (page 31) sets out a summary of key issues for designing out crime through the police initiative 'Secured by Design'. The Cheshire Constabulary have advised the applicant to apply for a Secured by Design Award to ensure that the development meets police preferred standards of safety and security for the occupants. The applicant/developer is advised to address the recommendations within the consultation response on the application file, many of which are not specifically relevant to the planning application but would help to promote safety and security. As a minimum, the constabulary recommends Secured by Design standard doors and windows.
- 10.40. Details relating to boundaries and bench positions can be addressed at landscape detail stage by condition.

### **Amenity**

- 10.41. SADPD Policies HOU 12 and HOU 13 between them require that development proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of the proposed development due to 1. loss of privacy; 2. loss of sunlight and daylight; 3. the overbearing and dominating effect of new buildings; 4. Environmental disturbance or pollution; or 5. traffic generation, access and parking. Policy HOU13 provides standards for housing allow light and privacy between buildings, with reference to Table 8.2 in the SADPD. Policy SE1 of the CELPS states that development should ensure an appropriate level of privacy for new and existing residential properties.
- 10.42. It is understood that the buildings to the west are to remain commercial premises. There are a number of nearby residential properties, the closest are No. 9 Knutsford Road and those on the eastern end of Donkey Lane, facing the site. The Kings Arms Hotel is situated to the north. The separation distances are considered acceptable under the above policy and it is not considered that there would be significant harm to neighbouring amenity.

## Environmental Protection

- 10.43. Policy ENV15 relates to new development and existing uses. New development must effectively integrate with existing uses and existing uses must not have unreasonable restrictions placed on them as a result of it. A principal consideration in this instance would be possible environmental disturbance.

### *Noise mitigation*

- 10.44. The proposal includes demolition of existing buildings and construction of a new care home. The site is located in close proximity to a main road, a public house, commercial premises and will have new mechanical plant fitted.
- 10.45. A noise impact assessment (NIA) has been submitted which corresponds to the proposed layout. Any amendments to the layout must comply with the NIA or the NIA may need to be reviewed accordingly. The impact of the noise from traffic noise, commercial noise and installed mechanical plant on the proposed development has been assessed in accordance with BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings and BS4142:2014 Methods for rating and assessing industrial and commercial sound.
- 10.46. The report recommends noise mitigation measures designed to achieve BS8233:2014 and WHO guidelines; to ensure that future occupants of the properties are not adversely affected by noise from commercial activity / noise from the development/ transportation noise sources.
- 10.47. The report's methodology, conclusion and recommendations are accepted. Conditions are requested for implementation of the recommendations of the report prior to occupation, and for the mitigation to be maintained for the purpose originally intended throughout the use of the development.

### *Environmental disturbance during construction.*

- 10.48. Informatives are requested for hours of construction, demolition and grounds works and associated deliveries to and from the site. Pile foundations should be undertaken using a system which will cause the least possible degree of noise and vibration to the occupiers of nearby dwellings. Recommendations are provided including notification of the Regulatory and Health services of the commencement and times of piling work. Floor floating, the polishing of large surface wet concrete floors is proposed, should be notified prior to the commencement of work. A site specific dust management plan is required to be retained at the development site. Details of what the plan should include can be found within the Environmental Protection consultation response on the application file and to form part of an informative to a decision in the case of an approval.
- 10.49. A resident group representation has requested enforceable conditions relating to noise. The Environmental Protection consultation response sets out that noise generative works outside of the restricted hours may result in action to serve a legal notice on the property or construction site under the Control of Pollution Act 1974. Paragraph 56-57 of the NPPF sets out criteria for planning conditions, including that they should be kept to a minimum and only imposed where they are necessary. As the matter of construction noise is covered by separate legislation outside of the planning process it would not be necessary to duplicate this within a planning condition and as such would not be in line with the NPPF. Informatives can be included to remind developers of their responsibilities.

- 10.50. Wilmslow Town Council have requested a condition for construction vehicles to be on-site which can be included in the case of an approval.

*Air Quality*

- 10.51. The scheme is considered not to be of a scale that would require an air quality impact assessment, however, there is a need for consideration of the cumulative impact of a larger number of developments in a particular area. A travel plan condition is requested prior to first occupation with a means of promoting low carbon transport options for staff. Transport options are also considered within the Highways section of the report.

*Contaminated Land*

- 10.52. The site has a history of use as a petrol filling station, builders' yard and commercial use and planning history. Contamination has been identified within the site. The proposed end use is a sensitive use and could be affected by contamination present or brought to the site. Initial comments referenced receipt of a Phase II ground investigation report, and the need for a Phase I Preliminary Risk Assessment.
- 10.53. Additional information has been provided in support of the application. The Phase I assessment was carried out retrospectively. A conceptual model should be formulated prior to undertaking intrusive works, in order to inform the scope of the site investigation. A conceptual model should include risks to potable water supplies and off-site receptors as well as on site development. The Environmental Protection Team advised that the Conceptual Model requires updating.
- 10.54. The Phase II ground investigation was constrained by a number of factors. It is evident from more recent ground investigation works that contamination is still present on the site. Works were previously undertaken to render the site suitable for a commercial use. The Environmental Protection Team note in their comments that it would have been useful to have an overlay of the former petrol filling station with the ground investigation locations as it's not clear whether areas of potentially more significant contamination have been suitably investigated. Additional queries are raised including in relation to grounding gas risk assessment and groundwater monitoring.
- 10.55. Contamination has been encountered within soils and shallow groundwater on the site. It is currently unclear from the information provided as to whether the extent is limited to certain areas or whether it is more widespread, given the constraints of the site investigation.
- 10.56. The site is on a Principal Aquifer. Environmental Protection Team have advised that the Environment Agency will have comments on the Controlled Waters assessment. The Environment Agency have been consulted but no response received.
- 10.57. Additionally, a condition relating to soil or soil forming conditions to be brought to the site is requested, due to the sensitive proposed end use.
- 10.58. Given the uncertainties there may be unknown costs associated with remedial works which would have an impact on the financial viability of the scheme. The Environmental Protection Team have advised that further information prior to determination of the application would reduce uncertainties and provide more clarity. It is considered that the viability of the scheme would be a matter for the applicant / developer and not a material consideration for the determination of the application. There is no in principle objection with regard to contaminated land, the issue being about the potential unknown costs of remediation. In the event of an approval of the application, conditions have been provided by the Environmental

Protection team for the outstanding information which would need to be satisfactorily provided prior to commencement of development on the site. As such even if approved subject to conditions, the scheme would not be developed unless pre-commencement condition requirements are met. It is therefore considered that it would not be justified to refuse the application on the grounds of the missing information relating to the contamination and remediation.

### **Drainage and Flood Risk**

10.59. The site is within flood zone 1 where there is a low risk of flooding. It is within a settlement location where there are existing public sewers which the proposal is intended to connect into. The Proposed Impermeable Area drawing does appear to represent a slightly different layout to that of the proposed site plan and landscaping plan, however these differences are not of significance in the determination of the proposal, particularly as the drainage strategy plan does reflect the proposed site and landscaping plans.

10.60. United Utilities have provided comment that the proposals are considered acceptable in principle but there is insufficient information on the detail of the drainage design. A condition is requested for further information and additional advice is provided in the consultation response, including sustainable drainage systems (SuDS), water efficiency and United Utilities infrastructure.

### **Developers Contributions**

10.61. Under Policy IN2 of the CELPS, developer's contributions will be sought to make sure that the necessary physical, social, public realm, economic and green infrastructure is in place to deliver development, and to mitigate adverse impacts of development.

10.62. Based on the floor plan for C2 accommodation with bedrooms rather than independent living units, housing contributions would not be required. Due to the type of care home proposed, requirements of SE6 and REC 3 are not required on the basis that residents would be typically remaining at the facility with less use of off-site provision. The NHS have been consulted and no response received.

### **Nature Conservation**

10.63. An ecology report was submitted in support of the application. The existing building on the site was found to offer negligible potential to support roosting bats. It is considered that bats should not present a constraint on the proposed development and sufficient information has been submitted for the Local Planning Authority to reach an informed decision in accordance with Circular 06/2005.

10.64. The proposed works are accepted as exempt from mandatory BNG through the de-minimis exemption. The deemed BNG condition therefore does not apply, and a biodiversity metric is not considered necessary in this instance.

10.65. The submitted landscape masterplan indicates that general birdboxes, sparrow terraces and bat boxes are proposed to be installed. Further with details are to be submitted following advice from an ecologist. It is advised that bird and bat box locations and models are included within the landscape plan and secured through an appropriate compliance condition. It is recommended that any proposed bird boxes are not positioned on south facing elevations, to safeguard the chicks from overheating.

- 10.66. Subject to conditions for appropriate bird and box locations and details, the proposal is considered to comply with Policy SE3 of the CELPS and policies ENV1, ENV2 of the SADPD

## **11. PLANNING BALANCE / CONCLUSION**

- 11.1. The proposal would provide increased level of employment on an existing brownfield site within a key service centre.
- 11.2. The 64-bed care home would provide residential care for older persons including nursing and dementia care. The principle of the proposed development is found to be in accordance with the Development Plan and would deliver 1- bedroom spaces in an appropriate highly sustainable location. The delivery of 66 bed care units would help relieve an identified unmet need including the provision of specialist dementia care and would also add to the Council's housing land supply.
- 11.3. Although taller than immediately surrounding buildings, the proposed design is found to be acceptable in design, incorporating landscaping and tree planting to boundaries.
- 11.4. Following receipt of additional justification, the proposal is considered on balance to be acceptable in terms of parking provision and impact on the local highway network.
- 11.5. There is some outstanding information required with regards to mitigation of contamination on the site. This could have significant financial implications for developers but can be addressed by condition and is therefore not considered to be an in-principle matter to the decision.
- 11.6. Other environmental matters including impact on amenity, ecology, trees, air quality, noise and environmental disturbance are acceptable subject to conditions. Outstanding drainage matters can be conditioned.
- 11.7. On this basis the proposal is considered to represent economic, environmental and social benefits, acceptable under relevant policies of the development plan and the NPPF. The proposal is recommended for approval.

## **12. RECOMMENDATION**

**Approved subject to conditions**

- 24. Plans
- 25. Time for commencement
- 26. Materials
- 27. Cycle parking
- 28. Drainage details
- 29. Landscaping details and implementation including boundaries
- 30. Accordance with submitted noise mitigation measures
- 31. Method statement for piling and floor floating to be submitted
- 32. Dust Management Plan for minimising dust emissions during demolition / construction
- 33. Details of external energy efficiency measures e.g. solar panels
- 34. Biodiversity enhancements



- 35. Tree protection and special construction measures
- 36. Engineered designed 'no dig' hard surface construction
- 37. Contaminated land – updated Phase I, Phase II and where necessary, Remediation Strategy
- 38. Contaminated Land – Verification Report.
- 39. Contaminated Land – soil forming materials
- 40. Contamination not previously identified
- 41. Construction vehicles on-site
- 42. Accordance with Travel Plan
- 43. 10% of energy to be secured from decentralised and renewable or low carbon sources
- 44. Parking provided in accordance with submitted details prior to first occupation
- 45. Details of a sustainable surface water drainage scheme and a foul water drainage
- 46. Nesting Birds

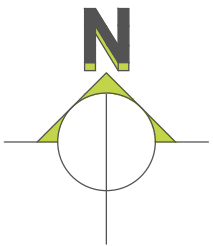
*In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.*

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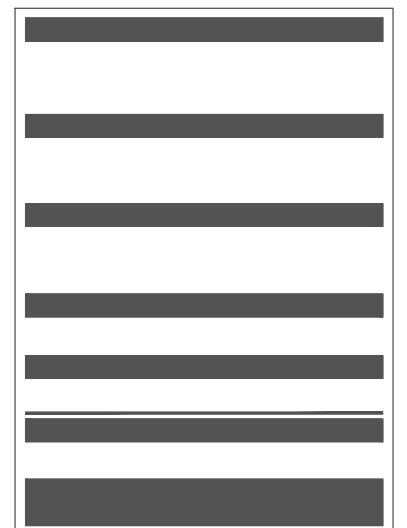
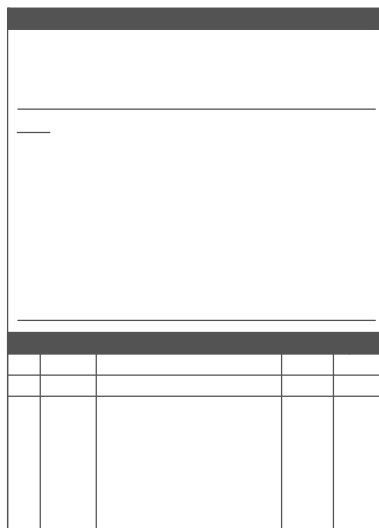


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Wilmslow,  
SK9 1PZ

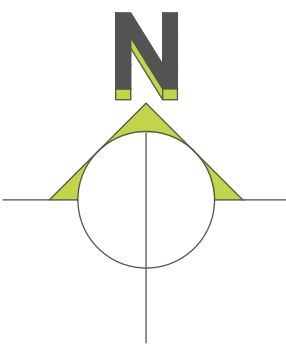


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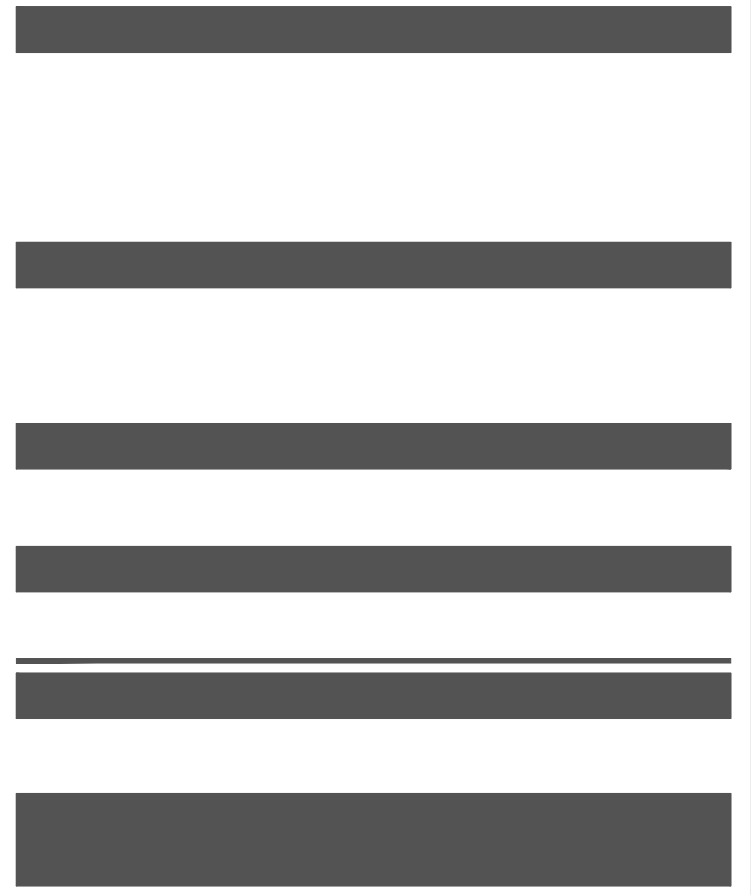
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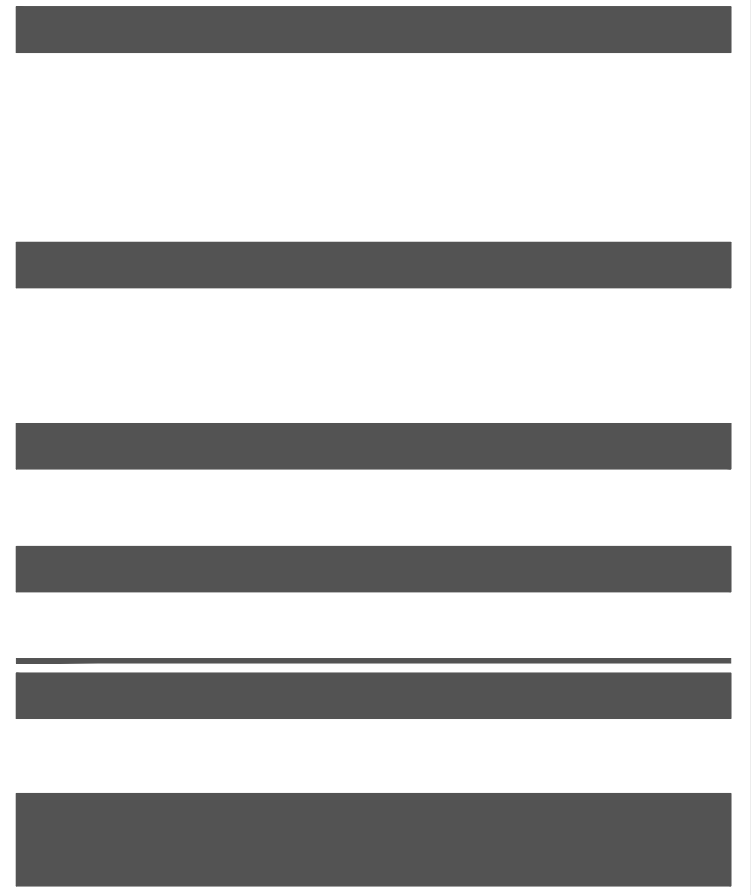
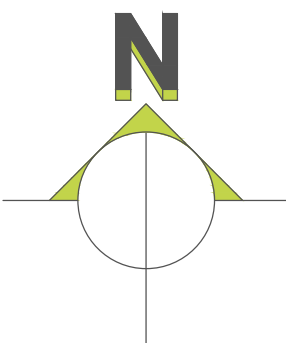


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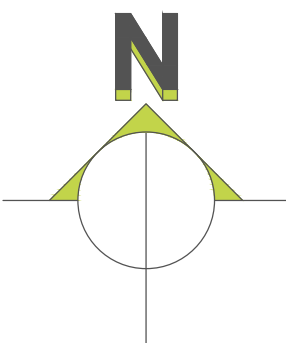









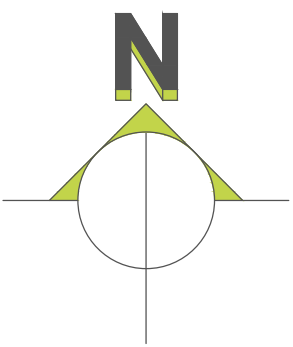





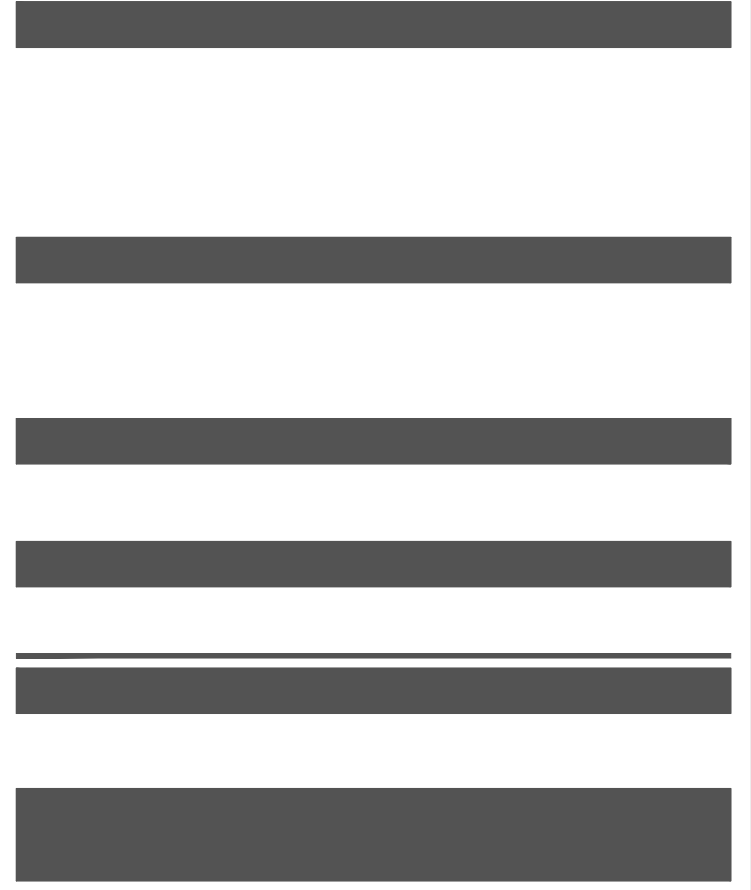
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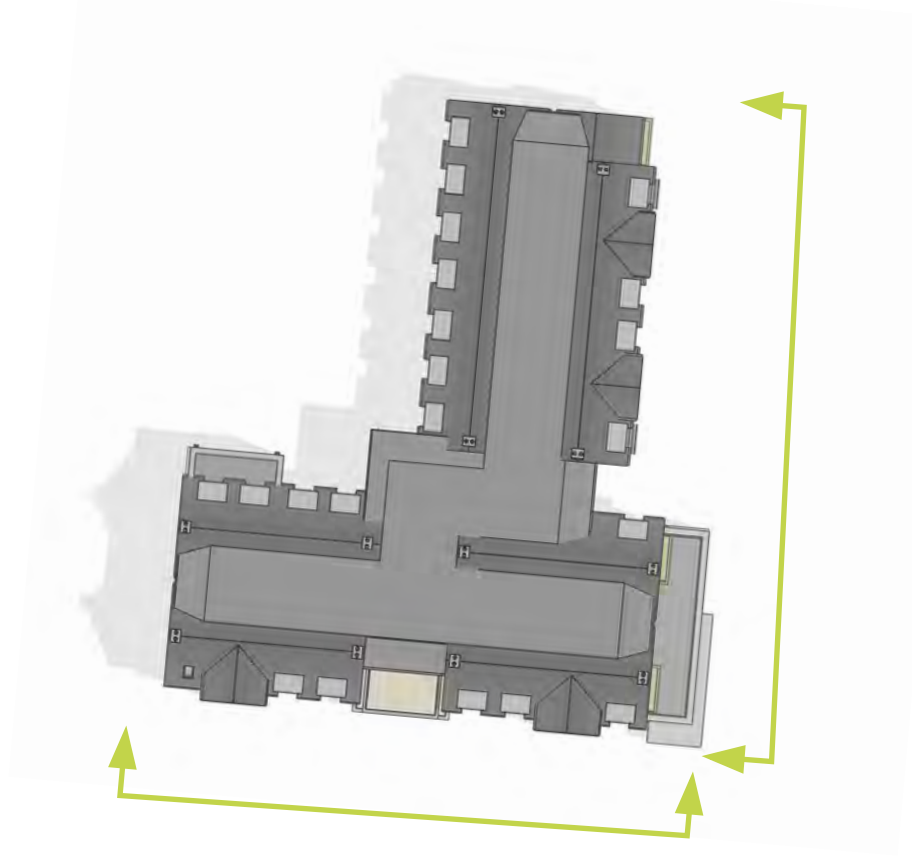
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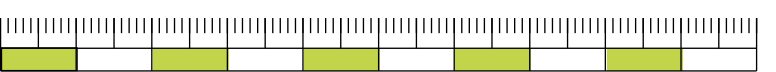
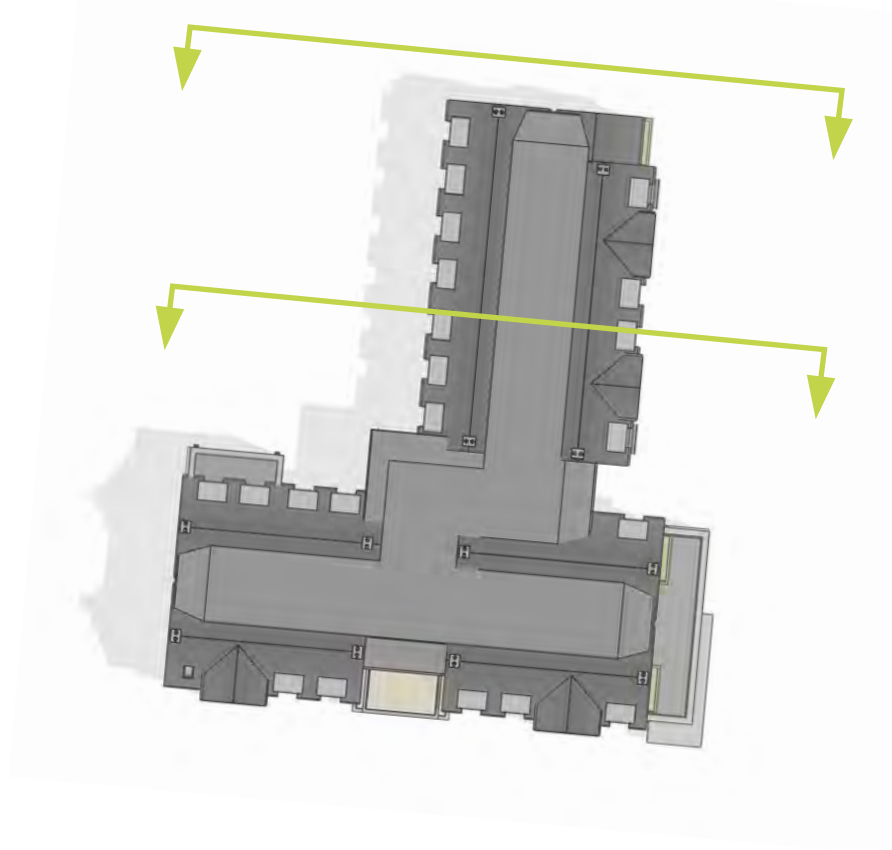




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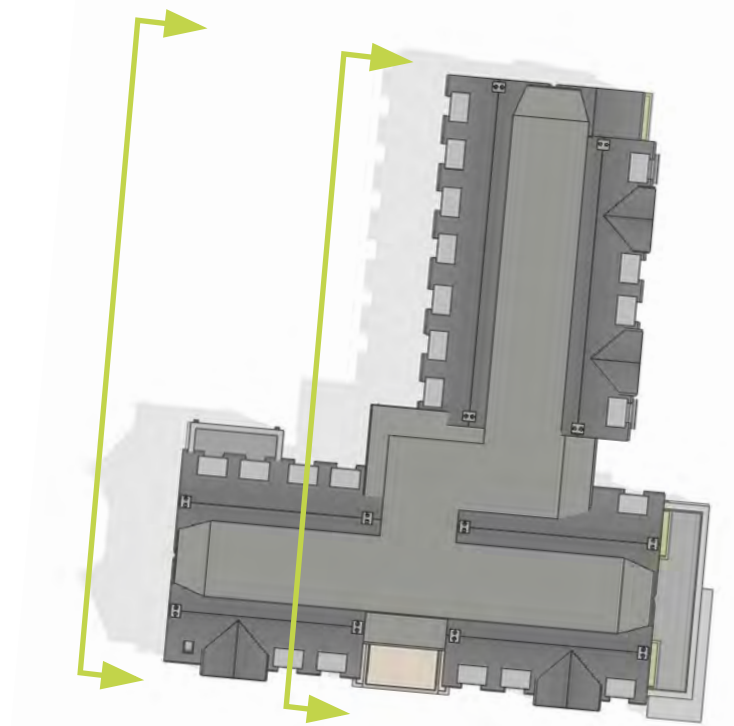


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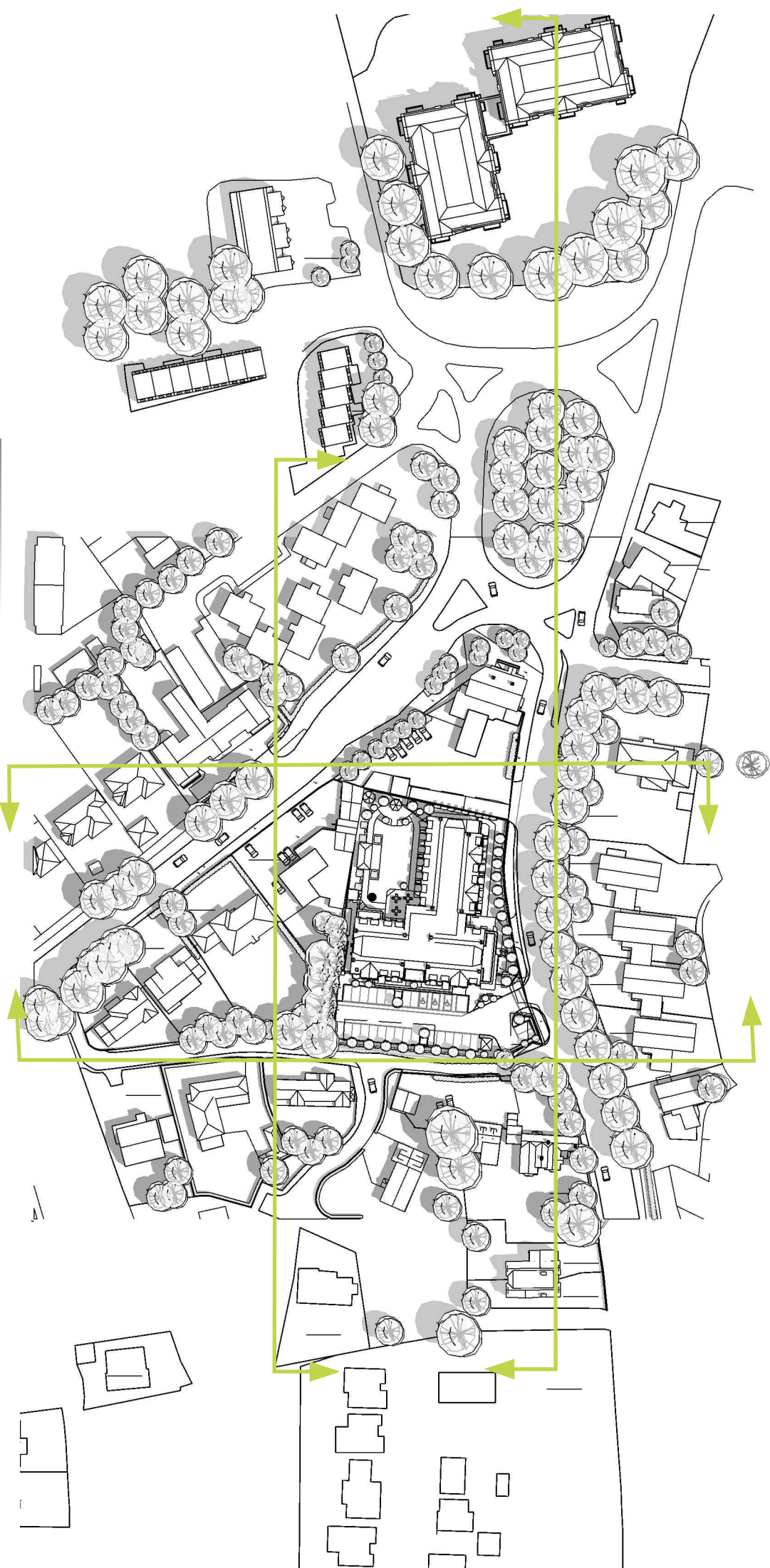


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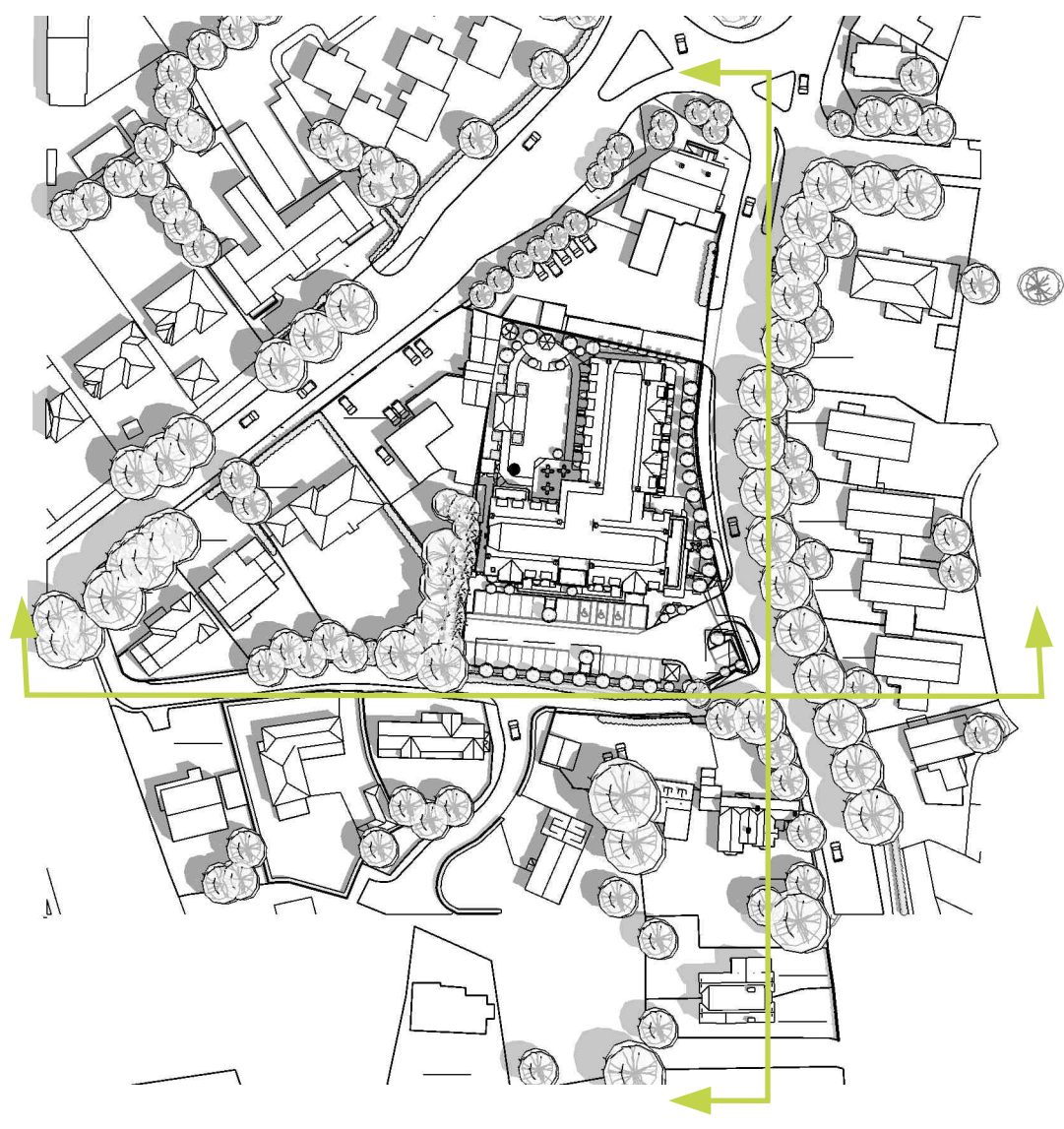




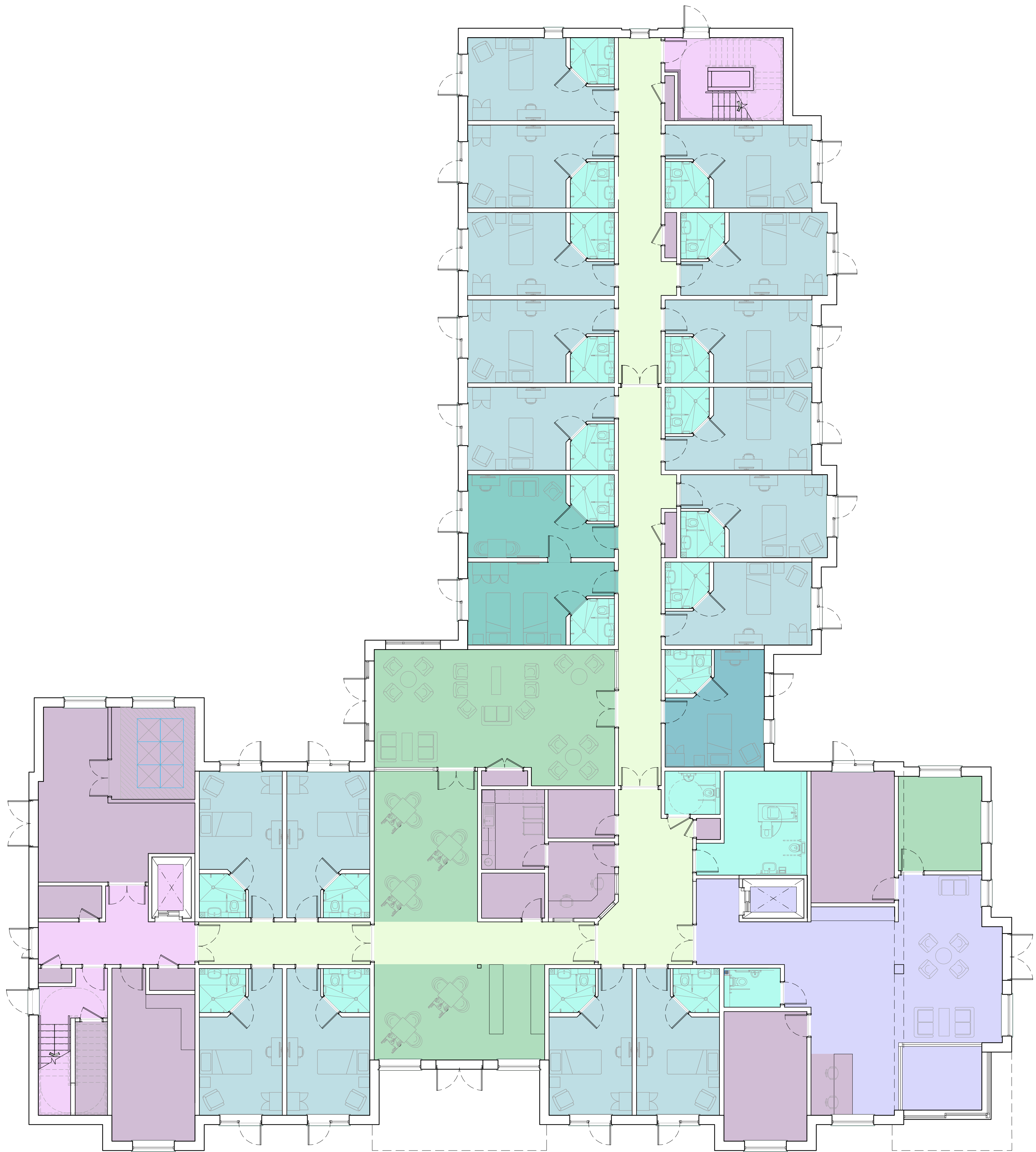
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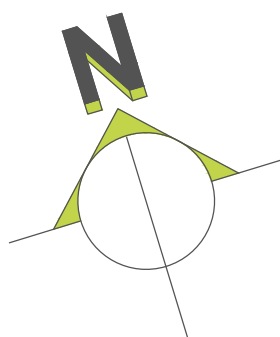








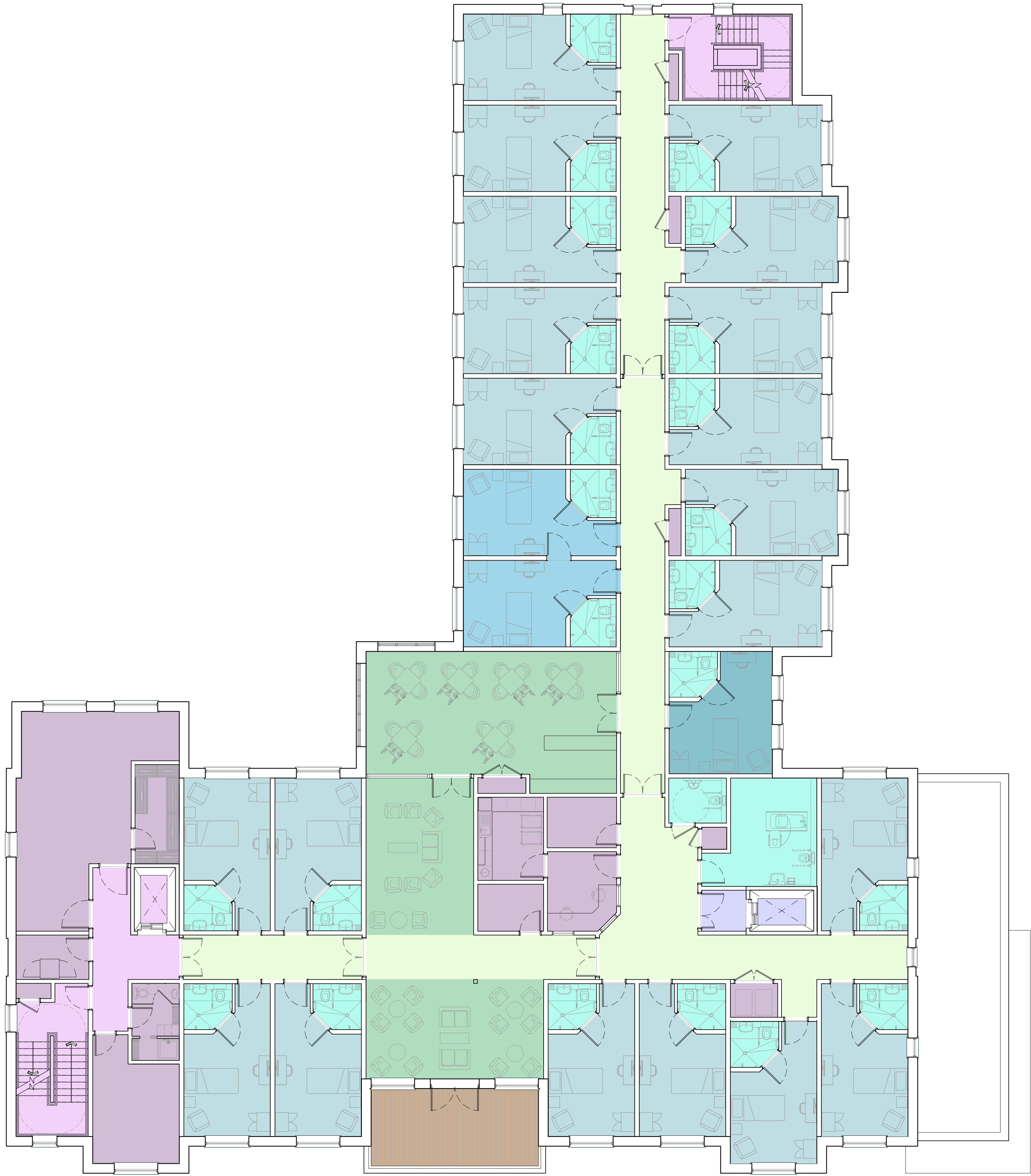



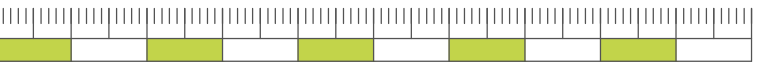
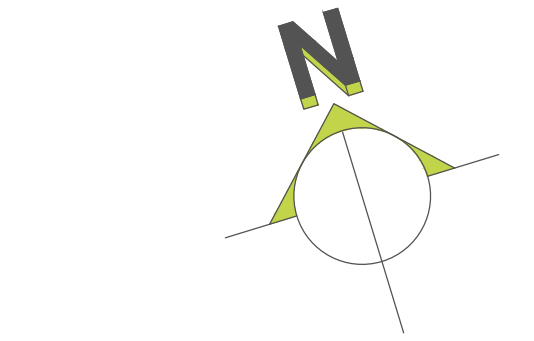







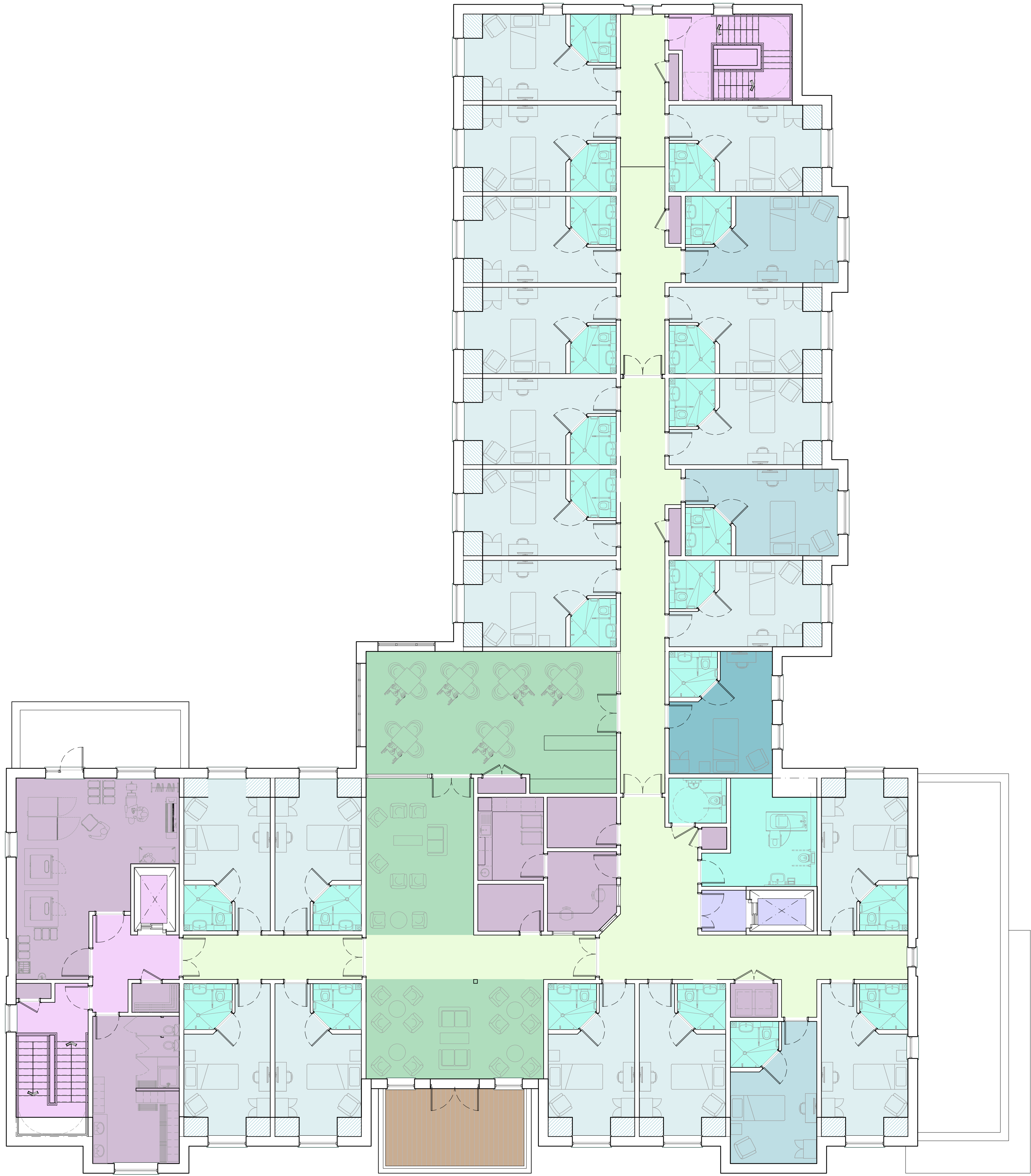
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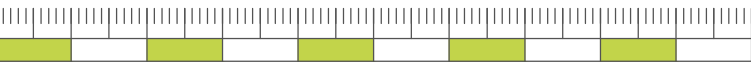
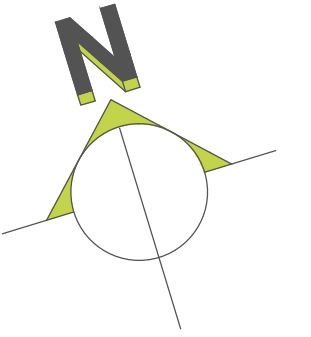








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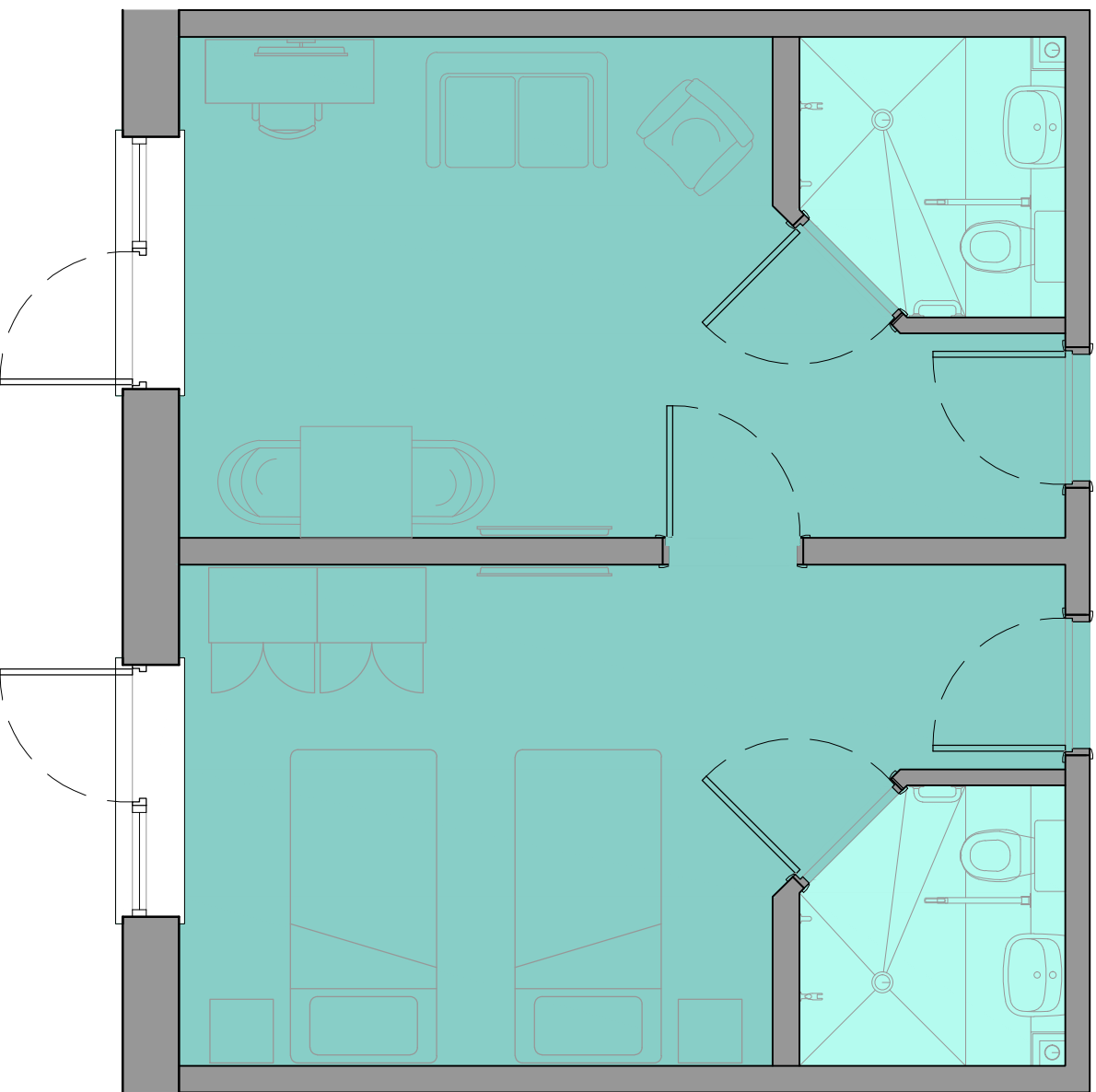
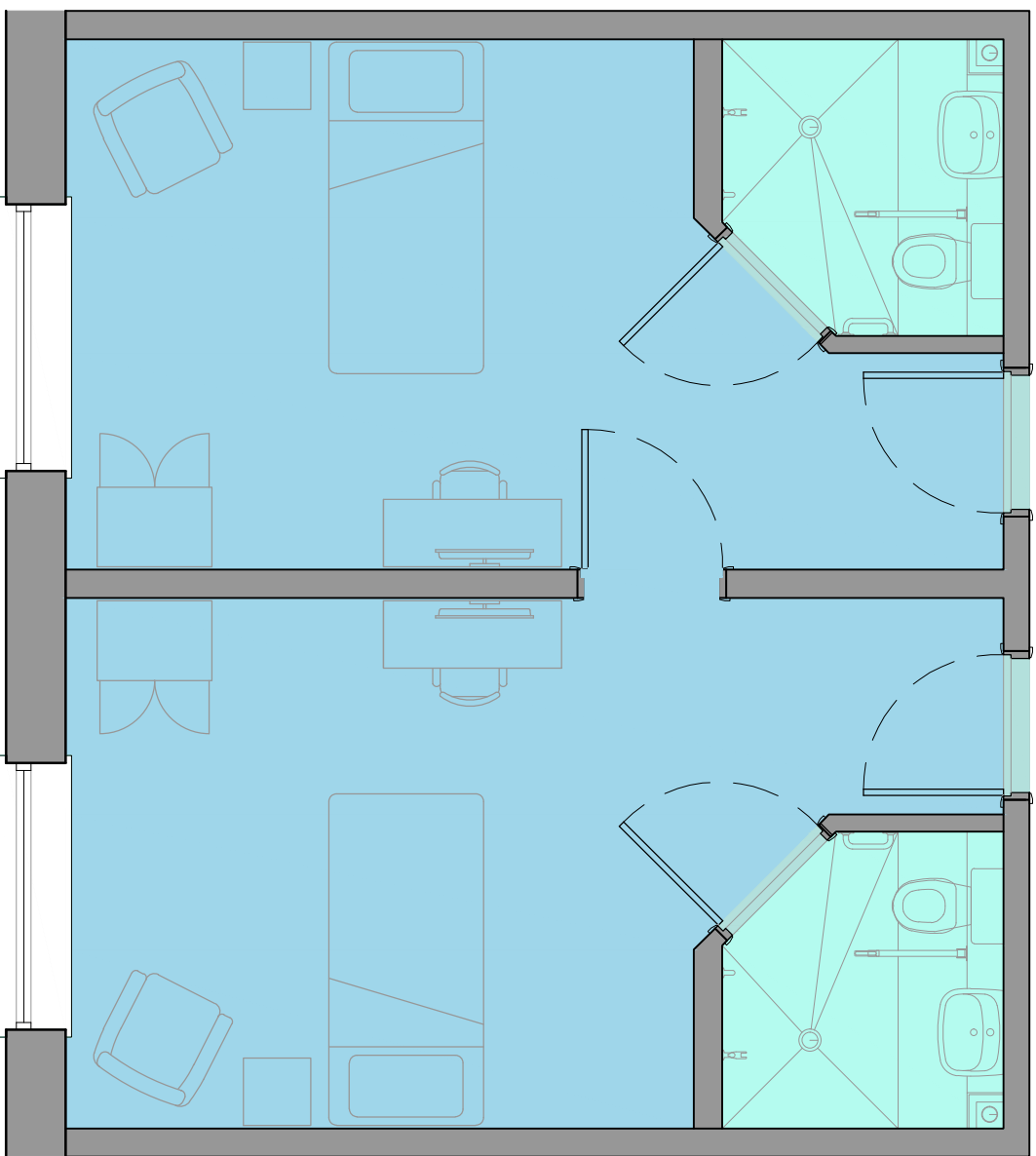
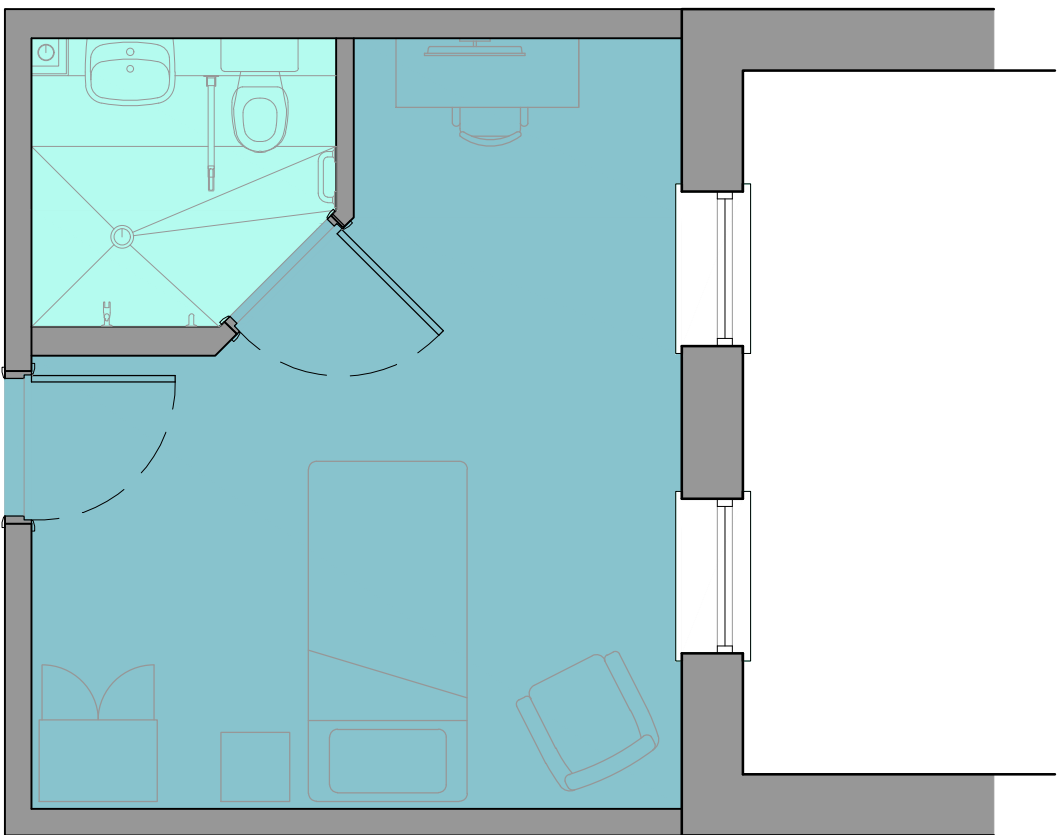
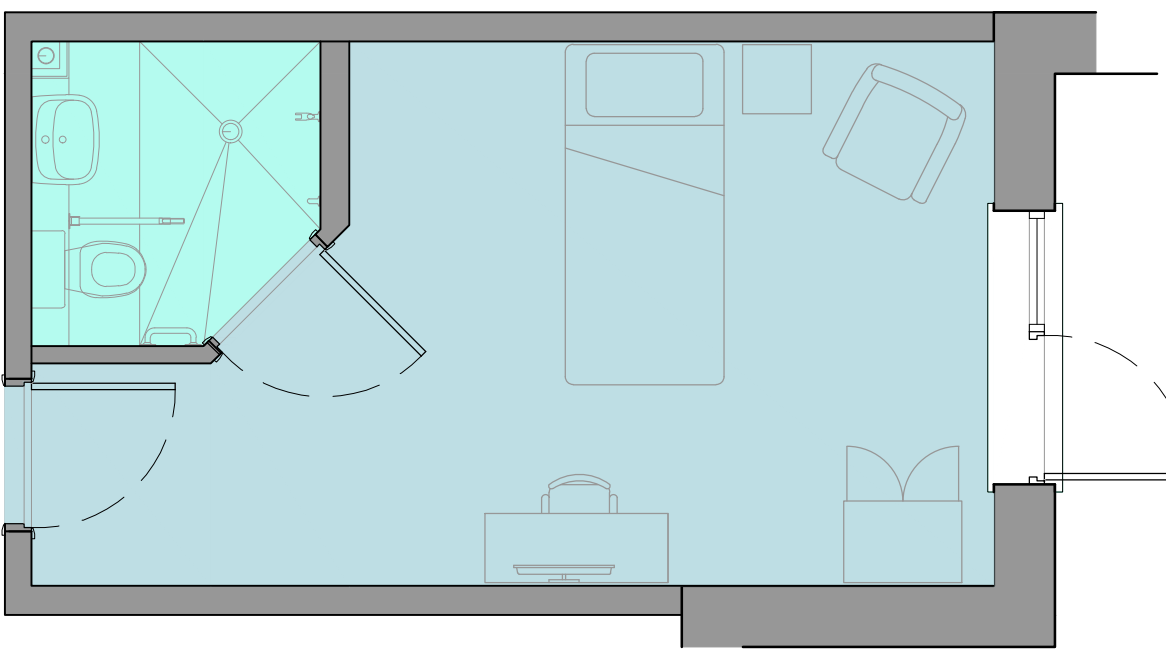
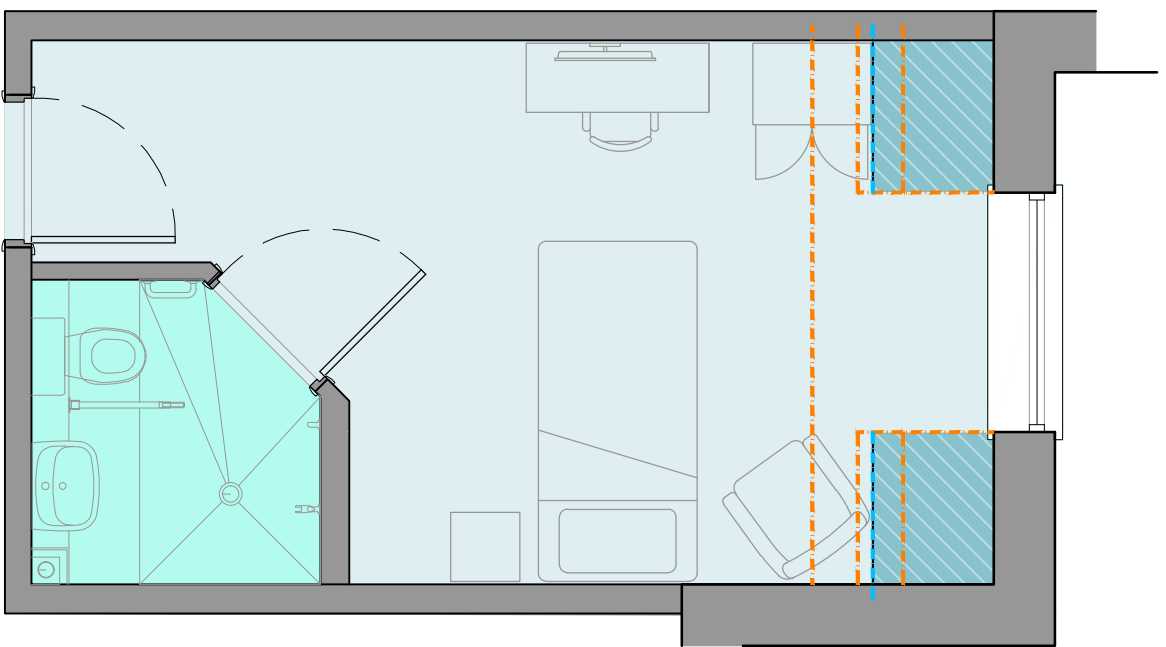
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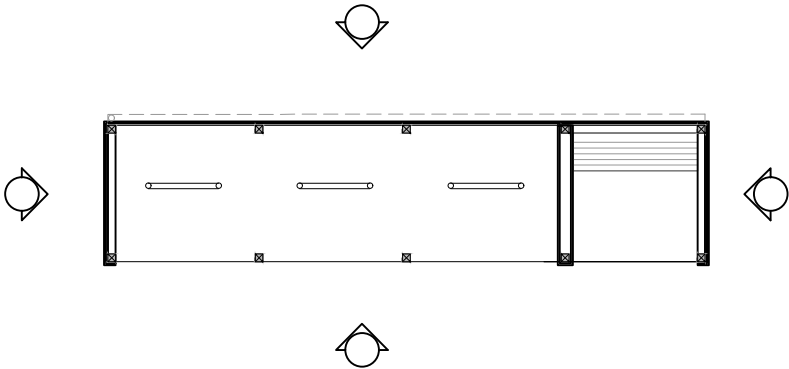
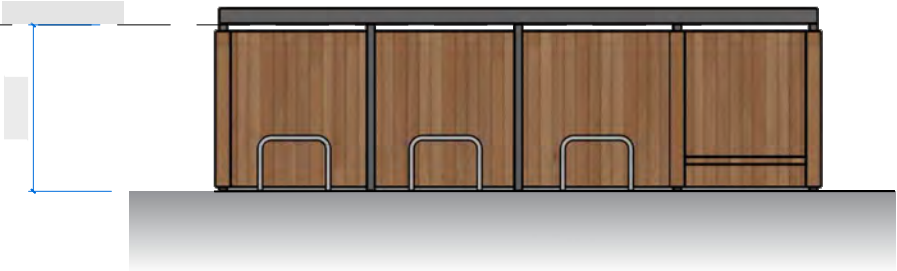
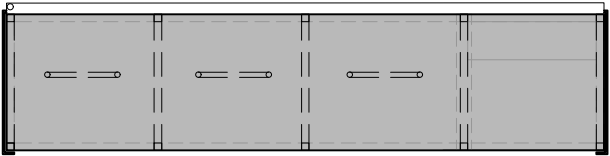


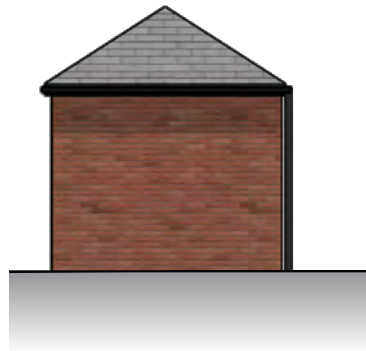
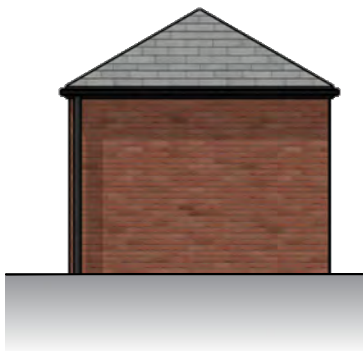
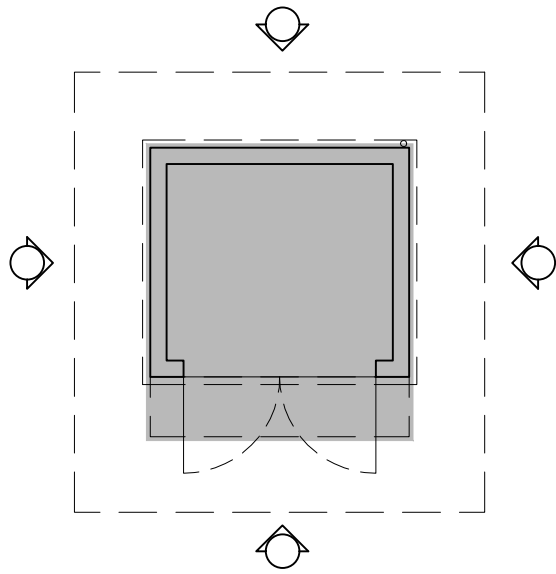
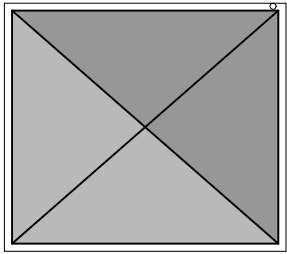

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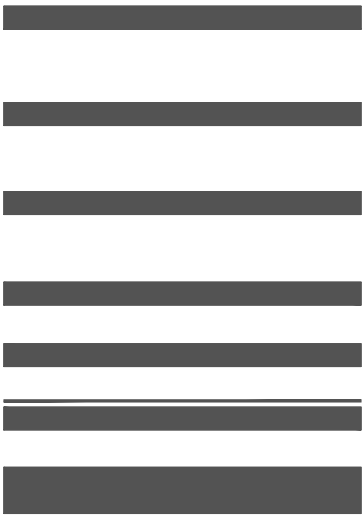









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Application No: 25/0676/FUL  
Application Type: Full Planning  
Location: St Georges Street Baptist Church St Georges Street, Macclesfield,  
Cheshire East, SK11 6TG  
Proposal: Converting St Georges Street Baptist Church into 8 luxury  
apartments and a 6-bedroom House in Multiple Occupation (HMO).  
Applicant: Wynne, Elivi Property Group  
Expiry Date: 3 October 2025

### Summary

The principle of converting this vacant church into residential use, comprising of 8 apartments and an HMO in this location, in Macclesfield, a Principal Town, is deemed acceptable. Indeed, the provision of additional housing in a sustainable location is welcomed in the absence of a 5-year housing land supply. This is afforded significant weight.

The change of use would re-use a vacant building deemed to represent a Non-Designated Heritage Asset (NDHA). The future of heritage assets should be given great weight in planning decisions, and securing a viable reuse is often the most effective way to ensure their long-term survival. Given that the building has been vacant for over 3 years, the heritage benefits of its re-use is afforded significant weight.

Whilst the level of off-street parking spaces proposed falls significantly below Council standards, following the undertaking of a parking study that showed provision of a more than adequate amount of on-street parking in an area where this is characteristic in conjunction with the sustainable location of the site and the small-scale nature of some of the residential units proposed, the under provision is considered to be acceptable in this instance.

Subject to conditions, the application proposals would not result in any neighbouring amenity concerns or result in environmental amenity concerns. However, the outlook from numerous principal habitable rooms for the future occupiers of apartments 5-8 would be limited either as a result of required additional obscuration of existing windows or because the only outlook comes in the form of roof lights positioned above head height.

In response to this concern, it is not uncommon for the conversion of buildings that utilise loft spaces to be afforded limited outlook as a consequence of fully utilising the building being converted. There often needs to be a balance between ensuring a suitable degree of amenity of both existing and future amenity and securing a design that respects the character and appearance of the building being converted. In this instance, the proposed conversion would ensure that the character and appearance of the building of heritage value would be retained and the carefully proposed obscuration and positioning of rooflights would protect neighbouring amenity. The consequence of this is that the degree of outlook to some of the proposed apartments would be limited.

It is noted that for each of the apartments impacted, the main open-plan living spaces to these homes, the area within which the majority of the future occupier's time is likely to be spent, would be afforded outlook. It is the outlook from some of the bedrooms in apartments

5-8, that would be limited. This harm is afforded moderate weight in the context of the development as a whole.

The development would not harm the character and appearance of the Macclesfield (High Street) Conservation Area and would result in no archaeological, trees, landscape, ecology, flood risk or flight safety concerns, subject to conditions where necessary.

Overall, it is considered that the significant benefits of providing new residential accommodation in a Principal Town in the absence of a 5-year housing land supply, within walking distance to public services and facilities along with the benefits of re-using and therefore retaining a NDHA outweigh the moderate harm relating to a lack of outlook for the future occupiers of apartments 5-8. As such on balance, the application proposals are recommended for approval.

### **Summary recommendation**

**APPROVE subject to conditions**

## **1. REASON FOR REFERRAL**

- 1.1. The application has been 'called-in' to Northern Planning Committee by Cllr Farrall for the following reasons:

*'Impact on High Street conservation area - potential harm to character and appearance - (HER3, SE7)*

*Impact on a non-designated heritage asset - loss of historic features - (HER1, NPPF Para 207)*

*Design, Scale and Character - concerns over external alterations and extension - (SE1)*

*Residential amenity and highways - potential impact on parking, traffic and residential amenity - (SD2)'*

## **2. DESCRIPTION OF SITE AND CONTEXT**

- 2.1 The application relates to St Georges Street Baptist Church which is located on the corner of St Georges Street and Grapes Street, Macclesfield within the Macclesfield Settlement Boundary.
- 2.2 The application site also falls within the Macclesfield (High Street) Conservation Area, a Site of Archaeological Potential and the Sunderland Street & Silk Quarter Character Area.

## **3. DESCRIPTION OF PROPSAL**

- 3.1. Full planning permission is sought to covert a church to residential use. More specifically, the proposed use would comprise of:
- A 6-bedroom HMO
  - 8 Apartments
    - X4 1-bedroom apartments
    - X2 2-bedroom apartments
    - X2 3-bedroom apartments

- 3.2 Revised plans and further information was received during the application process in order to try and address officer concerns, and a re-consultation exercise was undertaken.
- 3.3 The changes included:
- Change of a 2-bed apartment to a 1-bed apartment (*Apartment 1 in Lower Ground Floor*)
  - Changes the internal layout of the units in an attempt to adhere with the Nationally Described Space Standards
  - Provision of additional obscure glazing
  - Retention of 6 cast iron columns at ground floor, details of a less intrusive approach to windows (i.e. where possible will now be retained and made good as opposed to being replaced) & provision conservation-style roof lights.
- 3.4 Additional information received included:
- Receipt of further drainage information
  - Identification of floor levels on the elevation plans to assist with amenity assessment.
  - Provision of a proposed section drawing to assist with amenity assessment
  - Written response to specific loss of privacy concerns identified by officer.
  - Fire safety information.
  - Rebuttal of concerns raised by the Council's Highways Officer with regards to the level of off-street parking proposed
  - Explanation as to why further heritage elements cannot be achieved.
- 3.5 Further revised plans were received post the closure of the re-consultation period. This comprised of an updated proposed ground floor plan, re-sizing the proportions of Apartment 2 in order to adhere with Nationally Described Space Standards. A section plan of Apartment 5 was also received.

#### **4. RELEVANT PLANNING HISTORY**

**10/0097M** – Proposed demolition of existing external toilet block and construction of two-storey entrance lobby. Toilet facilities extension with access ramps and disabled parking – Approved 25<sup>th</sup> March 2010

**39686PB** – Alterations to existing toilet block and provision of covered access – Approved 3<sup>rd</sup> January 1985

#### **5. NATIONAL PLANNING POLICY**

- 5.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has since been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration which should be taken into account for the purposes of decision making.

## 6. DEVELOPMENT PLAN POLICY

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 – 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.
- 6.2. Relevant policies of the Cheshire East Local Plan Strategy (CELPS) and Cheshire East Site Allocations and Development Plan Policies Document (SADPD)

### *CELPS*

MP1 – Presumption in Favour of Sustainable Development  
 PG1 - Overall Development Strategy  
 PG2 - Settlement Hierarchy  
 PG7 – Spatial Distribution of Development  
 SD1 - Sustainable Development in Cheshire East  
 SD2 - Sustainable Development Principles  
 IN2 – Developer Contributions  
 EG1 – Economic Prosperity  
 SC1 – Leisure and Recreation  
 SC3 – Health and Wellbeing  
 SC4 – Residential Mix  
 SC5 – Affordable Homes  
 SE1 – Design  
 SE2 - Efficient Use of Land  
 SE3 - Biodiversity and Geodiversity  
 SE4 - The Landscape  
 SE5 - Trees, Hedgerows and Woodland  
 SE6 – Green Infrastructure  
 SE7 – This Historic Environment  
 SE9 - Energy Efficient Development  
 SE12 - Pollution, Land Contamination and Land Instability  
 SE13 – Flood Risk Management  
 CO1 – Sustainable Travel and Transport  
 CO4 – Travel Plans and Transport Assessments

Appendix C - Parking Standards

### *SADPD*

PG9 - Settlement Boundaries  
 GEN1 - Design principles  
 GEN5 - Aerodrome safeguarding  
 ENV1 - Ecological network  
 ENV2 - Ecological implementation  
 ENV3 - Landscape character  
 ENV5 – Landscaping  
 ENV6 - Trees, hedgerows and woodland implementation  
 ENV7 - Climate Change



ENV12 - Air quality  
ENV14 - Light pollution  
ENV15 - New development and existing uses  
ENV16 - Surface water management and flood risk  
ENV17 - Protecting water resources.  
HER1 - Heritage assets  
HER3 – Conservation Areas  
HER4 – Listed Buildings  
HER7 – Non-designated Heritage Asset  
HER8 – Archaeology  
HOU1 – Housing mix  
HOU4 – Houses in multiple occupation  
HOU8 – Space, accessibility and wheelchair housing standards  
HOU11 – Extensions and alterations  
HOU12 – Amenity  
HOU13 – Residential Standards  
HOU14 – Housing density  
HOU15 – housing delivery  
HOU16 – Small and medium-sized sites  
RET8 – Residential accommodation in the town centre  
INF1 - Cycleways, bridleways and footpaths  
INF3 - Highways safety and access  
INF9 – Utilities  
REC5 – Community facilities

**7. Relevant supplementary planning documents or guidance**

- 7.1. Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:

- Cheshire East Design Guide SPD

**8. CONSULTATIONS (External to Planning)**

The following comments were received in response to the re-consultation period which ran for 2 weeks between the 11<sup>th</sup> July 2025 and the 25<sup>th</sup> July 2025, unless stated otherwise.

**Head of Strategic Transport:** No objection, following outcome of parking survey

**Environmental Protection:** No objections, subject to the following conditions: Provision of low emission boilers, submission/approval of imported soil contaminated land verification and that works should stop should contamination be identified. A number of informatives are also proposed.

**Housing Standards Officer:** No comments received in relation to the revised plans.

*Original comments: No objections, subject to the scheme being compliant with Planning and Building Control legislation, as well as the Council's adopted standards for Houses in Multiple Occupation.*

**Flood Risk Manager:** Object due to the submission of insufficient drainage information. More specifically, seek the proposed drainage plan to be updated to show the proposed pipe diameters, slope angles, cover levels and invert levels.

**Environment Agency:** No comments received in relation to the revised plans.

*Original comments: No comments received at time of report.*

**Manchester Airport Safeguarding Authority:** No comments received in relation to the revised plans.

*Original comments: No objections*

**Cheshire Archaeology Planning Advisory Service:** No objections. Recommend advise sought from the Council's Heritage Officer.

**Cheshire Fire and Rescue** – Advise that access should be in accordance with standards.

**Macclesfield Town Council:** No comments received in relation to the revised plans.

*Original comments: Object to the proposed development for the following, summarised reasons:*

- *Provision of the 6-bedroomed HMO results in an overdevelopment of the site and the quality of accommodation is below that expected.*
- *No Conservation Officer approval and no comment from Civic Society*

## 9. REPRESENTATIONS

In response to the public re-consultation exercise, comments were received from persons from 2 addresses, raising the following concerns.

### Highways

- Revisions have not address parking concerns.
- Unacceptable impact upon the road network due to a lack of parking
- Roads are heavily congested and existing demand already results in cars parked on both sides of the road and up to the junctions. Results in poor visibility, narrows the carriageway, creates a dangerous environment for drivers, cyclists and pedestrians.
- Nearby Theatre currently adds to existing parking pressures attracting up to 200 people.
- Is a car park nearby, but since charges were introduced, less likely to be used
- Does not meet parking requirements in Appendix C of CELPS.
- Contrary to advise within Cheshire East Design Guide SPD
- Contrary to policies SD1, SE1, CO4 of CELPS, GEN1, HOU12, HOU14, RET8 and INF3 of SADPD

### Amenity

- Overdevelopment of site. Lower ground floor has a lack of external and internal amenity space, access to the provision of waste disposal facilities (internal and

external), lack of natural light, communal space gives direct views into bedrooms, impact of BBQ space on closest rooms.

- Apartments lack outdoor private amenity space.
- Not clear what parts of the internal floor areas as 'useable' (i.e. in the loft)
- Only natural light would be obtained from rooflights within loft space.
- Internal noise concerns
- Apartment 1 is small for a 2-bed apartment. Concerned that this could be converted to more HMO bedrooms in the future. Seek PD removal to prevent this.
- Fire safety concerns. Internal layout raises problems.

### HMO

- Overprovision of HMO's in area

### Heritage

- Building has not been on the market very long. Other uses should be explored.

In response to the original public consultation exercise, comments were received from persons from 9 addresses. Of the 9 received, 8 have objected to the scheme, for the following summarised reasons:

### Highways

- Lack of parking – Area already struggles with people parking on the streets who work in the town centre, use the train station or visit the theatre (MADS) on Lord Street to avoid parking charges. Scheme will exacerbate the issue. Do not agree with the planning statement that there is an abundance of parking available within the immediate vicinity. Concerned about future emergency vehicle access. Impact of less on-street parking on local business (i.e. local childcare business)
- Traffic – will exacerbate already high traffic concerns.
- Refuse collection – Bin lorries do not currently travel down Grape Street, so all bins (black and grey) are congregated on the corner of Grape St and Lord St, blocking the pavement on this narrow road.

### Amenity

- Loss of privacy / overlooking – When occupied as a church, not regularly overlooked. However, new use will result in constant overlooking of windows and private amenity space.
- Loss of amenity from building work
- Light pollution

### HMO's

- Already a number of HMO's in the area

### Other matters

- Anti-social behaviour (fly-tipping, drug-related crimes, dog fouling, alcohol drinking)

Of the 9 consultation responses received, 1 was received in support of the scheme, making the following, summarised points:

- Re-purposing of a heritage asset
- Residential use is consistent with local character.
- Although parking provision is not to standard, it is more than the majority of other dwellings in the area where there is a heavy reliance on on-street parking.

## **10. OFFICER APPRAISAL**

### **Principle of development**

#### Residential use

- 10.1 The application site falls within a predominantly residential area of Macclesfield, within the Settlement Boundary. Policy PG2 of the CELPS identifies Macclesfield as a Principal Town. The policy details that in such locations, significant development will be encouraged to support their revitalisation, recognising their roles as the most important settlements in the borough. Development will maximise the use of existing infrastructure and resources to allow jobs, homes and other facilities to be located close to each other and accessible by public transport.
- 10.2 Policy PG9 of the SADPD relates to settlement boundaries. It states that within such boundaries, development proposals will be supported where they are in keeping with the scale, role and function of that settlement and do not conflict with any other relevant policy of the local plan.
- 10.3 With regards to overall housing need, Cheshire East Council can only currently demonstrate a 3.8-year supply of housing, short of the required 5-year housing land supply requirement as set out within the NPPF.
- 10.4 Policy RET8 of the SADPD relates to residential accommodation in town centres. This policy supports such development so long as the proposals provide appropriate and safe access arrangements, secure and well-designed cycle parking and appropriate and well-located waste and recycling facilities. This detail will be considered later in this report.
- 10.5 The provision of additional residential units in this residential part of Macclesfield, a Principal Town, where development is encouraged, is considered to be acceptable in principle, particularly given the current need for housing in Cheshire East.
- 10.6 A specific assessment of the acceptability of the HMO aspect of the scheme is considered later in this report.

#### Loss of church

- 10.7 The application proposal would result in the loss of St Georges Street Baptist Church. It is advised on page 9 of the submitted Design and Access Statement that the site has been vacant for over 3 years. It is explained that the poorly constructed 2010 extension caused significant issues such as severe damp & mould throughout the building which has resulted in extensive damage to the existing finishes with large areas of walls and ceilings cracking and, in many cases, deteriorating beyond repair. It is also advised

that much of the timber cladding has warped and become disfigured. It is stated that whilst the proposal would result in the demolition of the problematic extension, the damage it has caused to the original building, compounded by years of neglect and lack of maintenance, is considerable.

- 10.8 Policy REC5 of the SADPD relates to community facilities. The subtext of this policy specifies that facilities such as 'places of worship' (amongst others), are important to the communities that they serve. Policy REC5, criterion 2, states that any community facility that makes a positive contribution to the social or cultural life of a community should be retained unless suitable alternative provision is made.
- 10.9 The church has been closed for over 3 years. The agent for the application supplied additional information during the application process from an estate agent which advised that *'The church closed after a formal process was completed which looks at pastoral and financial aspects. The church membership had been shrinking, and this was accelerated by Covid, such that numbers were fewer and the average age was growing. The running costs of the building became unmanageable and hence the decision to sell. The church had tried to find somebody to take over the building but no success. I had a number of local charities show interest but ultimately the size of the building for refurb and re-purpose and hence the costs, were prohibitive.'*
- 10.10 For these reason and because importantly, none of the responses to the public consultation exercise raised the loss of the building as a church to be of particular concern, it is no longer deemed that the church makes a positive contribution to the social or cultural life of the community and as such, provision of a suitable alternative church is not deemed necessary in this instance and its loss as a church is accepted.

### **Design & Heritage**

- 10.11 Policy SE1 of the CELPS advises that the proposal should achieve a high standard of design and: wherever possible, enhance the built environment. It should also respect the pattern, character and form of the surroundings. Policy SD2 of the CELPS states that development should contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of; height, scale, form and grouping, choice of materials, external design features, massing of development, green infrastructure and relationship to neighbouring properties and streetscene. These policies are supported by the Cheshire East Design Guide SPD. Policy GEN1 of the SADPD sets out general design principles including a requirement that development should create high quality, beautiful and sustainable buildings and places.
- 10.12 The site lies within the Macclesfield (High Street) Conservation Area. Consideration is also given to whether the application building should be considered as a Non-Designated Heritage Asset (NDHA). As such, heritage related policies are also relevant.
- 10.13 Policy SE7 of the CELPS refers to the Historic Environment. The crux of Policy SE7 is to ensure all new development avoids harm to heritage assets and makes a positive contribution to the character of Cheshire East's historic and built environment, including the setting of the assets and where appropriate, the wider historic environment. SADPD policy HER1 sets out submission requirements in relation to heritage assets. Policy HER3 of the SADPD sets out policy consideration for development affecting Conservation Areas and policy HER7 considers NDHA's.

- 10.14 As part of the proposed conversion, the following development is proposed on the exterior of the building or within its curtilage:
- Removal of a glass extension (2010) on the southern, side elevation.
  - Refurbishment of the exterior comprising of;
    - Southern, side elevation
      - re-instatement of several original windows
      - Flat-roofed, single-storey extension to provide access.
    - Repointing throughout where required with the correct lime mortar.
    - Stone repair in instances where cracked sandstone or stone decay occur.
    - Paint removal – where present, to be sensitively removed
  - Creation of a bin store on the southern, side frontage
  - Creation of a low-level wall (with railing above) running along the top of the courtyard to define the space, also on the southern, side elevation.
  - Addition of further obscured glazing/film
- 10.15 The church is not included on the Local list. It is a substantial building with some fine details and in the view of the Council's Heritage Officer, it is a NDHA of relatively high importance. It also makes a positive contribution to the character and appearance of the High Street Macclesfield Conservation Area and is prominent to both the front elevation to St. Georges Street and to the flanking side street, Grapes Street.
- 10.16 As proposed, the changes to the exterior of the building would be relatively minor, primarily comprising of the removal of a more modern extension, which adds little to the appearance of the building, and its replacement with a more modern, more compact extension. The remainder of the external works would primarily be refurbishment. Internally, more extensive works are proposed. However, following the applicant's agreement to retain more of the original features, this is not a concern.
- 10.17 Overall, the development would not harm the character or appearance of the Macclesfield (High Street) Conservation Area and would sensitively re-use a NDHA which has been vacant for a number of years, which is welcomed.
- 10.18 As such, the application proposals are deemed to be of an acceptable design and would not negatively impact heritage assets. As such, the application is deemed to adhere with the relevant design & heritage policies of the development plan.

### **Archaeology**

- 10.19 The application sits within the area of archaeological potential as defined in the Cheshire Historic Towns Survey (1997-2002) report for Macclesfield, which forms part of the Key Evidence supporting Policy SE7, Historic Environment in the Cheshire East Local Plan Strategy, 2010- 2030 (adopted July 2017). Policy HER8 of the SADPD considers matters of archaeology.
- 10.20 The Council's Archaeology Officer, in response to the consultation on the original scheme, reviewed the supporting documentation along with the information held on the Cheshire Historic Environment Records and advised that this application was unlikely to disturb significant below ground archaeological deposits and therefore there recommended no further archaeological recommendations. Whilst no comments have



been received in relation to the revisions, there appears no reasons as to why the same conclusions would not be drawn.

## Highways

- 10.21 Policy SD1 of the CELPS details that development should wherever possible, provide safe access and sufficient car parking in accordance with adopted highway standards. Policy CO1 of the CELPS expects developments to reduce the need to travel by guiding development to sustainable locations, ensuring that development gives priority to walking, cycling and public transport within its design. Development should also improve pedestrian and cycling facilities and public transport integration. Policy INF3 of the SADPD relates to highway safety and access. It details that development proposals should comply with the relevant Highways Authority's and other highway design guidance. It should provide safe access to and from the site for all highways users and make sure that development traffic can be satisfactorily assimilated into the existing highway network. Appendix C of the CELPS refers to the Cheshire East Parking standards.
- 10.22 The main consideration relates to parking provision. The application proposes the provision of x4 off-street parking spaces for the development as a whole. These are shown to be provided on the Grapes Street frontage on the southern elevation of the site.
- 10.23 Appendix C of the CELPS sets out the Council's parking standards. Based on the development proposed, the scheme would require 18 parking spaces. This takes into account the sites location within a Principal Town. The application proposals would be 14 spaces short.
- 10.24 Paragraph C.2 of Appendix C of the CELPS states '*Cheshire East Council will accept representations to vary from car parking standards on a site-by-site basis with reference to evidence obtained locally or from a suitable data source (e.g. TRICS) outlining predicted parking profiles that would allow departures from the Standards...*'
- 10.25 During the application process, CEC Highways undertook a parking survey, over 2 days, to understand the availability of on-street parking in the area in order to have a better understanding of whether the Council could consider a departure from the parking standards in this instance. On-street parking is the principal parking solution for the majority of the surrounding properties in this terraced part of Macclesfield.
- 10.26 The survey was undertaken on the 19<sup>th</sup> and 20<sup>th</sup> August between 6pm and 8pm and covered the following streets: Park Street, High Street, St Georges Place, St Georges Street, Grapes Street and Lord Street. Each street was visited 3 times per day. Spaces were those measured to be approximately 5-metres in length.
- 10.27 The survey results show that there were on average, 30 parking spaces available on the surrounding terraced streets on each of the 2 survey days. Well above the number required by this development. On St George's Street, Park Street and Lord Street, those closest to the application site, there were, on average 21 free parking spaces on each of the 2 survey days. Again, this is more than required by this development (14).
- 10.28 There are a number of caveats to this survey. These include that it is recognised that this survey was undertaken during the summer holidays, so it's likely to be quieter than at other times in the year. Also, it is recognised that based on local accounts, when

productions are taking place at the nearby Mads Theatre, parking becomes extremely limited. No such productions were taking place during the survey.

- 10.29 Given that the number of vacant parking spaces identified nearby was on average more than double than that required by this development, there were enough spaces to account for it being possibly 'quieter than usual' as mentioned by a resident during the survey. Furthermore, this is all based on an assumption that the development would generate 18 new car parking space requirements. Given the proximity of the application site to the town centre, easily within walking distance to all its facilities and public transport hubs, in conjunction with the small scale of some of the residential units proposed, it's quite possible that the development will not generate this much parking demand.
- 10.30 Overall, based on the evidence before the Council, the level of off-street parking provided is deemed acceptable in this instance. This is due to the surveyed availability of on-street parking nearby, which is how the majority of residents park in this terraced part of town, the close proximity of the site to the town centre where a bus and train station exist and the small scale of some of the residential units proposed which might suggest that not all future residents would own/have access to a car.
- 10.31 For the above reasons, the application proposals are deemed acceptable in relation to highway safety. The Council's Highway's Officer has raised no objections following the outcome of the parking survey.

### **Amenity**

- 10.32 SADPD Policy HOU12 sets out that proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of the proposed development due to loss of privacy, sunlight and daylight, the overbearing and dominating effect of new buildings, environmental disturbance or pollution or traffic generation, access and parking. Policy HOU13 sets out residential standards.
- 10.33 Policy SE1 of the CELPS states that development should ensure an appropriate level of privacy for new and existing residential properties. Policy HOU8 of the SADPD deals with residential standards. Policies ENV12 (Air quality) and ENV14 (Light pollution) of the SADPD and SE12 (Pollution) of the CELPS consider environmental amenity matters.

### Neighbouring amenity

- 10.34 Policy HOU12 of the SADPD states that development proposals must not cause unacceptable harm to the amenities of future occupiers (amongst others), due to; loss of privacy, sunlight and daylight, overbearing and dominating effect of new buildings, environmental disturbance or traffic generation, access and parking.
- 10.35 As the only additional built form proposed would be the creation of a single-storey, flat-roofed extension, bin store and wall, all in the place of and comprising of a smaller area and lower height than the 2010 extension being removed, it is not considered that the change of use would result in any neighbouring amenity issues in relation to overbearing impact/visual intrusion or a loss of light.



- 10.36 Matters of privacy are however more relevant given the use change. Even though predominantly existing openings would be utilised.
- 10.37 In consideration of the front elevation, the west elevation fronting St Georges Street, the only changes proposed would be the change to the main entrance door designs. The main elevation of the application building lies approximately 13.2 metres away from the dwellings on the opposite side of St Georges Street. The single-storey outrigger to the right-hand-side projects a little further forward and is approximately 11.2 metres from the properties opposite.
- 10.38 The gap between buildings is already short of the minimum separation standards within Policy HOU13. Windows on the ground and first-floor would face the properties opposite. The ground-floor windows within the main part of the building would all serve an entrance lobby as per the existing scenario. As such, these raise no concerns. At first floor there are five tall, narrow windows that would be reused. Three of these would be to a stairs/landing area for to access apartments 6, 7 and 8. Two of the windows would serve as the only windows to bedroom 1 within apartment 8. Within the closer, single-storey outrigger, the existing 4 windows would be re-used to provide 3 windows to an open-plan kitchen/living space to Apartment 5 and the final window would serve a void over stairs. Given that front-to-front relationships between the dwellings in the area is commonly 11 metres, it is not deemed that a refusal of the application due to a loss of privacy from these openings upon the occupiers of the St Georges Street properties opposite would be reasonable.
- 10.39 On the southern side elevation an existing single storey extension would be demolished and a smaller, flat-roofed extension would be built in its place resulting in original openings/new openings being revealed/created on the external façade. In addition, five roof lights are proposed within the roof slope of the main building. Off-street parking is also proposed on this frontage. Half of the frontage of the southern elevation faces the side elevation of No.22 St Georges Street on the opposite side of Grape Street, whereas the other half faces the rear garden of this neighbouring property. The application building is off set from No.1 Grapes Street. As such, changes to this elevation have the most potential to result in a loss of amenity for the existing and future occupiers of No.22 St Georges Street. The demolition of the existing extension and its replacement with a smaller replacement would considerably reduce the extent of built form on this side of the building to the benefit of No.22 St Georges Street. As such, the application proposals are not deemed to harm the amenities of the occupiers of this neighbouring property in terms of having an overbearing impact or a reduction in light it is afforded.
- 10.40 The principal consideration is whether the conversion would result in an unacceptable loss of privacy. Within the side elevation of No.22 are two ground floor and two first floor windows. The lower half of the ground floor window closest to the corner between St Georges Street and Grape Street is obscured as is the whole smaller window above. The remaining ground floor and first floor windows are also served by openings on their rear elevations. On the application building, at lower ground floor, two blocked-up windows would be re-instated. These would each serve as the sole window to one of the HMO bedrooms. Due to their below ground location and because they would be approximately 15.5 metres from the side elevation of No.22 St Georges Street, it is not considered that these, or any other of the lower ground floor openings on the main part of the southern elevation, would result in a loss of privacy. Within the existing single-storey outrigger on the application building that, at its closest point, is (and would remain) 5.4 metres away from the side elevation of No.22, it is proposed to reinstate

x2 windows almost at street level. Given the proximity of these to No.22, in the event of approval, it is considered that these should be conditioned to be obscured. The future occupiers would still benefit from outlook to this space from another opening.

- 10.41 At ground floor level on the application building, 2 original windows will be revealed on the main part of the building. However, these are set-back 15.5 metres from the side elevation of No.22 and most would be offset. As such, these are not deemed to result in a loss of privacy to No.22, nor would the closer lobby door in the proposed extension given the nature of the space it would serve. Similarly, the first-floor windows would also be 15.5 metres away from the side elevation of No.22, a sufficient distance in the context of the area.
- 10.42 The 5 roof lights within the roof-slope would all be above head height. The windows are all deemed far enough away from the rear private amenity space of No.22 so not to cause concern regarding overlooking. As such, it is not deemed that the proposed southern elevation of scheme would result in neighbouring amenity concerns.
- 10.43 With regards to the east elevation, no changes to the lower ground floor would impact neighbouring amenity as it is/would be screened behind a boundary wall. At ground floor, the existing windows in the closest neighbours to the east are already obscurely glazed, and this would remain. At first floor, the existing windows will once again be utilised. The lower portion of these two windows are already obscured. It is proposed to obscure the middle pane of these windows too in order to prevent overlooking. In the event of approval, this shall be secured by condition. The ground floor windows within the outrigger are deemed far enough away from the neighbours to the east to be of concern in relation to loss of privacy.
- 10.44 Finally, in consideration of the impact of the development upon neighbouring amenity to the north, at present, directly opposing this elevation and approximately 9.1 metres away, is the side wall of No.2 St Georges Street. Within this wall are four windows that directly face the northern side elevation of the application building and its private amenity space. To assist in preventing a loss of privacy to these neighbouring windows, two of which are at ground floor, the other two above at first floor, the applicant proposes the installation of a raised bed on this boundary and the planting of shrubbery that would assist in mitigating loss of privacy to (and from) the ground floor windows. In addition, it is proposed that further planting be undertaken closer to the application building to help screen any losses of privacy that maybe created from the lower ground floor accommodation. At ground floor, a section plan shows that because the lower portion of the windows on this elevation are already obscured, there should be no loss of privacy from the ground floor accommodation to any of these neighbouring windows. At first floor, once again the lower panels of the windows are obscurely glazed. However, it is also proposed that the next panels up be obscured in the event of approval. Subject to this being conditioned, it is considered that the application proposals should not result in an unacceptable loss of privacy for the occupiers of No.2 St Georges Street from the conversion of the building itself.
- 10.45 Whilst a loss of privacy is of concern from the proposed shared private amenity space, this same issue can occur based on the existing scenario as the space is outdoor space associated with the church. In addition, the proposed planting should assist in helping to mitigate the concerns. As such, subject to conditions relating to obscure glazing and the implementation of landscaping, it is not considered that the application proposals would result in an unacceptable impact upon the amenities of No.2 St Georges Street to the north.

- 10.46 Overall, the application proposals are not deemed to cause an unacceptable impact upon neighbouring amenity in terms of loss of privacy, light or an overbearing impact subject to obscure glazing and landscaping conditions.

Amenity of future occupiers

*Nationally Described Space Standards (NDSS)*

- 10.47 Policy HOU8 of the SADPD relates to space, accessibility and wheelchair housing standards. Criterion 3 states that 'proposals for new residential development in the borough should meet the Nationally Described Space Standard. The policy continues to say that this standard will apply from six months after the date of the adoption of the plan. The plan was adopted in December 2022. As such, 6-months have passed and these standards apply.
- 10.48 A summary assessment of the scheme against the NDSS is set out in the table below:

Apartment number	No. of bedrooms	Number of bedspaces	Minimum gross internal floor area (m2)	Measured gross internal floor area (m2)	Overall Floorspace - Pass or Fail	Bedroom size	Overall pass or fail
1	1	2	50	57.44	Pass	ok	Pass
2	2	3	61	61	Pass	ok	Pass
3	1	1	37	37	Pass	ok	Pass
4	1	1	37	37	Pass	ok	Pass
5	1	2	58	63.42	Pass	ok	Pass
6	3	5	93	98.9	Pass	ok	Pass
7	2	3	70	73.37	Pass	ok	Pass
8	3	4	84	85.7	Pass	ok	Pass
HMO	6	6	116	152.45	Pass	ok	Pass

- 10.49 In terms of the criteria used to calculate the above, it should be noted that:

- All window sill areas have been excluded from the above measurements.
- The number of bedspaces has been determined by the size of the rooms (i.e. single or double)
- The floorspace of the eaves storage shown to Apartments 6, 7 and 8 on the second floor/Mezzanine level has been counted at 50% of its floor area as per NDSS guidance note.

- 10.50 The outcome of this assessment shows that, following the receipt of revised plans, all the residential accommodation adheres with the necessary NDSS. For these reasons, the application proposals are deemed to adhere to the requirements of Policy HOU8 (3).

*Privacy, light, outlook etc*

- 10.51 Policy HOU11 relates to extensions and alterations. Criterion 2 of this policy states that development should not cause unacceptable harm to the future occupiers of the dwelling in line with Policy HOU12. Policy HOU12 of the SADPD states that

development proposals must not cause unacceptable harm to the amenities of future occupiers (amongst others), due to; loss of privacy, sunlight and daylight, overbearing and dominating effect of new buildings, environmental disturbance or traffic generation, access and parking. Policy SE1 of the CELPS (4(i)) states that development proposals should ensure appropriate level of privacy for new (and existing) residential properties.

- 10.52 In consideration of these matters, the proposed shared private amenity space to the north of the building is currently directly overlooked by the side windows of No.2 St Georges Street. These openings also directly oppose the northern side elevation of the application building. As such, a loss of privacy for the future occupiers of both the private amenity space and the windows to some of the apartments & HMO on the northern side of the building from these is a consideration. There are 4 windows within the relevant side elevation of No.2 St George's Street. According to the planning history, these are likely to comprise of two first-floor windows, both of which are understood to be the only windows to a bedroom. Two ground floor windows exist directly below and are understood to serve an open plan dining room & kitchen to which there are no other openings.
- 10.53 In consideration of the privacy of the shared amenity space itself, all 4 of these windows would directly look onto this area, so there would be a lack of privacy for the future users. To assist in mitigating this impact, planting is proposed. More specifically, a raised bed is proposed abutting the side elevation of No.2 St Georges Street within which planting is proposed which is shown (on the supplied section plan) to rise in height to the top of the existing neighbouring ground floor windows. The first-floor windows would still be able to overlook this space. However, in such a tight-knit residential area a degree of overlooking into private amenity spaces is not uncommon. Furthermore, the space would not be private as it would be a shared facility. As such, this issue is not deemed sufficiently significant as to warrant refusal of the planning application for these reasons.
- 10.54 In consideration of loss of privacy from the side windows directly into the proposed new residential units themselves, the applicant's agent has not only supplied a proposed site section plan to demonstrate lines-of-sight and the existing situation, but also proposed additional screen planting close to the building to assist mitigating any loss of privacy that would be created from these neighbouring windows into the accommodation at lower ground floor level. In addition, further obscuring of the existing windows is proposed, whilst still allowing a degree of outlook from the top half of the windows.
- 10.55 At lower ground floor level, sole windows to 2 of the HMO bedrooms, the sole bedroom window to Apartment 1 and Apartment 1's bathroom window could be overlooked from all 4 windows within the side elevation of No.2 St George's Street which would be between approximately 10.6 metres and 11.9 metres away, varied due to the slight angled relationship. The section plan supplied along with the revised elevation plans show that the proposed planting in conjunction with the lower ground position of the residential units on this floor mean that a loss of privacy from the ground floor windows within the side elevation of No.2 St Georges St to the accommodation within the lower ground floor of the application building is unlikely to be of concern due to the angles involved & screening. From the first-floor side windows of No.2 St George's Street, these could impact the privacy of the occupiers of the units at lower ground floor and ground floor. At lower ground floor this would be to the proposed bedroom windows of the HMO (units 4 & 6) and the bedroom to Apartment 1. However, due to the oblique angle between these windows and those at lower ground floor in conjunction with the

proposed planting, this impact would be marginal as demonstrated on the supplied section plan. Between the first-floor windows in No.2 St George's Street and the accommodation proposed at ground floor on the application building, any loss of privacy impact will be minimised given the presence of obscured glazing already on the lower section of the window. The section plan submitted shows that the amenity of the proposed accommodation at first floor would be secure.

- 10.56 Overall, as any overlooking that would exist would be acute, on balance, it is deemed that loss of privacy for the future occupiers of the development from No.2 St Georges Street would be acceptable. This is subject to the majority of the proposed obscuration being secured by condition.
- 10.57 Another consideration for the amenity of the future occupiers would be the possible lack of outlook afforded to apartments 5-8. The mezzanine level of Apartment 5, where the sole bedroom is proposed, only benefits from natural light and outlook from the top of the windows on either side wall. Whilst not ideal, this first floor would still therefore be served by some degree of natural light and outlook.
- 10.58 For Apartment 6, at first floor, bedroom 1's outlook would be limited as a result of additional proposed obscuring of the existing window. Similarly, at second floor, the occupiers of bedrooms 2 and 3 would only benefit from natural light, but little outlook, as they would each only be served by only a rooflight positioned above head-height.
- 10.59 For Apartment 7, although it is currently proposed that the middle portion of all 3 windows be obscured at the first-floor on the northern side elevation, in order to allow a degree of outlook from the main living space for this apartment, it is proposed that it be conditioned that this additional obscuration is not included for one of these windows, the window shown in front of the sink on the floor plans. This particular additional obscuration is not considered essential to protect neighbouring amenity, given the oblique angle to the side windows on No.2 St Georges Street. At second floor, similar to Apartment 6, the bedrooms would only benefit from natural light, but little outlook, as they would each only be served by only a rooflight positioned above head-height. For Apartment 8 once again, some of the bedrooms would only be served by roof lights.
- 10.60 In relation to the HMO, all principal habitable rooms would benefit from natural light and outlook, albeit limited in relation to the shared open-plan living space.
- 10.61 It is recognised that this situation is not uncommon when converting buildings with loft spaces. It nonetheless represents a negative aspect of the scheme which needs to be weighed into the planning balance.

*Amenity space, cycle & bin storage*

- 10.62 There are no minimum garden space standards to which new dwellings need to achieve within the development plan. The shared space proposed in this instance is deemed to be of sufficient size for its future occupiers to carry out normal functions.
- 10.63 A dedicated cycle store is proposed within the rear shared amenity space as is an area for plant/outdoor storage. Cycle storage within Appendix C of the CELPS is 1 space per unit. The application proposes 8 units and an HMO, so 9 units in total. The cycle storage shown in the shared private amenity space shows space for 10 cycles. To ensure adequate covered provision is provided, in the event of approval, it is proposed that this be conditioned for subsequent approval.



- 10.64 Bin storage is proposed forward of the southern elevation fronting Grape Street. Overall, the level of outdoor amenity and what it comprises of is deemed to be adequate.

*Fire safety*

- 10.65 Cheshire Fire and Rescue have reviewed the application proposals and clarified standards in terms of providing access for pumping appliances and provision of fire mains. They have also recommended the fitting of sprinklers. In response, the applicant's agent has advised that this matter will be addressed as part of the RIBA Stage 4 technical design process. The applicant's agent has also advised that the requirements will also be fully reviewed and implemented through the Building Control application, ensuring compliance with the relevant fire safety regulations and in consultation with the Fire and Rescue Service where necessary.

Environmental amenity

- 10.66 The Council's Environmental Protection Officer's consider matters in relation to environmental amenity (ground, noise, air and light pollution). Upon review of the application proposals, Environmental Protection have raised no objections subject to the following conditions: Provision of low emission boilers, submission/approval of imported soil contaminated land verification and that works should stop should contamination be identified. A number of informatives are also proposed.
- 10.67 In the event of approval, the recommended condition in relation to low-emission gas boilers is not proposed to be included. This is because it is not considered to be enforceable.

Amenity conclusions

- 10.68 Subject to the implementation of conditions relating to obscure glazing, landscaping and contaminated land, the application proposals are deemed acceptable in relating to its impact upon neighbouring amenity and environmental amenity. However, the degree of outlook for the future occupiers of apartments 5-8 would be limited as a result of either the required obscuration of many of the existing windows being utilised, required in order to protect neighbouring amenity, or as a result of the inclusion of high-level roof lights. This is a negative aspect of the development that shall be considered as part of the overall planning balance.

**Landscape & Trees**

- 10.69 Policy SD2 of the CELPS states that development will be expected to respect and, where possible, enhance the landscape character of the area. Policy SE4 of the CELPS specifically relates to landscape considerations. It states that all development should conserve the landscape character and quality and where possible, enhance and effectively manage the historic, natural and man-made features that contribute to local distinctiveness. Policy ENV3 of the SADPD is linked to SE4 and Policy ENV5 of the SADPD sets out what should be included in landscaping plans. Policy SE5 of the CELPS relates to trees, hedgerows and woodland. The crux of the policy is to protect trees that provide a significant contribution to the amenity, biodiversity, landscape or historic character of the surrounding area. Policy ENV6 of the SADPD are largely reflective of this policy.

- 10.70 There are no tree issues associated with this proposal and given the site's impact within the Macclesfield Settlement boundary, there are no landscape designations or wider landscape considerations.
- 10.71 The main consideration would be the proposed landscaping of the site. The application proposes a landscaped shared private amenity space. This will benefit the future occupiers but also assist in mitigating any loss of privacy concerns. In order to ensure that the appropriate detail is secured, along with suitable boundary treatments, in the event of approval, it is proposed that this detail be conditioned for subsequent approval.

### **Ecology**

- 10.72 Policy SE3 of the CELPS states that developments that are likely to have a significant adverse impact on a site with legally protected species or priority habitats (to name a few), will not be permitted except where the reason for or benefits of the proposed development outweigh the impact of the development. Policy ENV1 of the SADPD relates to ecological networks and Policy ENV2 relates to ecological mitigation.

#### Biodiversity Net Gain (BNG)

- 10.73 The Council's Ecology Officers are satisfied that the proposed works are exempt from statutory Biodiversity Net Gain. Consequently, the deemed gain condition does not apply, and a biodiversity metric is not considered necessary.

#### Bats

- 10.74 It is advised that there is a reasonable likelihood that bats will not be impacted by the proposed works. Consequently, a protected species survey is considered to be disproportionate in this instance.

#### Birds

- 10.75 The existing church has the potential to support nesting birds, which are protected under the Wildlife and Countryside Act 1981. A breeding birds compliance condition is therefore recommended with any planning approval.

#### Ecological Enhancements

- 10.76 The site falls within Cheshire East Council's ecological network restoration areas, which forms part of the SADPD. Ecological enhancements are therefore recommended, in line with local policy ENV 1. In the event of approval, this is recommended as a condition.
- 10.77 Overall, subject to the above recommendations, the application proposals are deemed acceptable in relation to the ecology policies of the development plan.

### **Flood Risk and Drainage**

- 10.78 Policy SE13 of the CELPS relates to Flood Risk and Water Management. The crux of this policy is to ensure development integrate measures for sustainable water management to reduce flood risk. Policy ENV16 of the SADPD refers to surface water management and flood risk.

- 10.79 The application site lies entirely within a Flood Zone 1, the lowest flood risk category. In addition, the site is only classified as having a 'very low' yearly chance of flooding both now and in the future in relation to surface water, river or sea water or from groundwater or reservoirs.
- 10.80 Nonetheless, during the application process, the LLFA objected to the proposed development due to the absence of a detailed surface water drainage strategy and Flood Risk Assessment. Subsequently, during the application process, a 'Flood Risk Assessment, Surface Water Drainage Strategy and Foul Water Drainage Strategy' was received, dated June 2025. The key findings of this strategy were that; it is proposed that the surface water from the southern part of the site be discharged to the nearest surface water sewer beneath Grapes Street and surface water from the northern part of the site be discharged into the combined sewer beneath St Georges Street. Both outfalls would discharge at a rate of 2.0 l/s. A surface water drainage strategy is appended to the document. A maintenance schedule is also included. Infiltration and discharge into existing surface waters have been ruled out. Infiltration has been ruled out due to a lack of space and there are no watercourses in the sites immediate vicinity. With regards to foul drainage, this is proposed to be discharged into the combined sewer beneath St Georges Street via a closed pipe, gravity fed network. Confirmation from United Utilities would be required. Both of these drainage solutions have been concluded without the benefit of CCTV surveys.
- 10.81 The LLFA have reviewed this information and have sought further information relating to the proposed pipe diameters, slope angles, cover levels and invert levels in order to be satisfied that the method of drainage will be appropriate.
- 10.82 In order to ensure that appropriate drainage is secured and given that the site does not lie within an area subject to flood risk, it is proposed that full drainage details be submitted to the Council for approval prior to commencement of development. Subject to this condition, the application proposals are deemed to be acceptable in flood risk and drainage terms.

### **Manchester Airport**

- 10.83 Policy GEN5 of the SADPD states that development that would adversely affect the operational integrity or safety of any officially safeguarded civil aerodrome or associated navigation aids, radio aids or telecommunications systems will not be permitted.
- 10.84 The Safeguarding Authority for Manchester Airport assessed the original proposals and its potential to conflict aerodrome Safeguarding criteria and raised no objections. They did not comment on the revisions suggesting that their position remains unchanged. As such, the proposals are deemed acceptable in relation to Policy GE5 of the SADPD.

### **House in Multiple Occupation (HMO)**

- 10.85 As part of the application proposals, a 6-bedroomed HMO is proposed. This is sought within the lower ground floor of the building with access gained from steps leading down to a shared front door on the southern, side elevation.
- 10.86 Policy HOU4 of the SADPD specifically deals with HMOs'. The policy states that such development would be acceptable provided that:



- i. the number of existing HMOs within 50 metres of the application site does not exceed 10% of the total number of dwellings;*
- ii. the extended or proposed HMO would not 'sandwich' an existing dwelling (C3) between two HMOs;*
- iii. the proposal would not have an adverse impact on:*
  - a. the character and appearance of the property or the local area;*
  - b. on-street car parking levels;*
  - c. the capacity of local services/facilities; or*
  - d. the amenity or environment of surrounding occupiers;*
- iv. the property is of a size, whereby the proposed layout, room sizes, daylight provision, range of facilities and external amenity space of the HMO would ensure an adequate standard of residential amenity for future occupiers;*
- v. adequate provision is made in the curtilage of the dwelling for covered cycle parking; and*
- vi. adequate provision is made in the site for waste and recycling storage.*

- 10.87 In response, a planning history search 50 metres in every direction shows the provision of only 1 other existing HMO. As such, the number of HMO's within 50 metres of the application site does not exceed 10% of the total number of dwellings, satisfying criterion HOU4 (1)(i).
- 10.88 The application site lies on the corner of St George's Street and Grapes Street. In consideration as to whether the site would sandwich an existing C3 dwelling between two HMO's, this would not be the case given that the only other known HMO nearby is not adjacent to the application site. As such, the application proposals are acceptable in relation to the requirements of HOU4(1)(ii).
- 10.89 Given the minimal external alterations proposed and in the absence of an objection in relation to the impact of the development upon the character and appearance of the Conservation Area, it is not deemed that the application proposals would have an adverse impact upon the character and appearance of the area, satisfying HOU4(1)(iii)(a).
- 10.90 It has already been explained why the substandard level of off-street parking proposed in this instance is considered acceptable, meaning no conflict with HOU4(1)(iii)(b).
- 10.91 It is not considered that the application proposals would have a detrimental impact upon the capacity of local services and facilities given the sites location within a Principal Town and within walking distance of the town centre, a location where such facilities are abundant. The scheme would therefore be acceptable in relation to HOU4(1)(iii)(c).
- 10.92 With regards to neighbouring amenity, the application proposals would not result in any adverse impact upon the amenity of environment of surrounding occupiers. In relation to the amenity of the future occupiers, this has been assessed as being acceptable in relation to the HMO, therefore adhering with HOU4(1)(iv).
- 10.93 Adequate space is provided for both cycle storage and bin storage, adhering with the requirements of HOU4(1)(v) and (vi), subject to the detail of the required covered cycle storage being conditioned.

- 10.94 Overall, the HMO element of the proposals are deemed to adhere with the requirements of Policy HOU4.

**Other matters**

- 10.95 The application proposals do not trigger any affordable housing, education, health of public open space requirements.
- 10.96 In response to concerns raised as part of the public consultation but not addressed to date, it has been requested that in the event of approval, permitted development rights be removed to prevent the ground floor apartment from being converted into 4 more HMO rooms. The proposed Lower Ground Floor HMO would be a 6-room HMO, classified as a 'small HMO'. Should a single, further room be incorporated into this HMO in the future, it would change the use class of the HMO from C4 to sui generis, which in turn, would require planning permission in its own right. As such, it is not deemed necessary to remove permitted development rights as suggested for this eventuality.

**11. PLANNING BALANCE/CONCLUSION**

- 11.1 The principle of converting this vacant church into residential use, comprising of 8 apartments and an HMO in this location, in Macclesfield, a Principal Town, is deemed acceptable. Indeed, the provision of additional housing in a sustainable location is welcomed in the absence of a 5-year housing land supply. This is afforded significant weight.
- 11.2 The change of use would re-use a vacant building deemed to represent a Non-Designated Heritage Asset (NDHA). The future of heritage assets should be given great weight in planning decisions, and securing a viable reuse is often the most effective way to ensure their long-term survival. Given that the building has been vacant for over 3 years, the heritage benefits of its re-use is afforded significant weight.
- 11.3 Whilst the level of off-street parking spaces proposed falls significantly below Council standards, following the undertaking of a parking study that showed provision of a more than adequate amount of on-street parking in an area where this is characteristic in conjunction with the sustainable location of the site and the small-scale nature of some of the residential units proposed, the under provision is considered to be acceptable in this instance.
- 11.4 Subject to conditions, the application proposals would not result in any neighbouring amenity concerns or result in environmental amenity concerns. However, the outlook from numerous principal habitable rooms for the future occupiers of apartments 5-8 would be limited either as a result of required additional obscuration of existing windows or because the only outlook comes in the form of roof lights positioned above head height.
- 11.5 In response to this concern, it is not uncommon for the conversion of buildings that utilise loft spaces to be afforded limited outlook as a consequence of fully utilising the building being converted. There often needs to be a balance between ensuring a suitable degree of amenity of both existing and future amenity and securing a design that respects the character and appearance of the building being converted. In this instance, the proposed conversion would ensure that the character and appearance of the building of heritage value would be retained and the carefully proposed obscuration

and positioning of rooflights would protect neighbouring amenity. The consequence of this is that the degree of outlook to some of the proposed apartments would be limited. It is noted that for each of the apartments impacted, the main open-plan living spaces to these homes, the area within which the majority of the future occupier's time is likely to be spent, would be afforded outlook. It's the outlook from some of the bedrooms in apartments 5-8, that would be limited. This harm is afforded moderate weight in the context of the development as a whole.

- 11.6 The development would not harm the character and appearance of the Macclesfield (High Street) Conservation Area and would result in no archaeological, trees, landscape, ecology, flood risk or flight safety concerns, subject to conditions where necessary.
- 11.7 Overall, it is considered that the significant benefits of providing new residential accommodation in a Principal Town in the absence of a 5-year housing land supply, within walking distance to public services and facilities along with the benefits of re-using and therefore retaining a NDHA outweigh the moderate harm relating to a lack of outlook for the future occupiers of apartments 5-8. As such on balance, the application proposals are recommended for approval.

## **12. RECOMMENDATION**

**APPROVE** subject to the following conditions.

- 1. Time limit for implementation (3 years)**
- 2. Development in accordance with approved plans**
- 3. Submission/approval of external material details**
- 4. Obscured windows to be provided.**
- 5. Submission/approval of imported soil contaminated land verification**
- 6. Works should stop should contamination be identified.**
- 7. Submission/approval of landscaping (incl boundary treatment)**
- 8. Landscaping – implementation**
- 9. Breeding birds protection**
- 10. Submission/approval of ecological enhancement scheme**
- 11. Submission/approval of drainage details**
- 12. Submission/approval of covered cycle storage**

*In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chair of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision*





25/0676/FUL

St Georges Street Baptist  
Church, St Georges Street,  
Macclesfield,  
SK11 6TG

## Location Plan

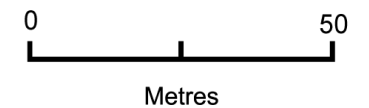
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Date Produced: 19-Feb-2025

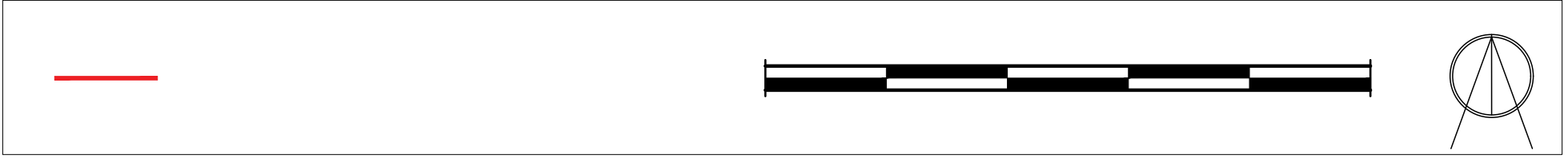
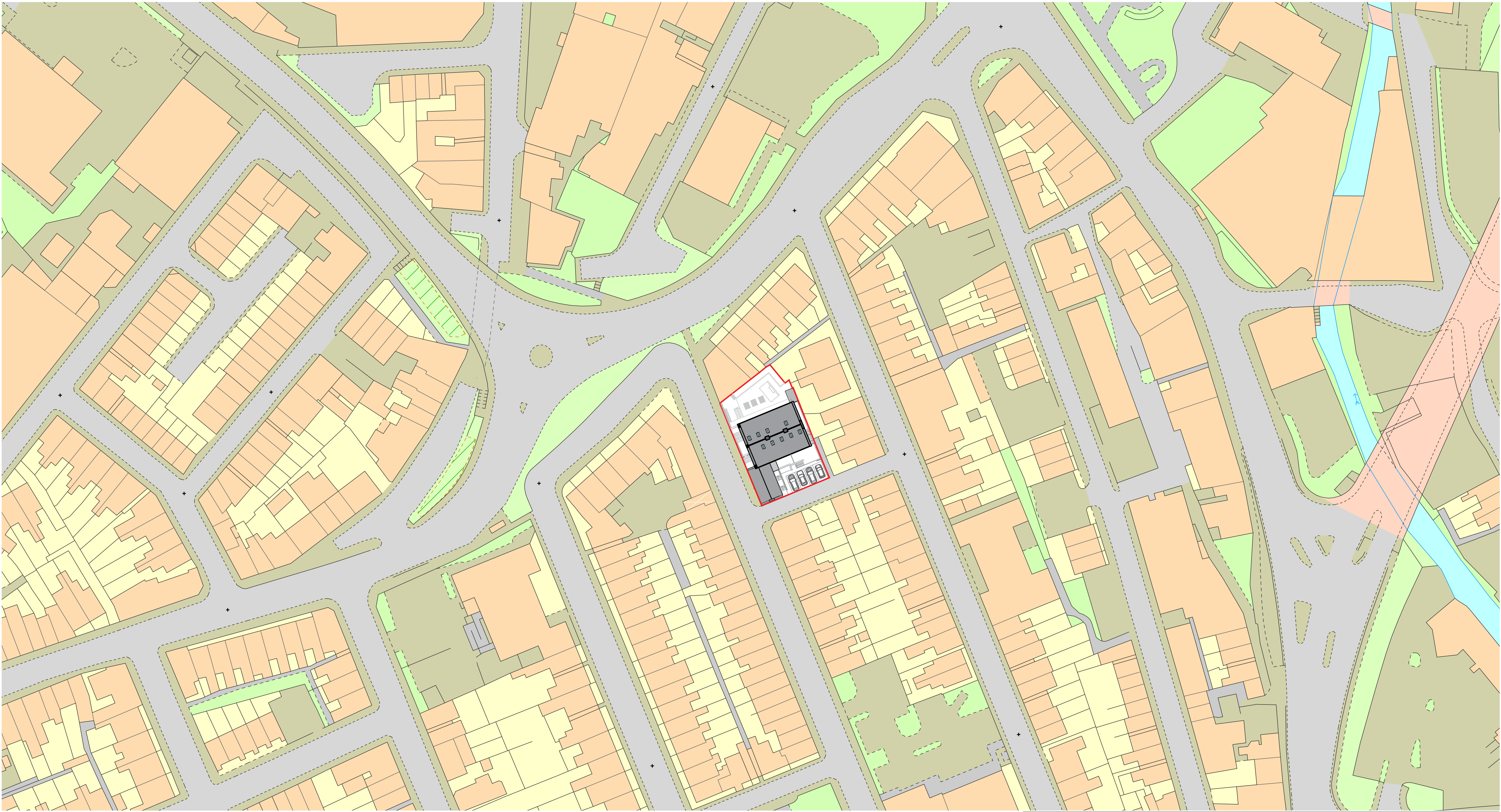
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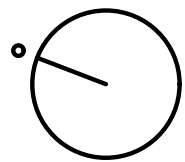
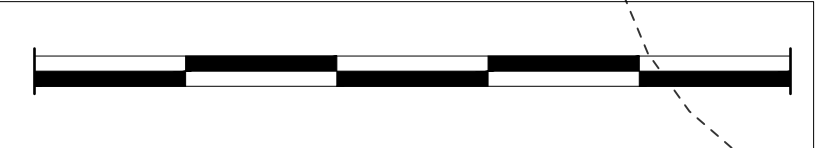
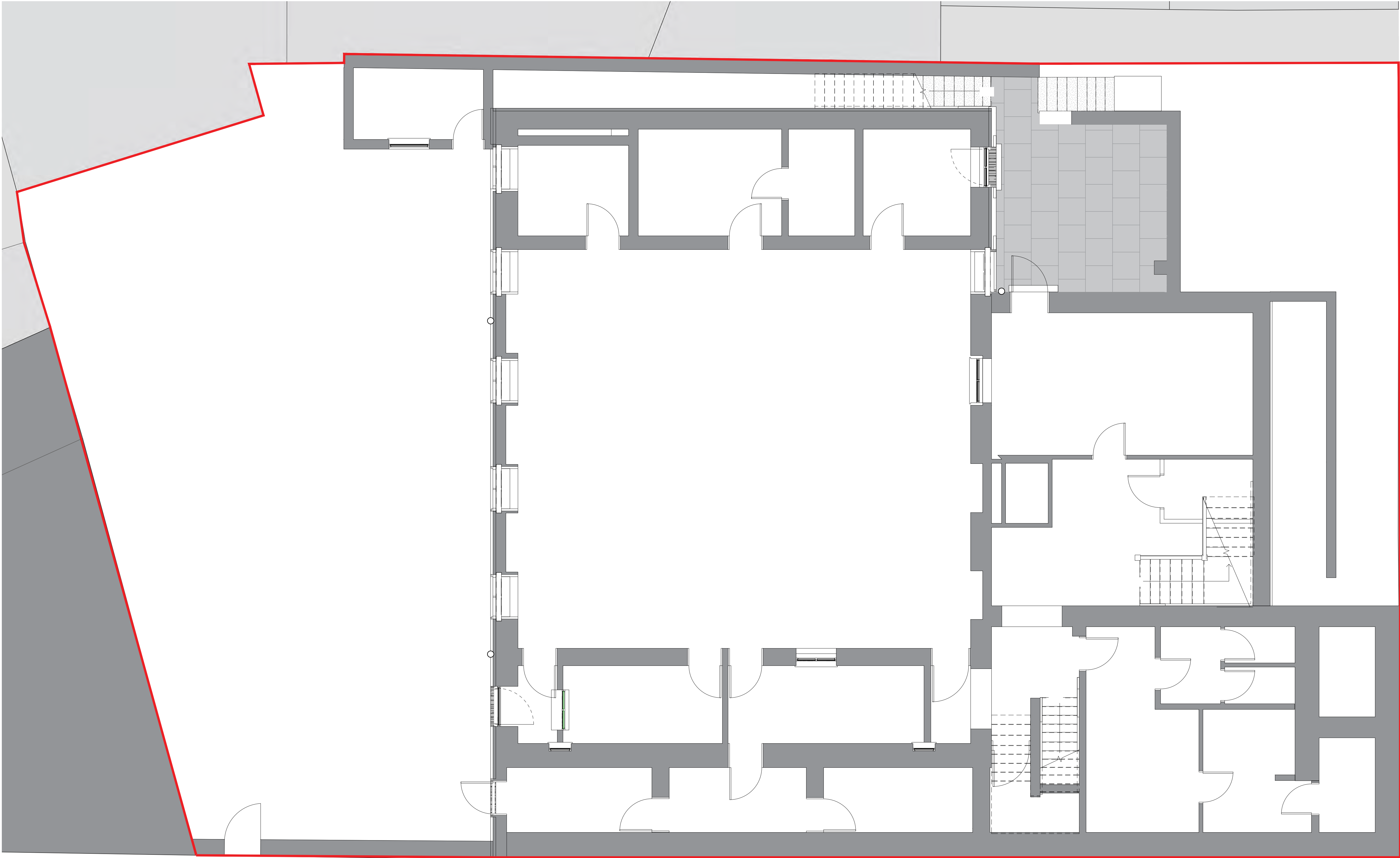










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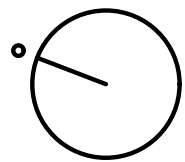
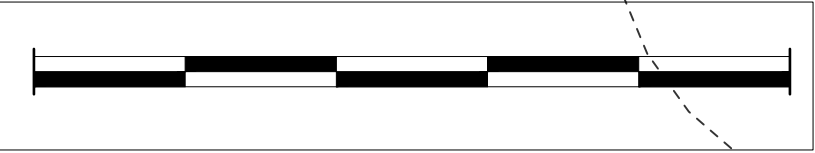
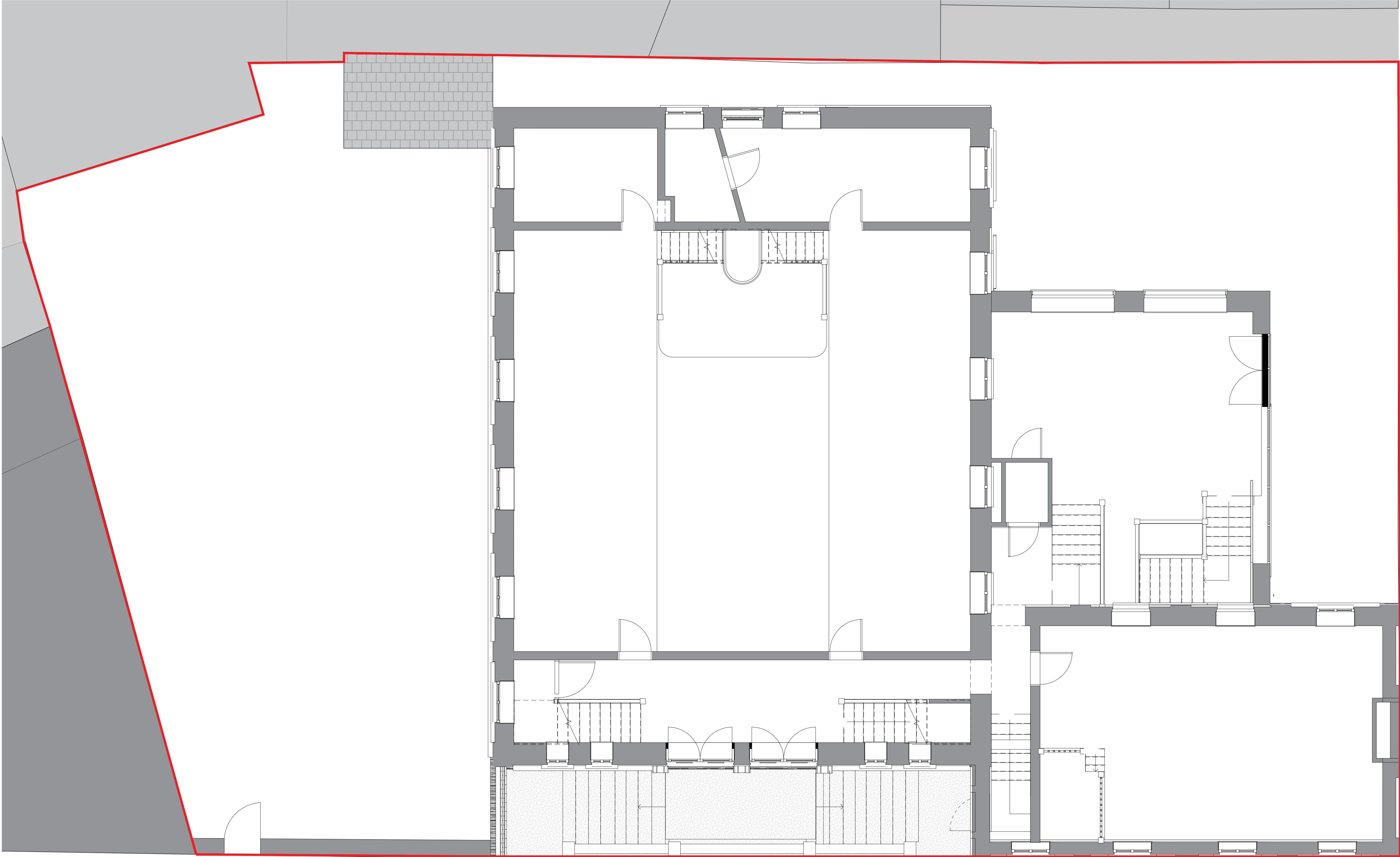
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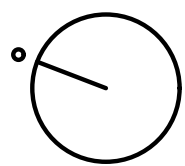
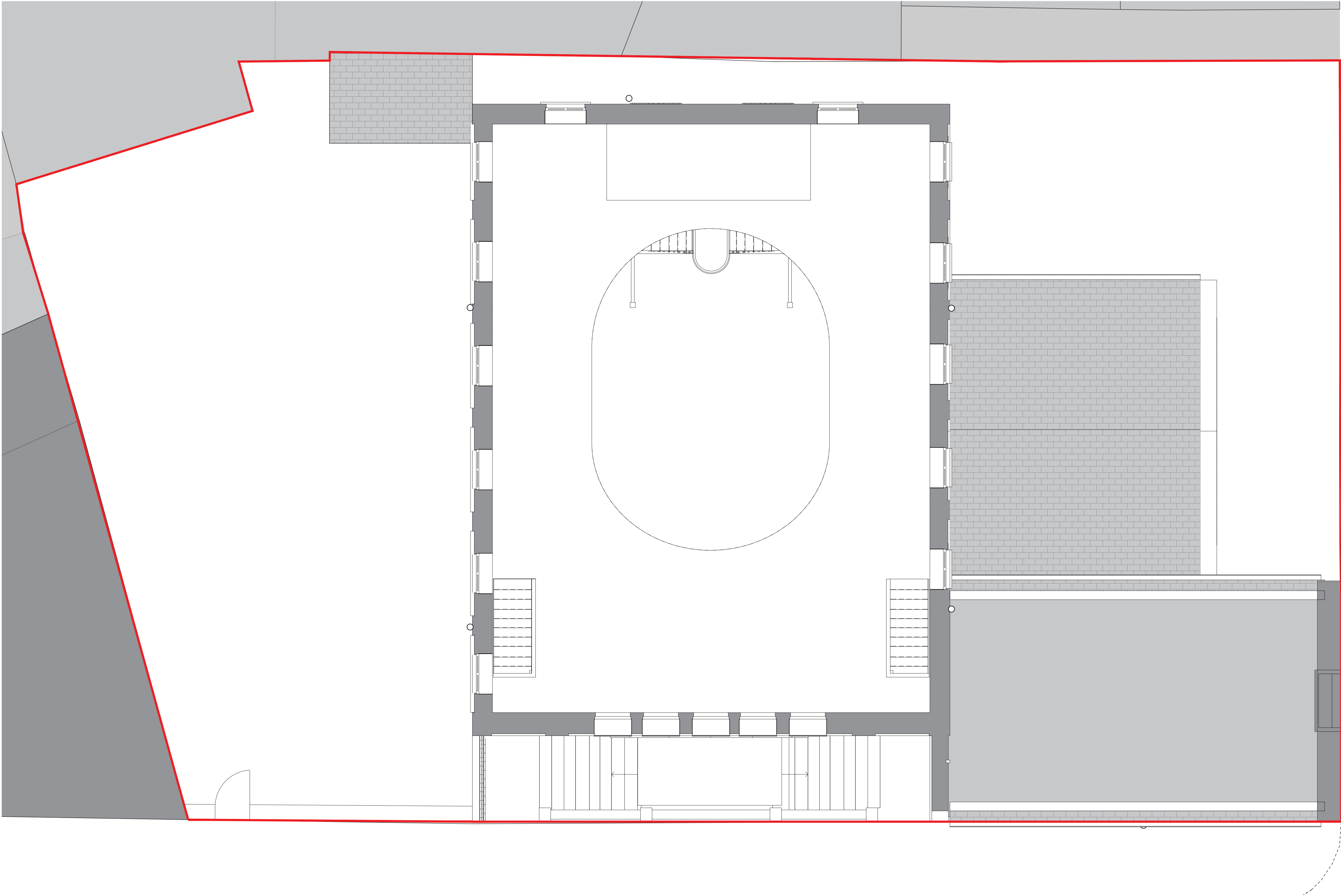
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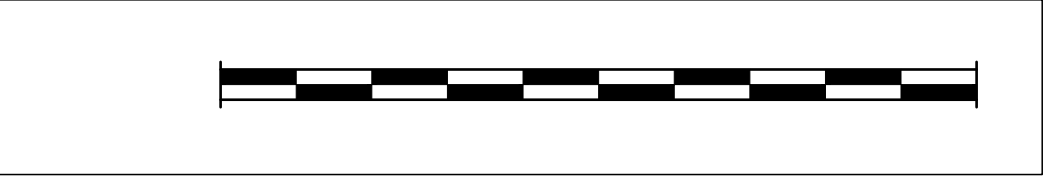
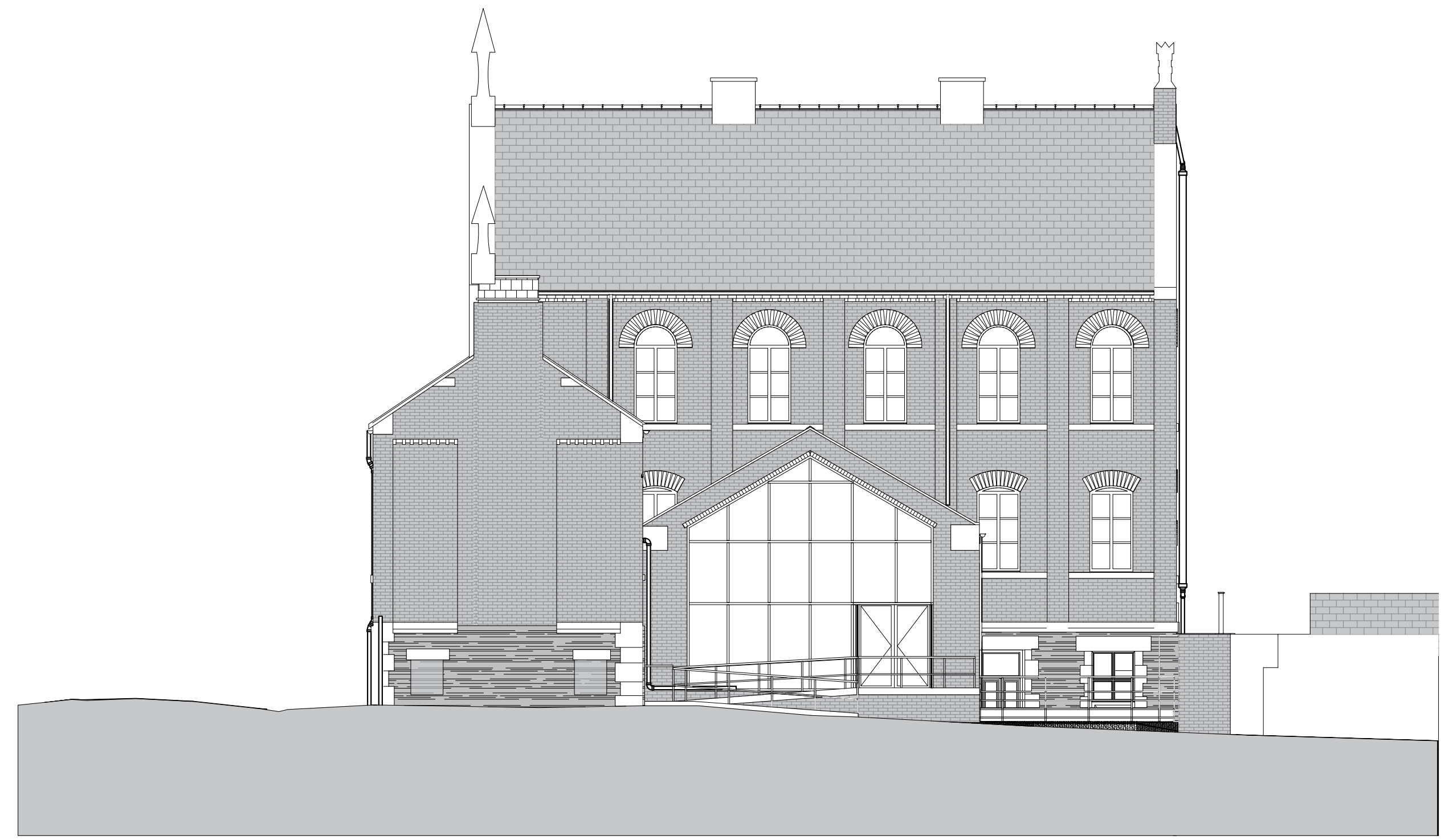
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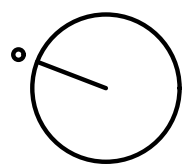
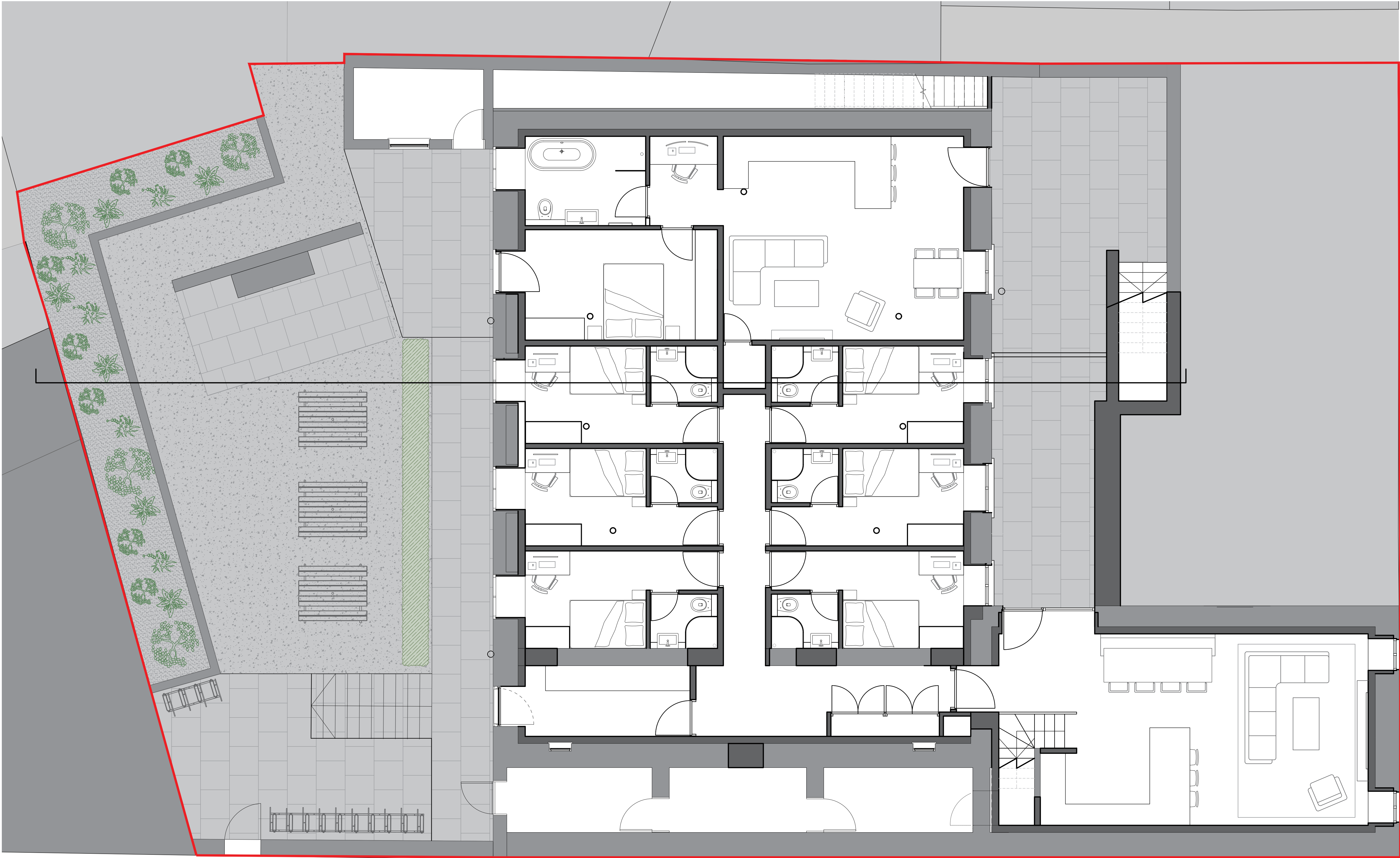










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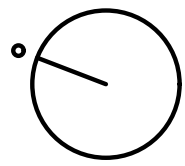
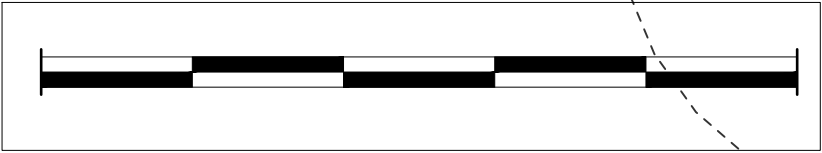
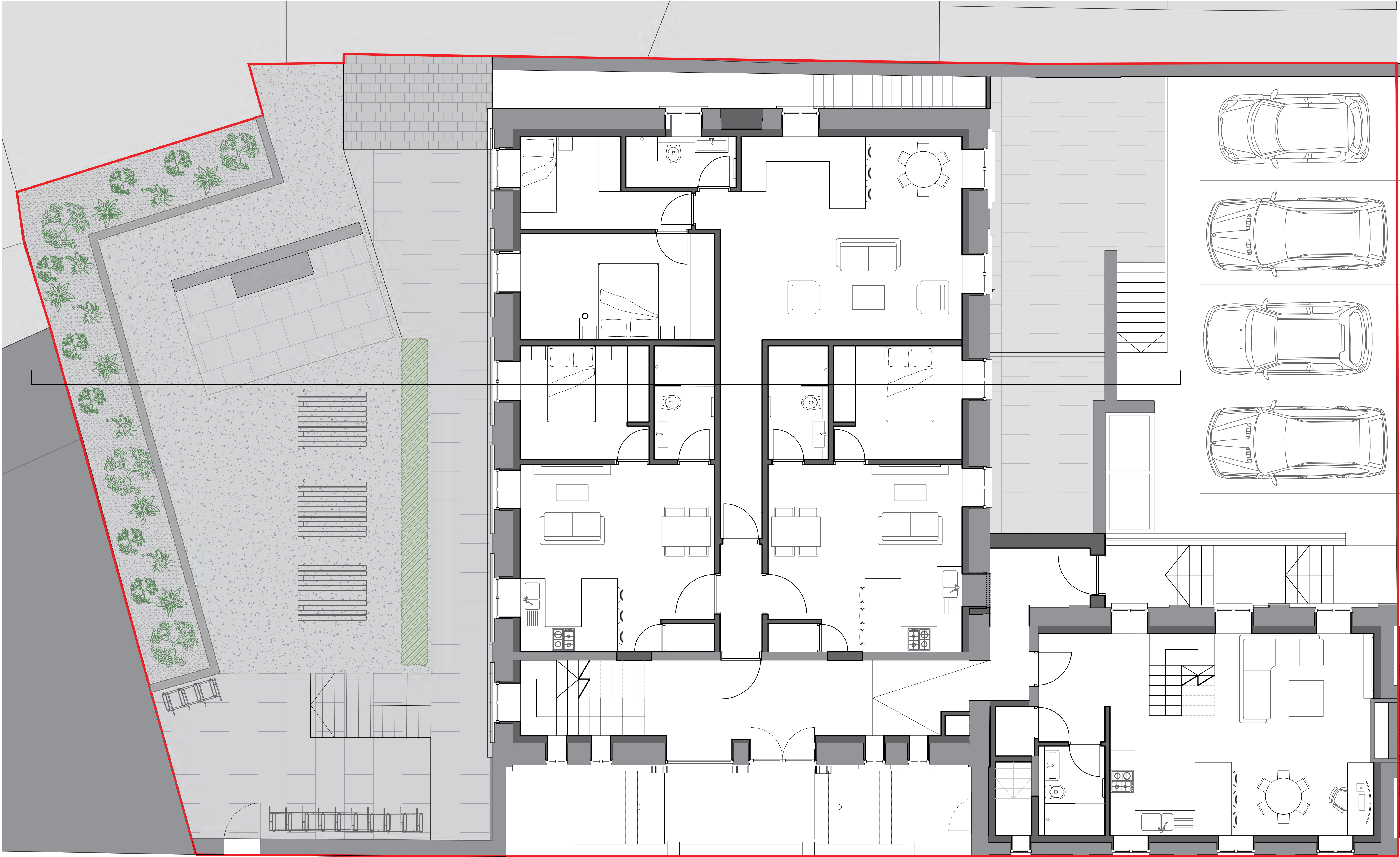
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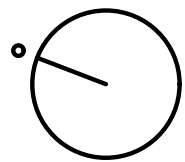
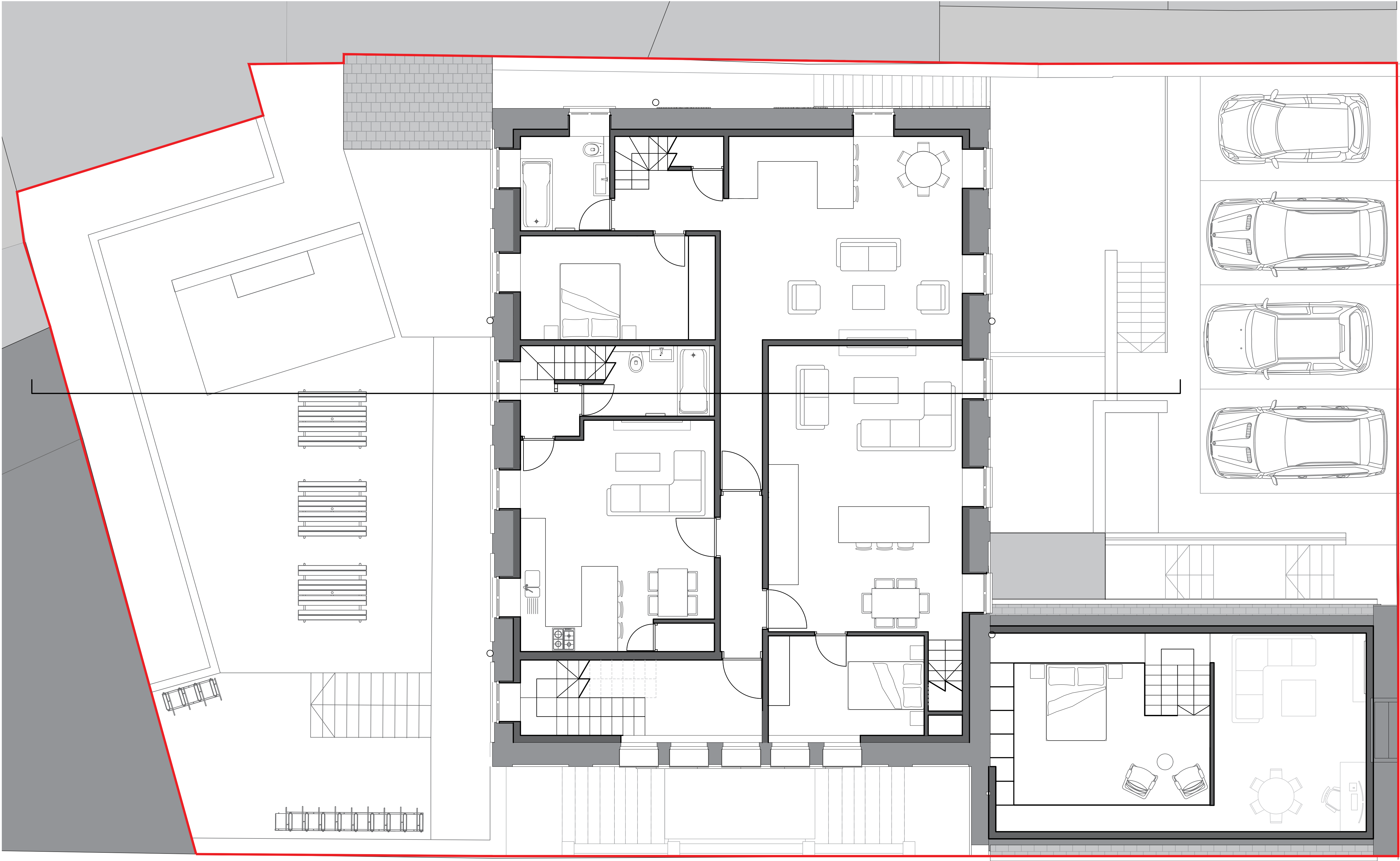
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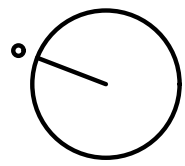
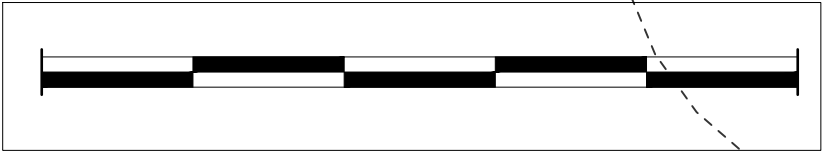
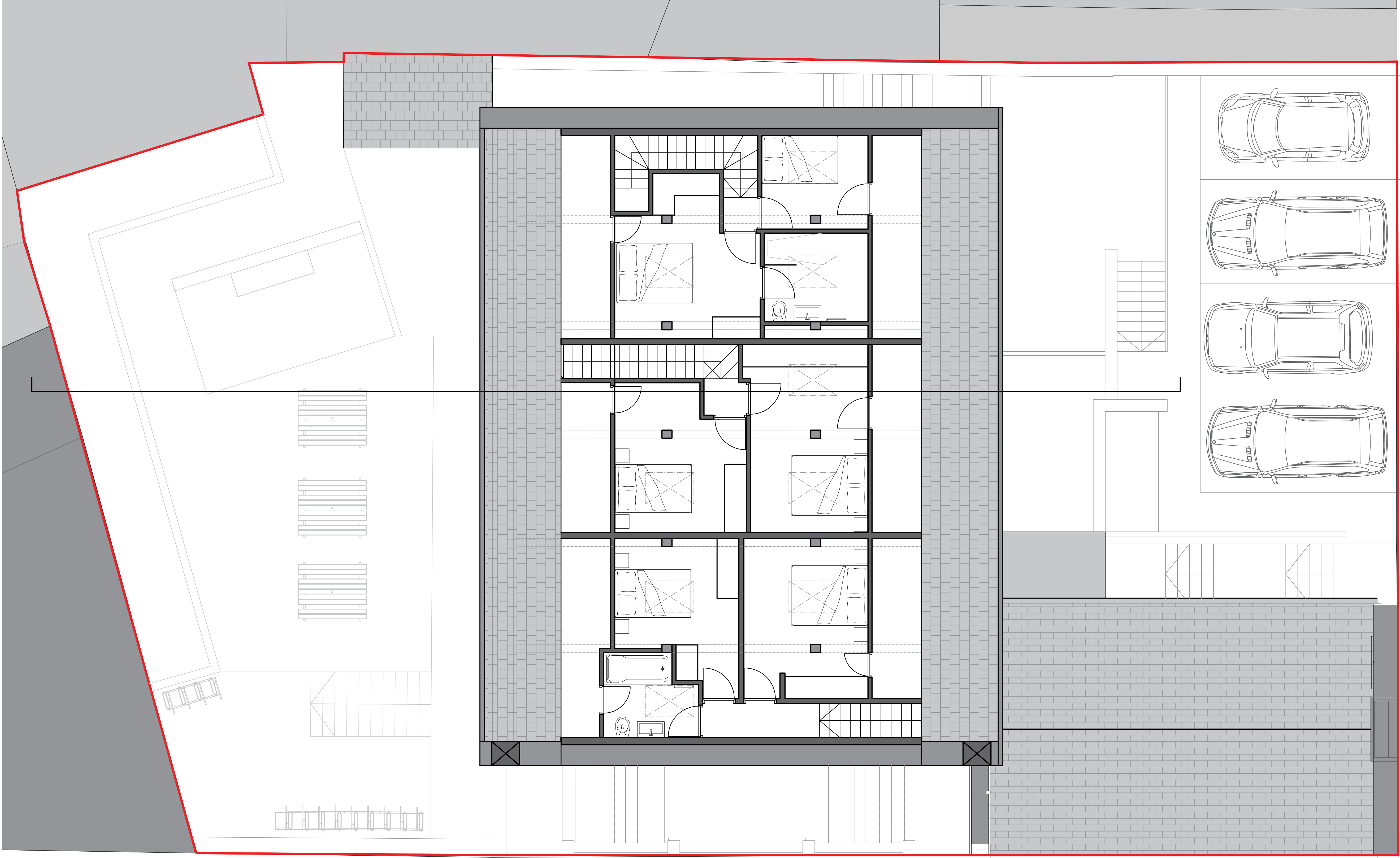


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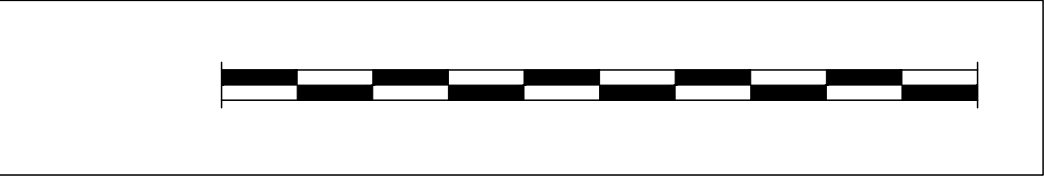
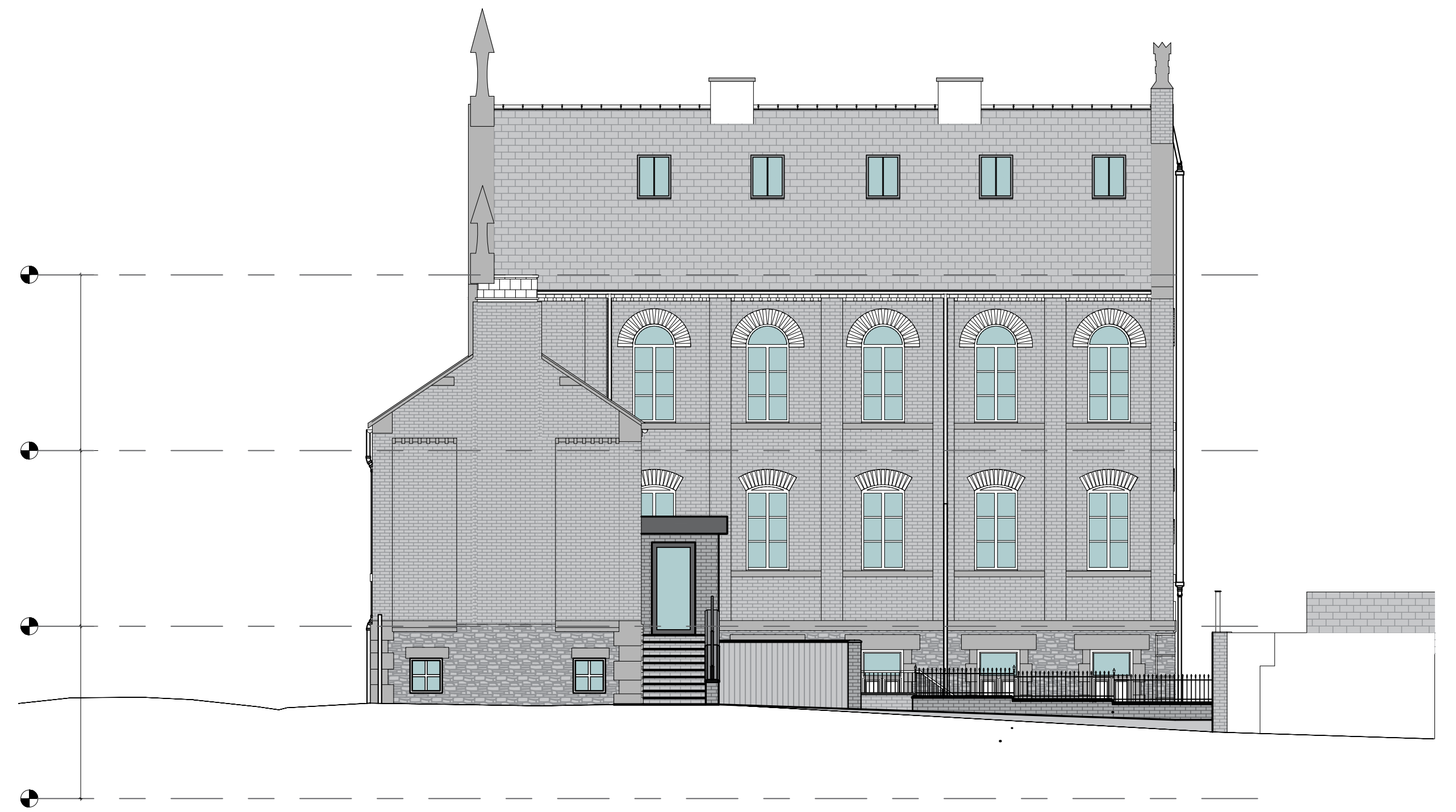
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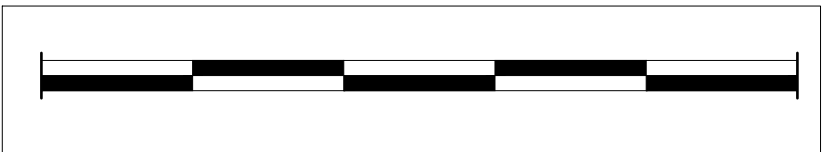
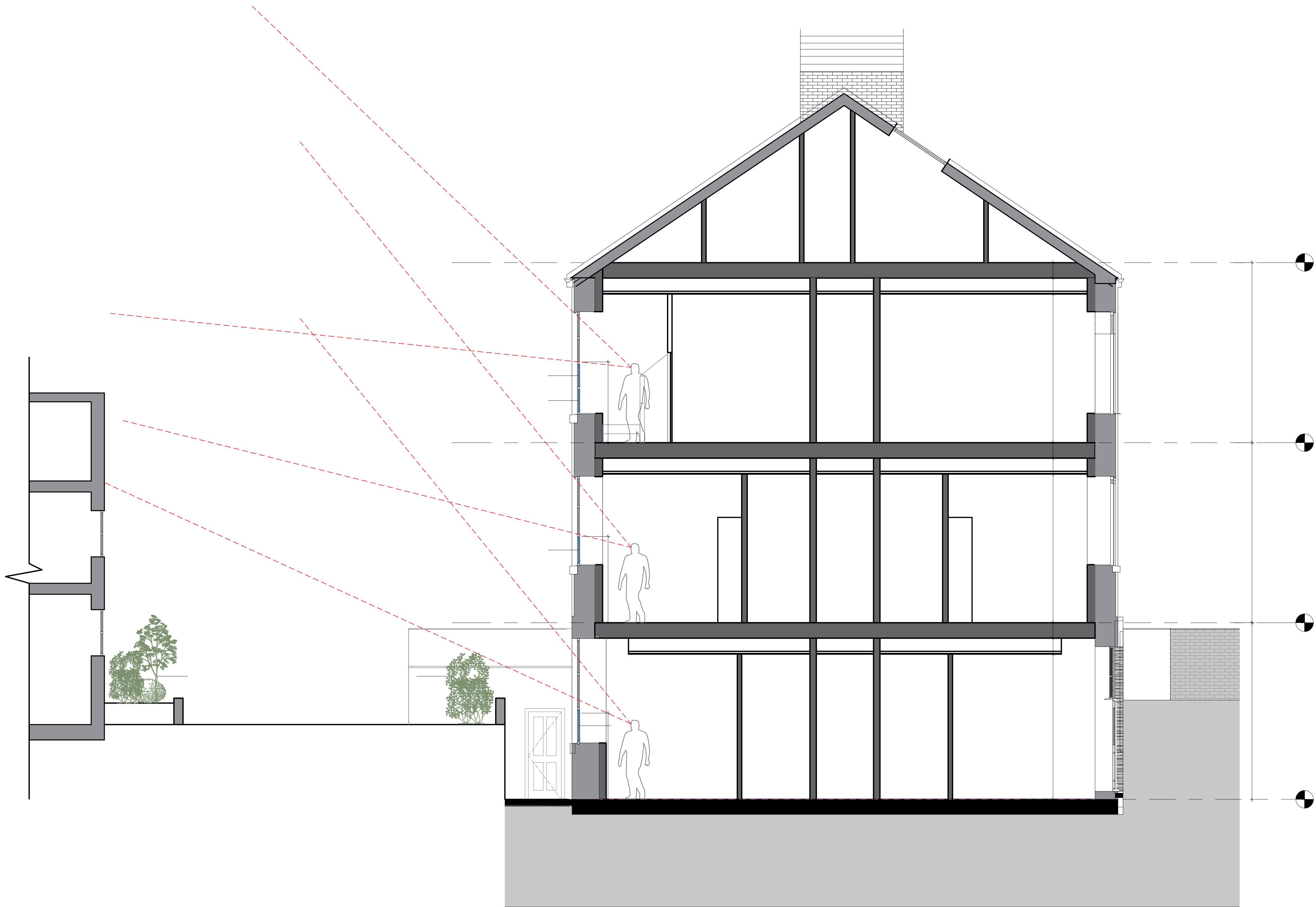
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Application No: 25/1947/FUL  
Application Type: Minor dwellings  
Location: Sherwood, 33 Adlington Road, Wilmslow, Cheshire SK9 2BJ  
Proposal: The creation of two new houses to the rear of the existing house 33 Adlington Road.  
Applicant: Egar  
Expiry Date: 12<sup>th</sup> August 2025

### Summary

The proposal is for the erection of 2no. 2.5 storey detached dwellinghouses and the demolition of an existing detached garage. The site lies to the rear of 33 Adlington Road within the town of Wilmslow and would share its access with no.33. The site benefits from an extant planning permission for the erection of 2no. dwellings as part of a wider site.

The proposal is considered to be acceptable in terms of the principle of development, although has been amended during the lifetime of the application to address amenity and highway safety issues.

As amended, the proposal is considered to be acceptable in terms of its design, loosely reflecting local vernacular of nearby properties and with mitigation is not considered to unduly impact upon residential amenity, taking into account the previous planning application. There are also no significant adverse impacts in terms of highway safety, ecology, trees or flood risk, subject to conditions.

### Summary Recommendation

**Approve, subject to conditions.**

## 1. REASON FOR REFERRAL:

1.1. The application has been called into Planning Committee by Councillor Anderson for the following reasons,

*This is a backland development, WNP NE6: where Plots A and B exceed the 50% hard stand. Non permeable materials.*

*WNP S2: Delivering a scale, mass and density commensurate with the surrounding townscape (particularly for apartment proposals) with sufficient associated amenity space. This development is not in keeping with other houses on Adlington Road.*

## **2. DESCRIPTION OF SITE AND CONTEXT:**

- 2.1. The site is located within the settlement boundary of Wilmslow and located along a predominantly residential area of Adlington Road that is characterised by larger dwellinghouses.
- 2.2. The site lies to the rear of 33 Adlington Road and currently forms part of the rear amenity space afforded to this dwelling along with associated detached garage. The site boundaries are densely vegetated with tree preservation orders identified along the south boundaries of the site.
- 2.3. Access to the site is via the existing driveway for 33 Adlington Road and runs parallel to the neighbouring driveway.
- 2.4. The site does have an extant planning permission for 2no. dwellings which was granted in 2023 under planning application reference 23/1802M as part of a wider residential development expanding across this application site and the neighbouring property to the east (no.35). It is understood that the ownership of the site has changed and thus a new planning application has been sought to allow access to the site. The layout and design have also been altered slightly.

## **3. DESCRIPTION OF PROPOSAL:**

- 3.1. The application seeks consent for the erection of 2no. 2.5 storey dwellinghouses and associated detached double garages to the north of 33 Adlington Road. The application also includes the demolition of an existing detached garage to provide access.
- 3.2. The dwellings would measure approximately 9m in ridge height, have a footprint of approximately 145.5m<sup>2</sup> and would each comprise 5no. bedrooms with a study and lounge, kitchen/diner, utility and snug at ground floor level.
- 3.3. The dwellings would be constructed using brick (Wienerberger Heritage Blend), Stonework (Fletcher Bank buff natural gritstone from Scout Moor Quarry) and render (K-Rend Silicone Scraped Texture in 'Champagne' (off-white)) with aluminium window frames and timber external doors. Details to the external appearance include gable end features to the front and rear elevations and a large chimney stack which would loosely reflect some of the local vernacular along Adlington Road.
- 3.4. The proposed garages would measure 6.8mx6.8m with a ridge height of 4.6m. Additionally, 3no. parking spaces would be provided for each dwelling.

## **4. RELEVANT PLANNING HISTORY:**

- 4.1. The recent planning permissions for the site cover the application site and 35 Adlington Road:

25/0558/DSC - *Discharge of conditions 4, 6 and 15 on approval 23/1802M (approved 17/04/2025)*

24/0452D - *Discharge of condition 14 on approval 23/1802M: Demolition of existing dwelling and construction of five dwellings and associated works (approved 15/05/2024)*

24/0308M - *Discharge of condition 8 on existing permission 23/1802M; demolition of existing Dwelling and construction of five dwellings and associated works (approved 29/08/2024)*

23/1802M - *Demolition of existing dwelling and construction of five dwellings and associated works (approved 14/08/2023)*

21/2815M - *Variation of conditions 2 & 6 on application 20/4564M - Demolition of existing dwelling and construction of 5 dwellings and associated works (approved 22/12/2021)*

21/2627D - *Discharge of conditions 3, 7, 17-18 & 21 on approved app 21/2815M- Demolition of existing dwelling and construction of 5 dwellings and associated works (approved 06/01/2022)*

20/4564M - *Demolition of existing dwelling and construction of 5 dwellings and associated works (approved 19/01/2021)*

## **5. NATIONAL PLANNING POLICY**

5.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has since been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration which should be taken into account for the purposes of decision making.

## **6. DEVELOPMENT PLAN POLICIES:**

6.1. By virtue of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.2. For the purposes of considering the current proposals, the development plan consists of the Cheshire East Local Plan Strategy (CELPS), The Site Allocations and Development Policies Document (SADPD), and in some regard, The Ollerton with Marthall Neighbourhood Development Plan (NDP).

Cheshire East Local Plan Strategy (CELPS) 2017:

6.3. CELPS was adopted in July 2017 and sets out policies to guide development across the borough over the plan period to 2030. The relevant policies of the CELPS are summarised below:

- MP1 Presumption in Favour of Sustainable Development
- PG1 Overall Development Strategy
- PG2 Settlement Hierarchy
- PG7 Spatial Distribution of Development
- SD1 Sustainable Development in Cheshire East
- SD2 Sustainable Development Principles
- SC4 Residential Mix
- SE1 Design
- SE2 Efficient Use of Land
- SE3 Biodiversity and Geodiversity
- SE4 The Landscape
- SE5 Trees, Hedgerows and Woodland
- SE8 Renewable and Low Carbon Energy
- SE9 Energy Efficient Development
- SE12 Pollution, Land Contamination and Land Instability
- SE13 Flood Risk and Water Management
- CO1 Sustainable Travel and Transport
- CO4 Travel Plans and Transport Assessments
- Appendix C Parking Standards

Site Allocations and Development Policies Document (SADPD) 2022

6.4. The Site Allocations and Development Policies Document (SADPD) is the second part of the Cheshire East Local Plan and provides detailed planning policies and land allocations in line with the overall approach set out in the Local Plan Strategy. The SADPD was adopted as part of the development plan at the Full Council meeting on 14 December 2022. The relevant policies of the SADPD are summarised below: -

- PG9 Settlement Boundaries
- GEN1 Design principles
- ENV1 Ecological network
- ENV2 Ecological implementation
- ENV5 Landscaping
- ENV6 Trees, hedgerows and woodland implementation
- ENV7 Climate Change
- ENV12 Air quality
- ENV14 Light pollution
- ENV15 New development and existing uses
- ENV16 Surface water management and flood risk
- ENV17 Protecting water resources
- HOU8 Space, accessibility and wheelchair housing standards
- HOU10 Backland development
- HOU12 Amenity

- HOU13 Residential standards
- HOU14 Housing density
- HOU16 Small and medium sized sites
- INF3 Highways safety and access
- INF9 Utilities

#### Neighbourhood Development Plan (NDP)

6.5. The Wilmslow Neighbourhood Plan was adopted in November 2019. The relevant policies of the NDP are set out below:

- Policy LSP2: Sustainable Spaces
- Policy LSP3: Sustainable Transport
- Policy NE5: Biodiversity Conservation
- Policy NE6: Development in Gardens
- Policy TA1: Residential Parking Standards
- Policy H1: Approach to Housing Delivery
- Policy H2: Residential Design
- Policy H3: Housing Mix

### **7. Relevant supplementary planning documents or guidance**

7.1. Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:

- SuDS SPD
- Environmental Protection SPD
- Ecology and Biodiversity Net Gain SPD
- Cheshire East Design Guide SPD
- Housing SPD
- Housing Strategy 2013-2023
- Nationally Described Spatial Standards

### **8. CONSULTATIONS (External to Planning):**

#### Wilmslow Town Council

*Wilmslow Town Council recommend refusal on the grounds that the access is inconsistent with safe and effective highway management due to the narrow gateway.*

#### United Utilities

Following additional information provided by the applicant, United Utilities have raised no objection to the proposal subject to a condition relating to drainage details being carried out in accordance with the submitted details.

#### Cheshire East Highways

Following amendments to the site layout, no objection to the proposal.



## **9. REPRESENTATIONS:**

9.1. The application has been duly advertised by means of direct neighbour notification.

9.2. Letters of representation have been received from 3 interested parties. A summary of their concerns is detailed below,

- Impact upon highway safety through increased intensity of use and the use of the adjacent access for the new dwellings at 35 Adlington Road. The driveway also may not be able to accommodate larger vehicles accessing the site with no turning head for refuse vehicles.
- Lack of required visibility splays undermines NPPF Paragraph 110, SADPD Policy INF 3, and CELPS Policy SE1.
- Loss of 11 trees with replacement of 5 does not meaningfully offset the loss of biodiversity
- Non-Compliance with WNP Policy NE6 Policy NE6 of the Wilmslow Neighbourhood Plan requires that at least 50% of the original garden be retained
- Development is completely car reliant and isolated.
- Backland development would erode the character of the area.
- Any permission granted should ensure that trees and hedgerows are protected during construction and limits applied to construction hours/noise from contractors e.g. music playing.

## **10. OFFICER APPRAISAL:**

### **The Principle of the Development**

10.1. The application site is located within the settlement boundary of Wilmslow and within an area that is predominantly residential. Weight is also given to the extant permission for the erection of 2 dwellings on the site which is considered to be a fall-back position.

10.2. Policy PG1 of the CELPS states that the overall development strategy is to provide sufficient land to accommodate a minimum of 36,000 homes between 2021 and 2030.

10.3. Policy PG2 of the CELPS subsequently identifies Wilmslow as a Key Service Centre. Within such locations, development of a scale, location and nature that recognises and reinforces the distinctiveness of the town will be supported to maintain the vitality and viability. Given the site's location within the settlement, by default, such locations are deemed to be sustainable.

10.4. Policy NE6 of the Wilmslow Neighbourhood Plan states that all development seeking to subdivide larger residential plots or gardens should not, wherever possible, result in significant loss of garden space. The policy goes on to state that planning applications should recognise and protect the contribution made by these garden spaces to the overall biodiversity and green infrastructure of the

town. Schemes that would sever, or significantly disrupt, the Green Infrastructure network provided by these garden spaces will be resisted. The policy goes on to state in order to mitigate the loss of garden space, schemes should seek to meet the following criteria:

- *The built form and hard surfaced areas must not exceed 50% of the area of the original plot unless permeable surfacing used*
- *All mature trees, hedgerows and other woody species are retained and protected, and supplemented by new native planting*
- *The landscape proposals developed must meet all 10 Green Biophilic Points set out within Policy SP2, Sustainable Spaces*

10.5. The proposed site would take up approximately 47.5% of the original land afforded to 33 Adlington Road and within the application site. This would therefore meet the 50% as set out in Policy NE6 of the Wilmslow NP. Furthermore, the proposal would leave the existing dwelling with a significant portion of amenity space to the rear of the property and weight is also attached to the extant approval for the site which proposed a similar level of hardstanding.

10.6. The second criterion is that all existing mature trees, hedgerows, and other woody species be retained and protected. The third criterion relates to landscape proposals and that such proposals must meet all 10 Green Biophilic Points set out within WNP Policy SP2. These matters are considered within the tree and landscape sections below respectively.

10.7. On the basis of the above, it is considered that the principle of development is considered to be acceptable.

### **Impact upon the Character of the Area**

10.8. CELPS Policy SE1 states that “development proposals should ensure a retained sense of place and management of design quality”. CELPS Policy SD2 further details the design matters that should be considered, including height, scale, form and grouping of development, choice of materials, external design features, massing of development and impact upon the street scene. Policy GEN1 of the SADPD states development should create high quality, beautiful and sustainable buildings and places.

10.9. Policy H2 of the WNP refers to Residential design. It states that all new residential development should meet a number of key principles including; reinforcing character and identity through locally distinctive design and architecture; establishing a gateway to the site; establishing a clear hierarchy of streets and spaces including pedestrian priority routes; delivering a scale, mass and density commensurate with surrounding townscape; establishing a sensitive transition with the wider landscape. The policy also states that all new development should demonstrate consideration of the Cheshire East Design Guide (SPD) and SP1-SP3 of the NP.

- 10.10. The orientation of the properties proposed would be at odds with the surrounding character which fronts the highway. However, given that this portion of Adlington Road is characterised by built form set considerably back from the highway and mostly screened behind thick vegetation, any visual impact would be limited in this case.
- 10.11. The proposed dwellings would be of a considerable size but not out of proportion with those along Adlington Road nor the new dwellings recently constructed to the east at 35 Adlington Road. Furthermore, the proposed materials to be used in the construction of the dwellings are considered to be high quality, which is welcomed. Hardstanding materials have also been provided which again would result in a high-quality finish for the development.
- 10.12. With regards to appearance, the houses are clean and contemporary but key elements appear to have been appropriately drawn from the local vernacular, including the prominent chimneystacks and steep gables. This has been done as a fresh interpretation, incorporating modern elements, that seeks to create a distinct place.
- 10.13. From a street scene perspective, the location of two access drives adjacent to one another would have a slightly more prominent appearance than the original proposal for the developments to share a driveway. However, weight is given to the fact that the two accesses are existing and whilst the intensity of use would increase, the proposal does not intend to alter the appearance of the access from the roadside. As such, the overall impact is likely to be moderate and not considered to be a reason for refusal in this instance given the current observed appearance of the site.
- 10.14. Given the above, the proposed development would not result in a detrimental impact upon the character of the surrounding area in accordance with policies SE1 and SD2 of the Cheshire East Local Plan, Policy GEN1 of the SADPD, H2 and H3 of the Wilmslow Neighbourhood Plan and the NPPF.

### **Impact upon residential amenity**

- 10.15. CELPS Policy SE1 states that development should ensure an appropriate level of privacy for new and existing residential properties. Policy HOU12 of the SADPD states development proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive users or future occupiers of the proposed development due to:
1. loss of privacy;
  2. loss of sunlight and daylight;
  3. the overbearing and dominating effect of new buildings;
  4. environmental disturbance or pollution; or
  5. traffic generation, access and parking.
- 10.16. The closest neighbouring dwellings to the proposed development would be the occupiers of 17 and 19 Bramwell Way to the north, No.33 Adlington Road to the

west, and the new dwellings to the east at 35 Adlington Road. The impact of the development on each of these dwellings is considered below:

#### 19 Bramwell Way

- 10.17. The dwelling proposed on plot A would be directly to the south of this this dwelling.
- 10.18. The closest part of the side elevation of the dwelling proposed on plot A would be approximately 7.2 metres away from No.19. Its associated proposed detached garage would be approximately 5 metres away.
- 10.19. Within the side elevation of the dwelling proposed on plot A facing No.19, the only opening proposed would be a ground floor window serving the kitchen and door along with high-level rooflights in the northern roof slope. Any views from the window at ground floor level will be restricted by the boundary treatment to be secured as part of a landscaping condition and the rooflights would not offer direct overlooking from the roof slope due to their height. Permitted development rights are however recommended to be removed to restrict the installation of windows above first floor level in order to protect privacy.
- 10.20. On the opposing elevation of No. 19 are two ground floor windows, one serving a bathroom and one a study, and 4 windows at first floor level, 3 serving bathrooms and one being a secondary bedroom window. All first-floor windows in No. 19 were conditioned as obscured glazed under LPA reference 14/0007M. As such, there are no concerns regarding loss of privacy to No. 19.

#### 17 Bramwell Way

- 10.21. The proposed garage for plot A would sit approximately 5m from the rear elevation of 17 Bramwell Way. There is limited amenity space for 17 Bramwell Way between the rear elevation and the shared boundary with no habitable windows within the opposing elevation of No. 17. As such, the proposed garage would not have a notable impact upon privacy, light or an overbearing impact for the occupiers of 17 Bramwell Way.

#### 33 Adlington Road

- 10.22. The rear portion of No.33's garden forms part of the application site. The closest of the proposed dwellings to the house at No.33 would be the side elevation of the dwelling proposed on plot B.
- 10.23. The dwelling proposed to the rear of No. 33 on plot 3 would be over 36m from the neighbouring dwelling, exceeding the minimum standard separation distance required under Policy HOU13. Windows are proposed at first floor of plot B which could overlook upon the private amenity space afforded to no.33; however, the ability to overlook would be restricted by the protected tree that lies to the south of the plot which would afford sufficient screening for the neighbouring property. The applicant has however amended the proposal to

remove a balcony to the rear of plot B to afford more privacy for neighbouring properties.

- 10.24. As such, subject to conditions, there are no concerns in terms of loss of light, an overbearing impact, loss of privacy or overlooking to the dwelling at No.33.

#### New Dwellings at 35 Adlington Road

- 10.25. The proposed dwellings would face towards the side elevation of plot 5 on the adjacent plot. There is sufficient distance between elevations (19m) and as such, there are no concerns in terms of loss of light, an overbearing impact, loss of privacy or overlooking towards this dwelling.

#### Amenity of future occupiers

- 10.26. Each dwelling shall be afforded a private amenity area (garden space), sufficient for them to undertake normal activities such as sitting outside, having a BBQ or hanging out washing.
- 10.27. In terms of loss of privacy, light or visual obstruction, there are no concerns in terms of the impact of the dwellings upon each other following the omission of a balcony to the rear of plot B.
- 10.28. On the basis of the above, the proposals will not result in unacceptable harm to the residential amenity of adjacent neighbours in terms of overlooking, loss of privacy or overshadowing and as such complies with the principles of policies SE1 Cheshire East Local Plan and Policy HOU12 and HOU13 of the SADPD.

#### **Parking and Highways**

- 10.29. Appendix C of the Cheshire East Local Plan identifies minimum Parking Standards for residential development in Principal Towns and Key Service Centres and for the remainder of the borough. The LPA will vary from the prescribed standards where there is clear and compelling justification to do so.
- 10.30. The most significant amendment to the previous approval is the proposed access to plots A and B; previously it was proposed that access would be via the existing access associated with 35 Adlington Road, however it is now proposed that they would share an access with no.33.
- 10.31. As part of the proposal, the existing garage associated with no.33 would be demolished to provide vehicular access to the rear of the site. Alternative parking provision is proposed to the rear of the existing dwelling.
- 10.32. During the lifetime of the application the proposal has been amended to address comments received from the Highways Officer including ensuring that the access width meets the minimum requirement of 5.25m, that the parking spaces for plot A can be accessed/egressed in forward gear and the provision of a bin collection area within the site on refuse collection days.

- 10.33. In addition to the above, the proposal would provide 3no. parking spaces for each new dwelling and the existing dwelling which would satisfy the minimum parking standard set out in Appendix C of the CELPS.
- 10.34. In terms of highway safety, it is not considered that the commuter peak hour and daily traffic generation associated with two additional dwellings would have a material impact on the continued safe operation of the site access where it meets Adlington Road.
- 10.35. It is noted that concerns have been raised during the public consultation in relation to highway safety. These comments were received prior to amendments being made to the proposal and it is considered that the amendments have addressed the issues raised.
- 10.36. The proposal would therefore be in accordance with the parking standards as set out in Appendix C of the Cheshire East Local Plan and would not be detrimental to road safety or result in an undue loss of amenity to other road users.

## **Ecology**

- 10.37. Policy SE3 of the CELPS requires all development to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests.
- 10.38. The application site falls within a 'Core Area' and a 'Restoration Area' of the CEC ecological network which forms part of the SADPD. Policy ENV1 is therefore applied to this application. This policy requires development proposals within Core Areas to lead to increases in priority habitat. SADPD policy ENV2 also requires development proposals to lead to a net gain for biodiversity.
- 10.39. Biodiversity Net Gain requires development to provide a minimum 10% enhancement for habitats. The proposed development would result in a loss of over 63% (1.58 hectares) in existing habitat units within the site. The site is currently considered to be vegetated garden with several trees and a non-native hedgerow.
- 10.40. Opportunities for the creation and enhancement of priority habitats on this site are limited to garden areas and as such, the applicant seeks to achieve the required 10% biodiversity net gain through the provision of a 1.83-hectare contribution to an off-site habitat bank. The application also provides an opportunity to incorporate features for nesting birds and roosting bats which have been suggested in the submitted Biodiversity Net Gain Summary; the locations of bird and bat boxes should be conditioned if permission is granted to ensure they are provided.
- 10.41. Native hedgerows are a priority habitat and hence a material consideration. The proposed development will result in the loss of a hedgerow along the northern boundary to accommodate the proposed dwelling at plot A. It is recommended

that a replacement hedgerow is planted along this boundary and should be conditioned if planning permission is granted.

- 10.42. With regards to nesting birds, a condition relating to the protection of nesting birds is recommended due to potential impacts arising from the removal of any hedgerow, tree or scrub or other habitat.
- 10.43. On the basis of the above it is considered that the requirements of the proposal would positively contribute to the conservation and enhancement of biodiversity and geodiversity in accordance with policy SE 3 of the CELPS. Small amendments to the BNG Metric table have been recommended by the Nature Conservation Officer; an update will be provided to report any amendments.

### **Trees**

- 10.43. Policy SE5 of the CELPS states that development proposals which result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands, which provide a significant contribution to the amenity, biodiversity, landscape or historical character of the area will not be permitted.
- 10.44. It is important to note at this juncture that there is tension between the two development plan policies with regards to trees and hedgerows. Whereas the Policy NE6 of the WNP states that all mature trees & hedgerows should be retained and protected, Policy SE5 seeks to only protect those that provide a significant contribution to the amenity, biodiversity, landscape or historical character of the area.
- 10.45. The site is covered by 2no. tree preservation orders, one covering trees to the front of the site and one covering an individual tree within the site.
- 10.46. The proposal is supported by an Arboricultural Assessment. Several trees have already been removed from the site as part of the earlier planning approval; no additional trees are proposed to be removed that have not already been agreed under the earlier approval.
- 10.47. The position of the dwelling proposed on Plot B is quite close to T5, a TPO protected tree. However, the dwelling proposed would fall outside of the RPA of the tree. Pressure with regards to shading from the tree of both the private amenity space and the dwelling itself are possible however much of the proposed private amenity space to Plot B would not be impacted by the shading. In addition, the rooms of the dwelling impacted by shading would be open-plan rooms that would benefit from light from another elevation. Although a concern, for these reasons it is not considered that any such impact would be significant. A new permanent root protection area for this tree is also recommended by the arboricultural assessment.
- 10.48. In relation to the rest of the site, temporary ground protection and some minor pruning of retained trees is proposed.



- 10.49. As such, the proposal would be deemed acceptable with regards to Policy SE5 of the CELPS.

### **Flood Risk**

- 10.50. Policy SE13 of the CELPS, ENV16 of the SADPD and Section 14 of the NPPF all seek for development to minimise the risk of flooding. All three policy documents seek to steer new development away from areas at risk of flooding.
- 10.51. The application site does not fall within a Flood Risk Zone 2 or 3 and is not of a scale that triggers the requirement of a Flood Risk Assessment (FRA) or sequential test to accompany/be considered as part of the application.
- 10.52. Nonetheless, paragraph 182 of the NPPF states that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff. The application is supported by a drainage strategy which demonstrates that the site would use a combination of connection to existing mains sewers and an attenuation tank for the collection of surface water thus incorporating SUDs within the development.
- 10.53. In addition to the above, United Utilities have been consulted on the application and have advised that they have no objection to the proposal, subject to a condition to ensure that the development is carried out in accordance with the drainage strategy submitted with the application.
- 10.54. On the basis of the above, the proposal is considered to be in accordance with paragraph 182 of the NPPF, as well as SE13 of the CELPS and ENV16 of the SADPD.

### **11. PLANNING BALANCE:**

- 11.1 A Planning Authority must exercise its judgement and consider many (sometimes) conflicting issues to decide whether planning permission should be granted. This will mean examining the Development Plan and taking material considerations which apply to the proposal into account. These things must be properly considered otherwise the decision of whether or not to grant permission may be unlawful.
- 11.2 Full planning permission is sought for the demolition of an existing garage and the construction of 2no. dwellings to the rear of 33 Adlington Road.
- 11.3 The site is located within the settlement of Wilmslow and has extant planning permission for the erection of 2no. dwellings on the same parcel of land. The principle of development is therefore considered to be acceptable.

- 11.4 The proposal would result in the loss of garden land, but this can be offset through the contributions to biodiversity, as well as providing 2no. dwellings towards the authority's housing target.
- 11.5 There are no concerns with regards to residential amenity or highway safety that cannot be mitigated through appropriate design and conditions, and the site would not have a harmful impact upon ecology or trees. Furthermore, the site is not within an area at risk of flooding.

## **12 CONCLUSIONS:**

- 12.1 For the reasons set out above, and having taken account of all matters raised, it is recommended that this application is approved, subject to Conditions.

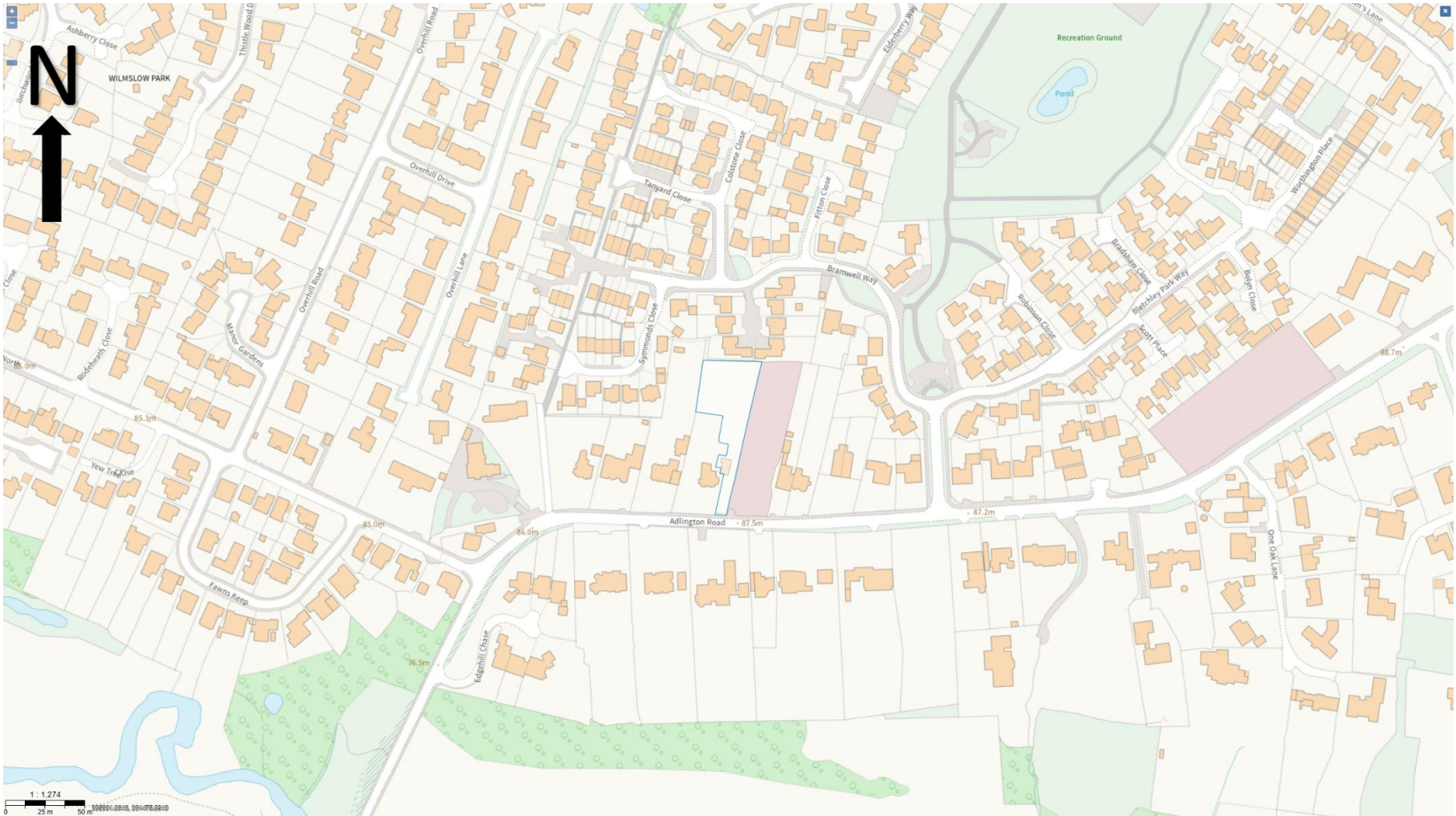
## **13 RECOMMENDATION:**

Approve subject to the following conditions:

1. 3-year time limit for implementation
2. Development to be carried out in accordance with approved plans.
3. Materials in accordance with those specified in the application
4. Levels details to be submitted.
5. Retention of trees shown to be retained.
6. Development in accordance with the tree protection and special construction measures identified in the Arboricultural Statement.
7. Retention of existing hedges which are shown as being retained.
8. Nesting birds survey to be submitted.
9. Submission of landscaping scheme to include boundary treatment
10. Implementation of approved landscaping plan
11. Replacement hedge to be planted along the northern boundary of the site.
12. Details of bin collection point to be provided and implemented
13. Implementation of drainage scheme.
14. No additional window openings at first floor level or above on the northern elevation of plot A
15. Details of features to enhance the biodiversity value of the development to be submitted.

*In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chair of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.*

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25/1947/FUL  
Sherwood,  
33 Adlington Road,  
Wilmslow,  
SK9 2BJ

PROJECT

SITE ADDRESS

POSTCODE

DRAWING

PROJECT NO.   DWG NO.   REV NO.   SCALE

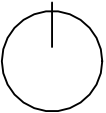
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Site Location Plan

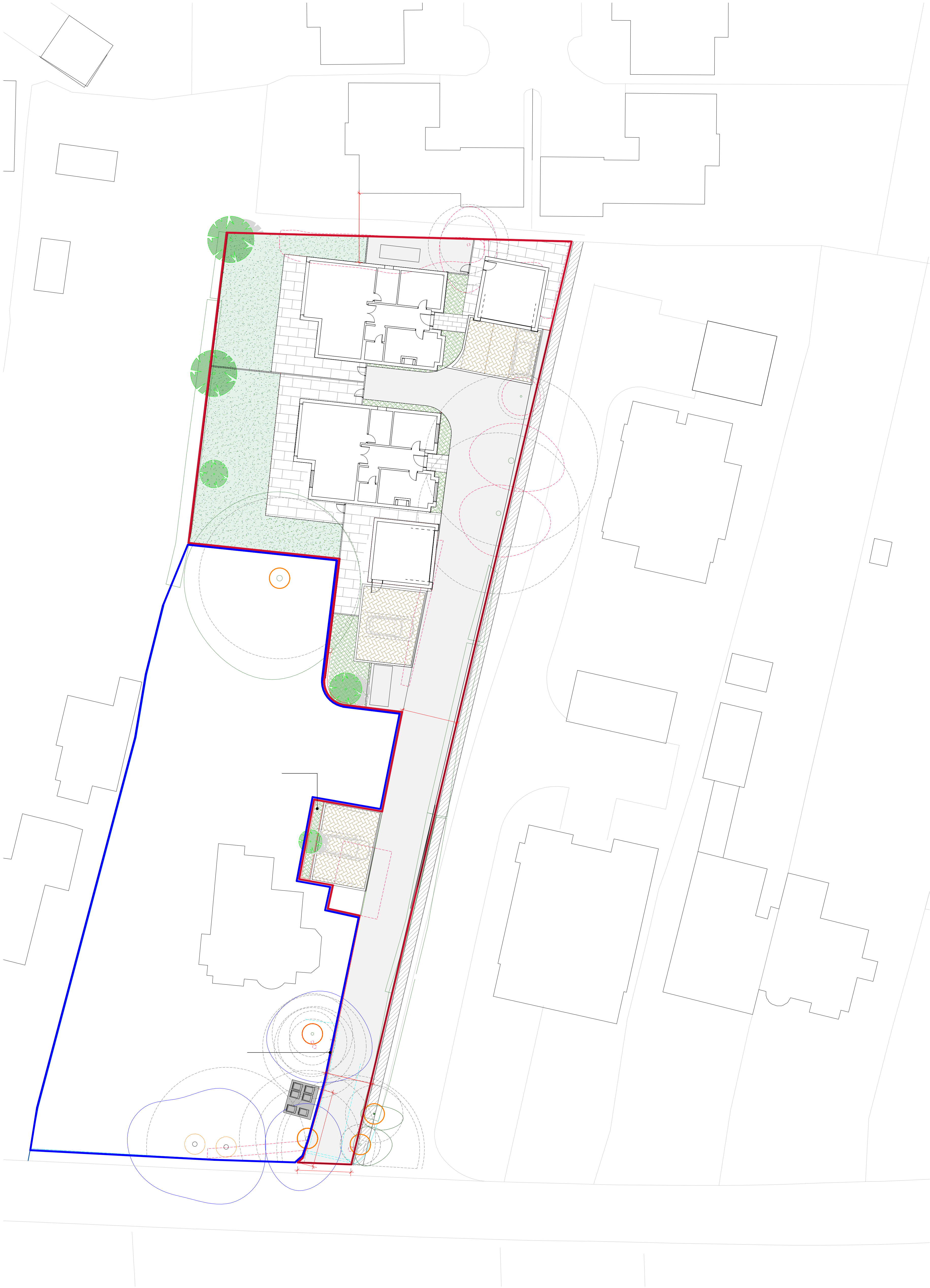
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NOTES: All works are to be undertaken in accordance with the Building Regulations, and the current British Standards. All proprietary materials and products are to be used and installed in strict accordance with the manufacturer's recommendations. Figured dimensions to be followed in preference to scaled. All dimensions to be checked on site, in the event of any discrepancy refer to the Architect. This drawings remains the copyright of the Architect and may not be copied in whole or in part without prior written consent.





Site Plan  
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 **nc architecture**

PROJECT

SITE ADDRESS POSTCODE

DRAWING

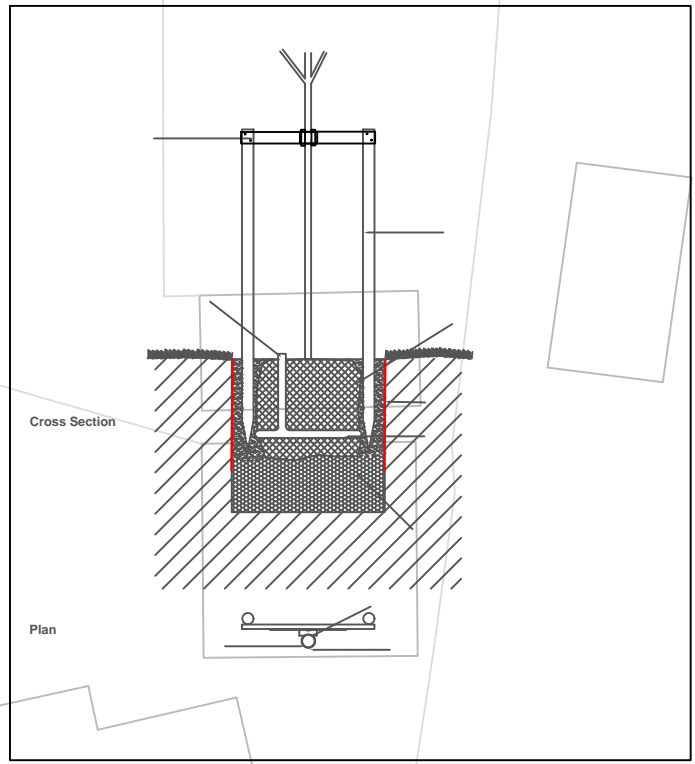
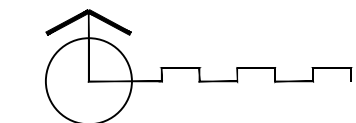
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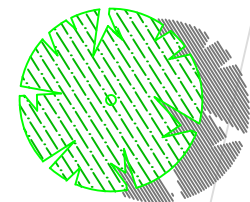
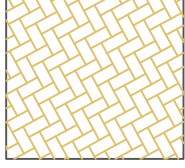
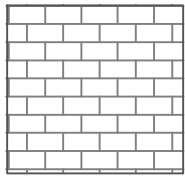
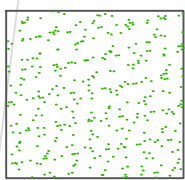
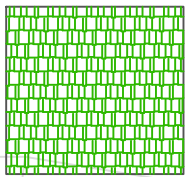


**Cora**<sup>iHt</sup>





LEGEND



Bed ref	Species	Pot Vol	Size	Area	Density/sqm	quantity
		Litres	cm	sqm		no.
A1	Choisya Sundance	3L	45-60	2	3	6
A2	Nepeta mussinnii	2L	20-30	2.5	3	8
A3	Skimmia rubella	3L	30-45	3	4	12
A4	Hebe Red Edge	3L	20-30	1.5	5	8
A5	Rhodo yakk Doc	3L/RB	30-45	3	4	12
A6	Hebe Red Edge	3L	20-30	1.5	5	8
A7	Spiraea Goldmound	3L	30-45	3	4	12
A8	Hebe subalpina	2L	20-30	2.6	4	10
B1	Spiraea Goldmound	3L	30-45	2	4	8
B2	Carex Evergold	2L		2.7	5	13
B3	Hebe Midsummer Beauty	3L	20-32	3.6	3	10
B4	Lavandula Hidcote	3L	20-30	2.5	8	20
B5	Lavandula Hidcote	3L	20-30	1.6	8	12
B6	Spiraea Goldmound	3L	30-45	1.8	4	8
B7	Sedum spect Autumn Joy	3L	20-30	2.9	5	15
B8	Hebe Red Edge	3L	20-30	1.2	5	6
C1	Nepeta mussinnii	2L	20-30	4	3	12
C2	Choisya Sundance	3L	45-60	4.3	3	12
C3	Coto. conspicuus Decorus	3L	30-45	11	3	33
C4	Hebe Midsummer Beauty	3L	20-32	3	3	9
C5	Lavatera Barnsley	3L	30-45	8	3	24
C6	Osmanthus x burkwoodii	3L	30-45	7	3	21
T1	Damson wall trained	15L	1.2-1.8mht			1NO.
T2	Liquidamabar Styraciflua	Sel Std	10-12 cm			1NO.
T3	Prunus subhirtella autumnalis Std	8-10cm	3-3.5m ht			1NO.
T4	Sorbus aria Lutescens Sel Std	10-12cm g	3-3.5m ht			1NO.
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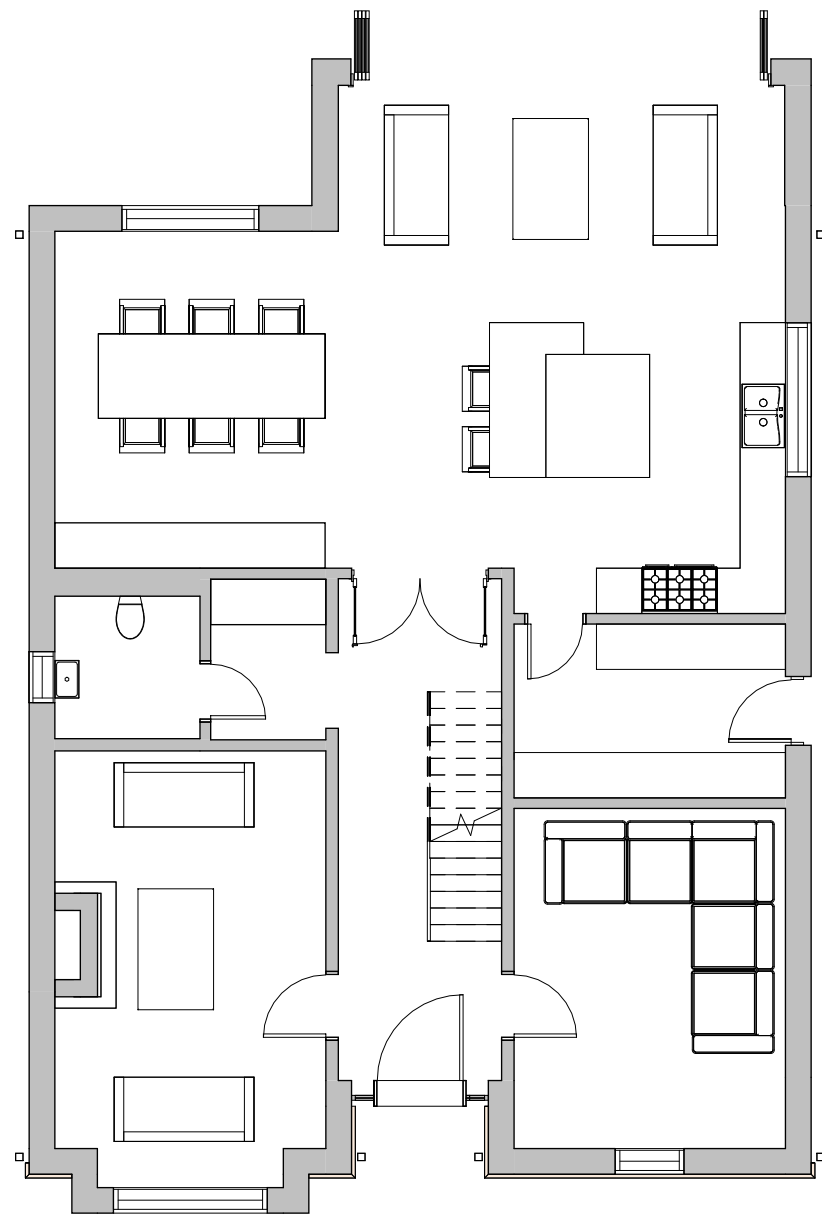
FFC Landscape Architects  
landscape and garden design consultants

Forward House, 17 High St. Henley in Arden  
32 Stoke Business Centre, Hanley, Staffs  
Wooster Cottage, Gilberts End Lane, Hanley Castle, Malvern, Worcs  
tel 01782 791506/ 07960 772307  
Email fflandscapearchitects@gmail.com



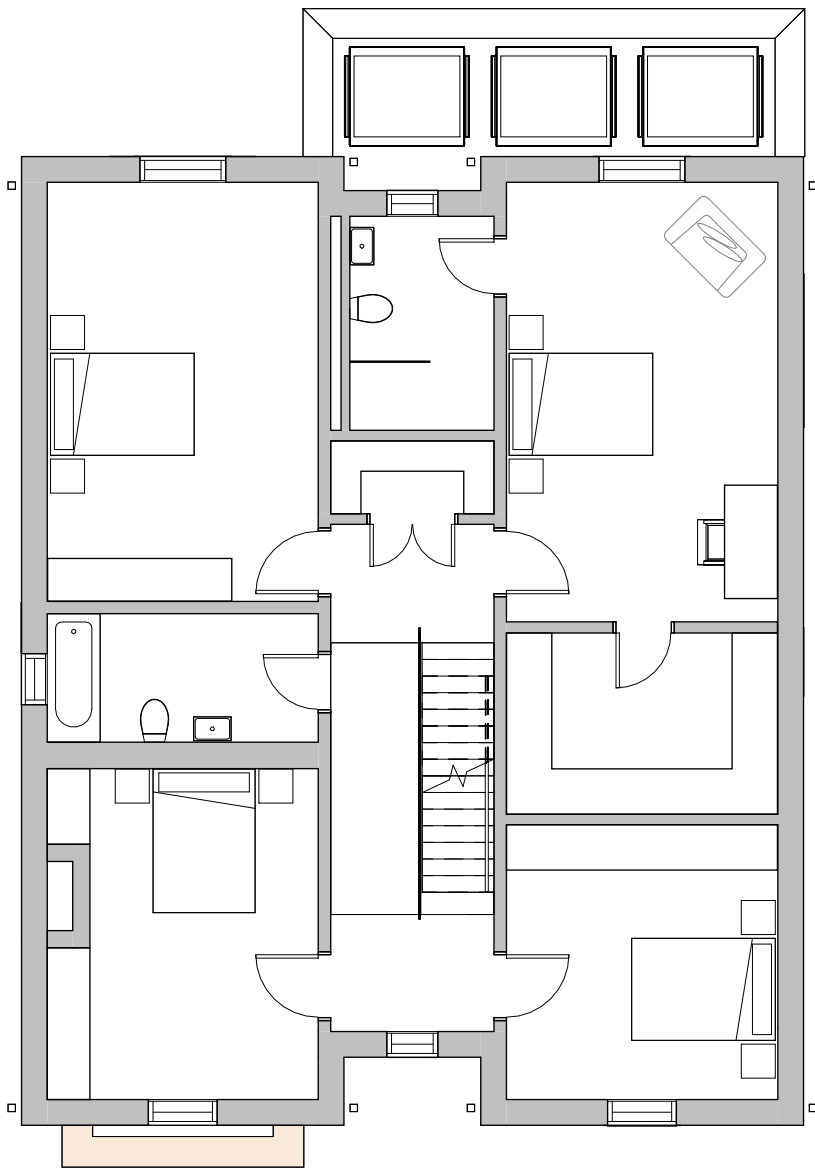
FFC Landscape Architects  
Landscape and Garden Design Consultants





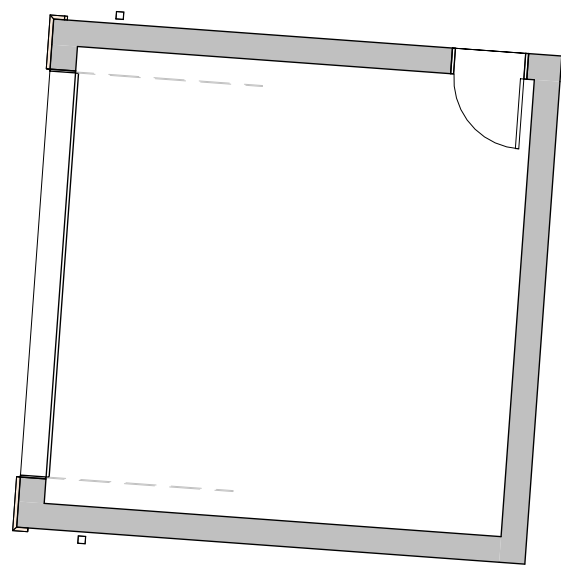
Proposed Ground Floor Plan

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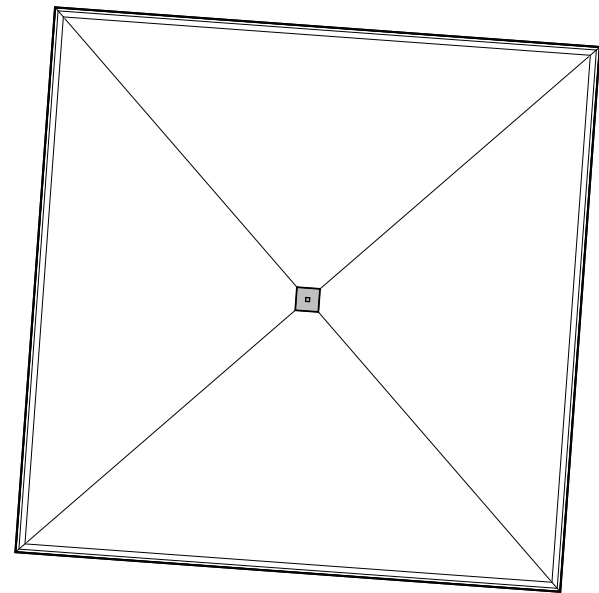
Proposed First Floor Plan

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Proposed Second Floor Plan

1 : 100



Proposed Roof Plan

1 : 100



Front Elevation  
1 : 100



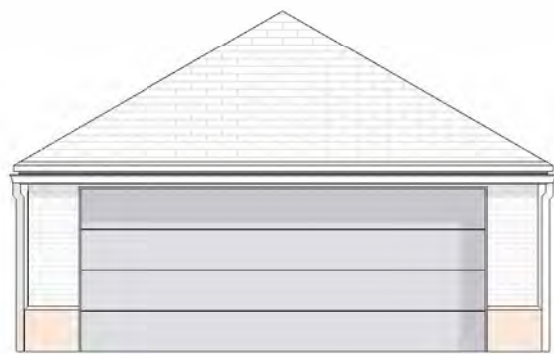
side (L) Elevation  
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side (R) Elevation  
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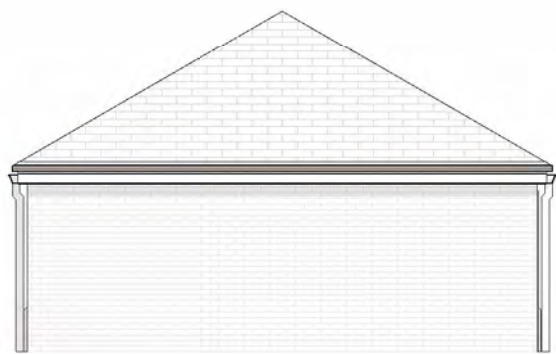
Rear Elevation  
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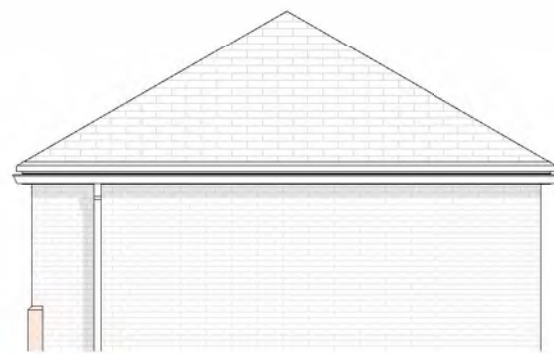
Garage Front Elevation.  
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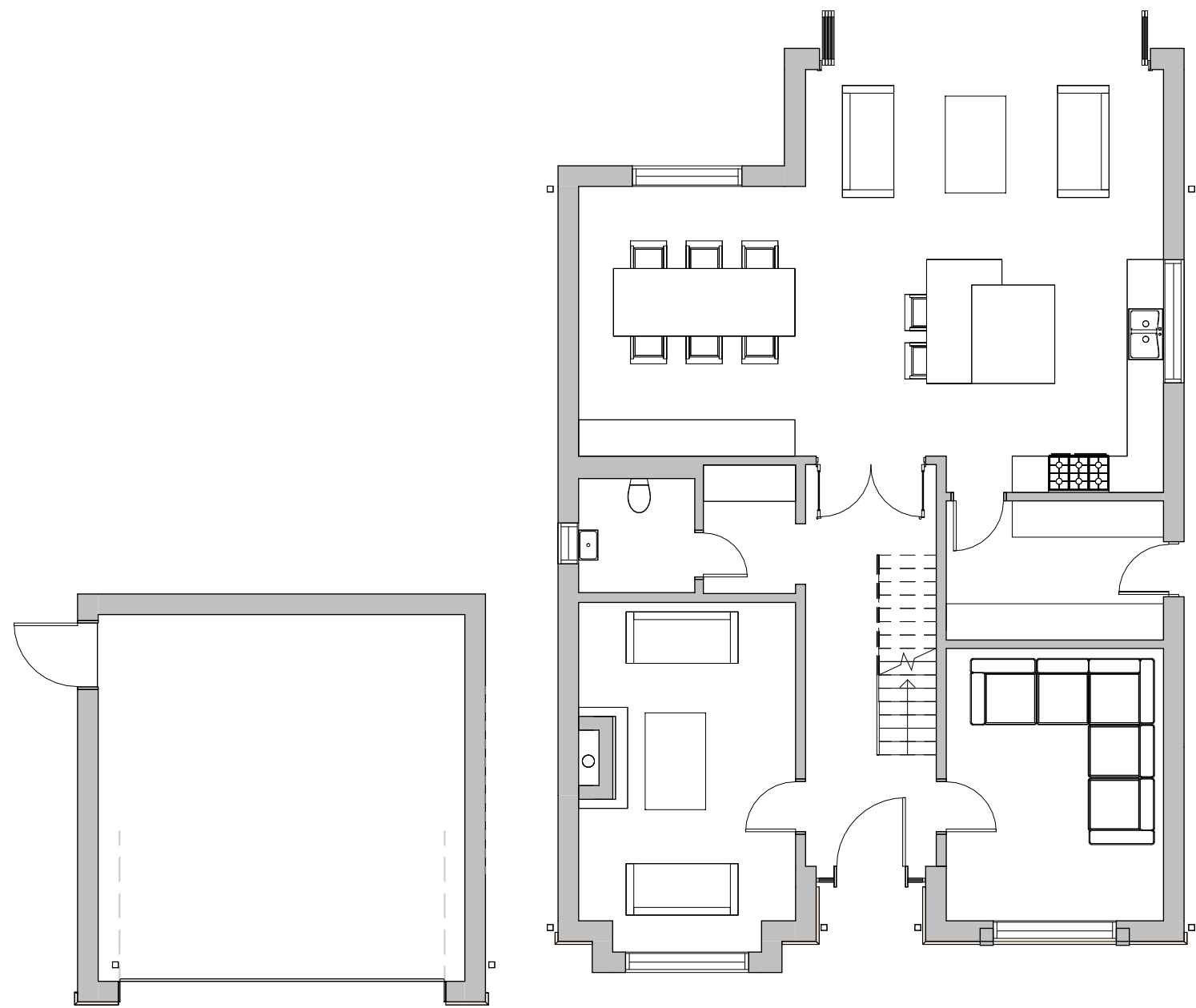
Garage Side (L) Elevation.  
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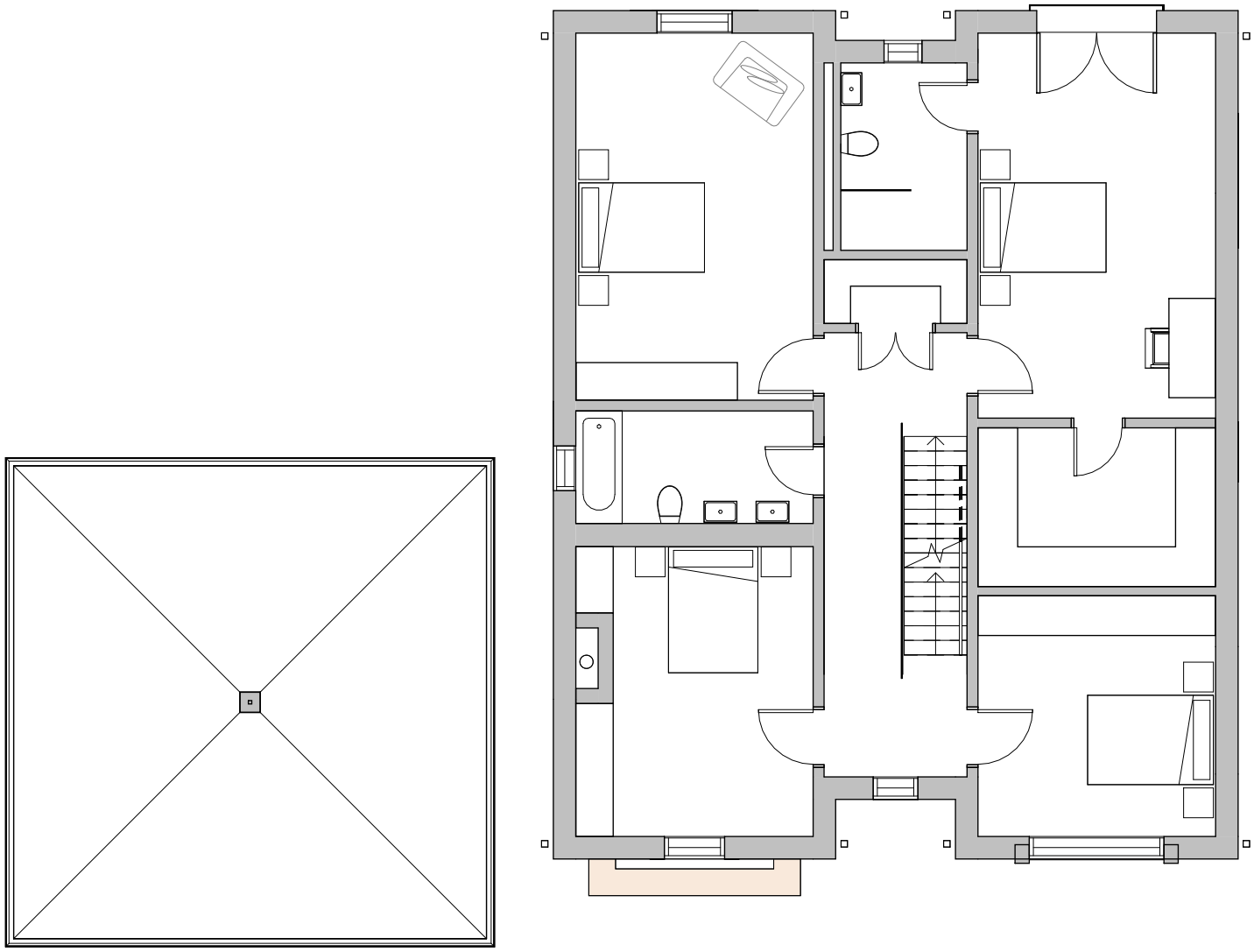
Garage Rear Elevation.  
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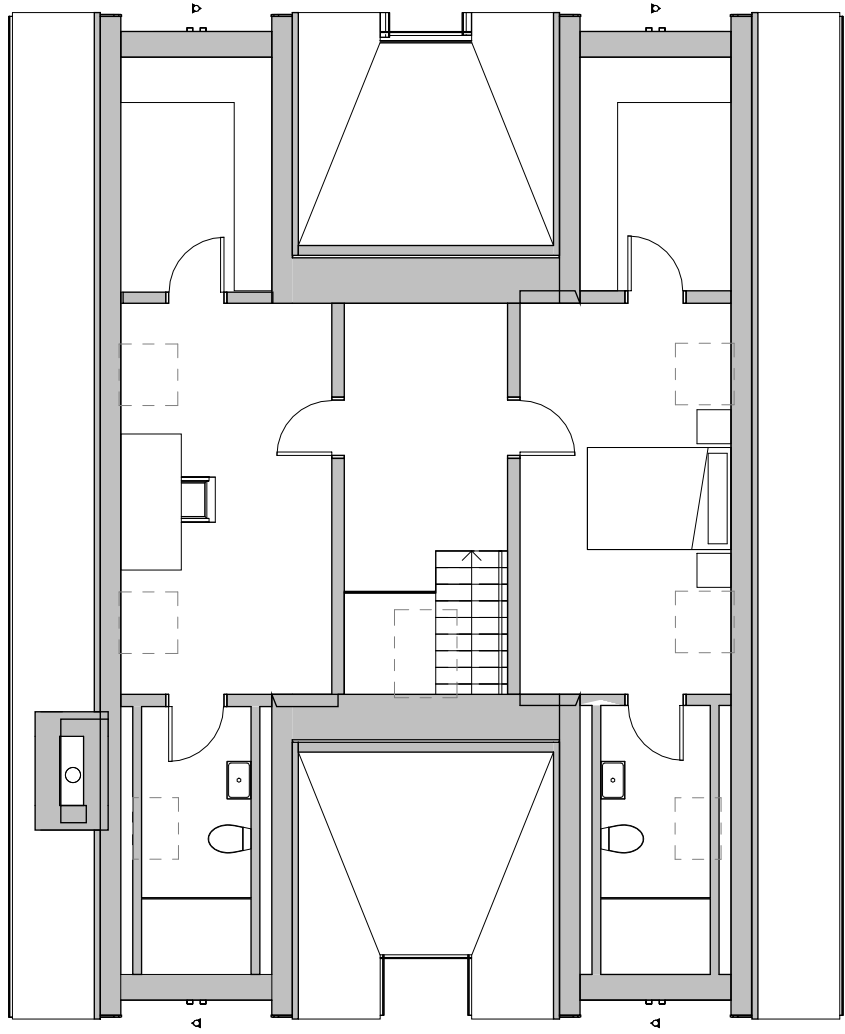
Garage side (R) Elevation.  
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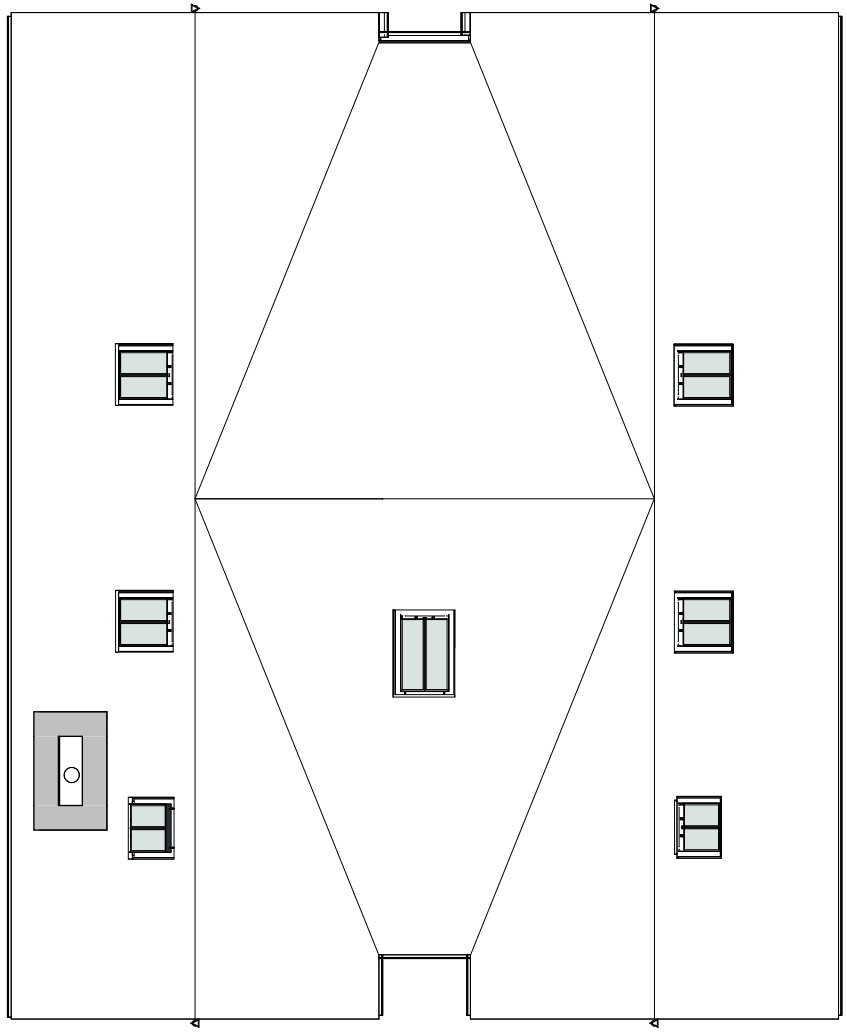
Proposed Ground Floor Plan  
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Proposed First Floor Plan  
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Proposed Second Floor Plan  
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Proposed Roof Plan  
1 : 100



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SITE ADDRESS		POSTCODE	
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Front Elevation  
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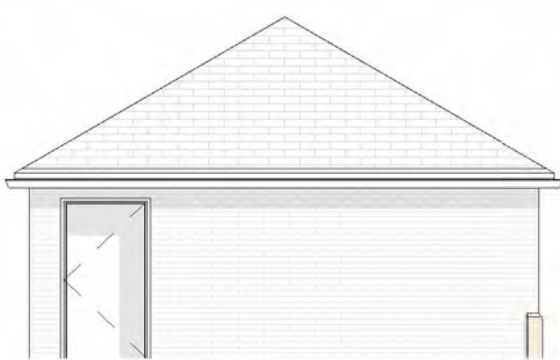
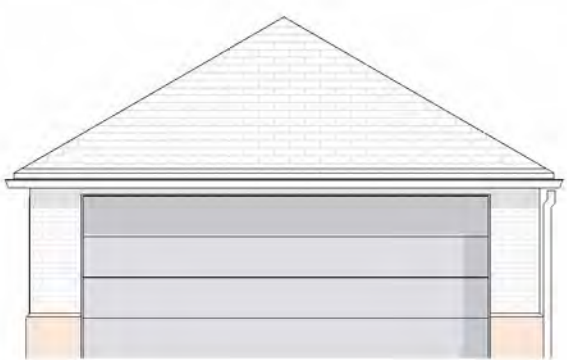
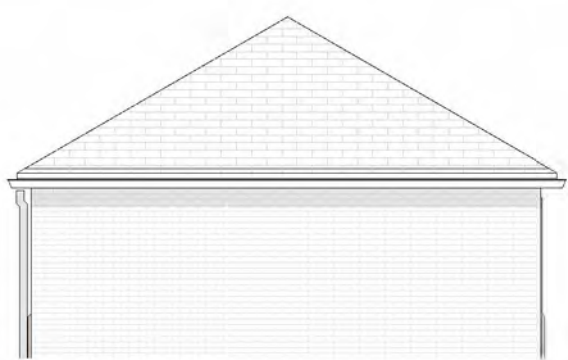
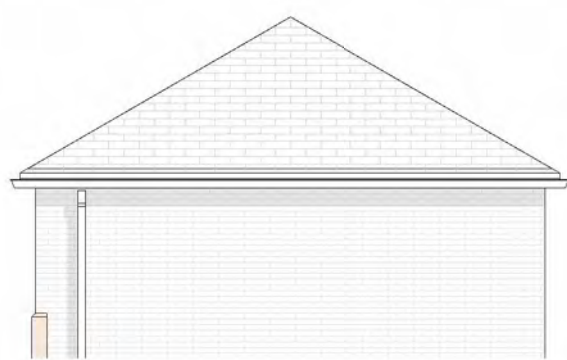
side (L) Elevation  
1 : 100



side (R) Elevation  
1 : 100



Rear Elevation  
1 : 100



Garage Elevations  
1 : 100

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