

Strategic Planning Board

Agenda

Date:	Wednesday, 15th June, 2011
Time:	2.00 pm
Venue:	The Assembly Room - Town Hall, Macclesfield SK10 1DX

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 foot of each report.

Please note that members of the public are requested to check the Council's website the week the Planning/Board 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.

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 personal and/or prejudicial interests and for Members to declare if they have made a pre-determination in respect of any item on the agenda.

3. Minutes of the Previous Meeting (Pages 1 - 6)

To approve the minutes as a correct record.

4. Public Speaking

For any apologies or requests for further information, or to arrange to speak at the meeting

Contact: Sarah Baxter

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A total period of 5 minutes is allocated for the planning application for Ward Councillors who are not members of the Strategic Planning Board.

A total period of 3 minutes is allocated for the planning application for the following individuals/groups:

- Members who are not members of the Strategic Planning Board and are not the Ward Member
- The relevant Town/Parish Council
- Local Representative Group/Civic Society
- Objectors
- Supporters
- Applicants

5. **10/3078W-Application to Extend the Time of Operations, Dingle Bank Quarry near Chelford - Application to Vary Conditions 7 and 8 of Planning Permission 5/05/0751 to Increase the Period of Time by just under Six Years for Completion of Operations (Including Restoration), Dingle Bank Quarry, Holmes Chapel Road, Lower Withington for Mr D Walton, Sibelco UK Ltd (Pages 7 - 16)**

To consider the above application.

6. **10/3080W-Application to Extend the Time of Operations, Dingle Bank Quarry near Chelford - Application to Vary Conditions 3 and 4 Planning Consent 05/06/2558 to Increase the Period of Time by Six Years and 2 Months for Completion of Operations (Including Restoration) Dingle Bank Quarry, Holmes Chapel Road, Lower Withington for Mr D Walton, Sibelco UK Ltd (Pages 17 - 28)**

To consider the above application.

7. **10/4485N-Application for Removal or Variation of a Condition following Grant of Planning Permission: 7/09/CCC/0001, Whittakers Green farm, Pewit Lane, Bridgemere for Mr Rushton (Pages 29 - 38)**

To consider the above application.

8. **10/3872W-Retention of Deposited Construction Waste on Site, Hillmoor Farm, Macclesfield Road, Eaton for Mr P Moss (Pages 39 - 42)**

To consider the above application.

9. **Prestbury Supplementary Planning Document and Over Peover Supplementary Planning Document (Pages 43 - 86)**

To consider and make comments on the content of the draft Prestbury and Over Peover Supplementary Planning Documents.

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 25th May, 2011 at The Assembly Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

Councillor H Davenport (Chairman)
Councillor C G Thorley (Vice-Chairman)

Councillors Rachel Bailey, P Edwards, D Hough, Jackson, J Macrae, Murphy,
G M Walton, R West, S Wilkinson and J Wray

OFFICERS PRESENT

Mr J Baggaley (Nature Conservation Officer), Mr A Fisher (Head of Planning and Housing), Mrs R Goddard (Senior Lawyer), Mr N Jones (Principal Development Officer, Highway Development Control), Mr S Irvine (Planning and Development Manager), Ms S Orrell (Principal Planning Officer) and Miss K Swindells (Landscape Officer)

145 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Brown and J Hammond.

146 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillors W J Macrae, C Thorley and G Walton declared personal interests in application 11/0637M-Erection of a New Bat House; Freestanding, Single Storey with Roof Void. Gross Internal Area (Gia): 72.4 Sq M, Gross External Area (Gea): 85.3 Sq M Land at Stamford Lodge, Altrincham Road, Wilmslow for Waters Realty Holdings Ltd and application 11/0644M-Demolition of Stamford Lodge-The Erection of New Mass Spectrometry HQ Building, Offices and Ancillary Accommodation Plus Roof Top Plant Room, Car Parking and new Landscaping, new road access to Altrincham Road, Land at Stamford Lodge, Altrincham Road, Wilmslow for Waters Realty Holdings Ltd by virtue of the fact that the Ecologist speaking in relation to the applications was also an advisor on the Cheshire Compensation Brine Board of which they were all Members and in accordance with the Code of Conduct they remained in the meeting during consideration of the application.

Councillor R E West declared a personal interest in the same applications by virtue of the fact that he had been acquainted with some of the people representing the applicant in his former career working for Astra Zeneca and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

147 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman.

148 **PUBLIC SPEAKING**

In accordance with the public speaking procedure the Chairman in conjunction with the remaining Members of the Board exercised their right to extend the public speaking time to a maximum of ten minutes for each speaker. This extension was allowed due the exceptional circumstances surrounding the nature of the application.

RESOLVED

That the extension to the public speaking time be approved.

(Prior to consideration of the application, Councillor S R Wilkinson arrived to the meeting).

149 **11/0637M-ERECTION OF A NEW BAT HOUSE; FREESTANDING, SINGLE STOREY WITH ROOF VOID. GROSS INTERNAL AREA (GIA): 72.4 SQ M, GROSS EXTERNAL AREA (GEA): 85.3 SQ M LAND AT STAMFORD LODGE, ALTRINCHAM ROAD, WILMSLOW FOR WATERS REALTY HOLDINGS LTD**

(During consideration of the application, Councillor J Wray arrived to the meeting and in accordance with the Code of Conduct he did not take part in the debate or vote on the application).

The Committee considered a report regarding the above planning application and an oral report of the site inspection.

(Sacha Rogers, an Ecologist for the applicant attended the meeting and spoke in respect of the application).

REOLVED

That the application be approved subject to the following conditions:-

1. Detail on plan overridden by condition
2. Commencement of development (3 years)
3. Details of materials to be submitted
4. Amending materials - no UPVC
5. Bat survey results to be sumbmitted as per Environmental Report

6. Prior to the demolition of Stamford Lodge the applicant to submit a scheme, including scheduling, to the Local Planning Authority for the reuse of timbers from Stamford Lodge in the bat house as approved and for the translocation of bat droppings from Stamford Lodge into the bat house. Such proposals shall be implemented in full accordance with the approved scheme unless otherwise agreed in writing.
7. The demolition of Stamford Lodge shall not commence until one full bat maternity season has passed after the completion of the replacement bat house hereby approved and in full accordance with the details specified in the Environmental Appraisal for the bat house dated April 2011.
8. The results of all bat monitoring surveys undertaken at the replacement bat house together with any remedial mitigation shall be submitted to and agreed by the LPA for a period to be agreed with the Local Planning Authority in conjunction with Natural England. Thereafter the works shall be implemented in full accordance with the details as approved.
9. No development hereby approved shall commence until full details of the proposed surface water drainage from the bat house have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented in full before the building is first occupied or brought into use.

150 **11/0644M-DEMOLITION OF STAMFORD LODGE-THE
ERECTION OF NEW MASS SPECTROMETRY HQ BUILDING, OFFICES
AND ANCILLARY ACCOMMODATION PLUS ROOF TOP PLANT
ROOM, CAR PARKING AND NEW LANDSCAPING, NEW ROAD
ACCESS TO ALTRINCHAM ROAD, LAND AT STAMFORD LODGE,
ALTRINCHAM ROAD, WILMSLOW FOR WATERS REALTY HOLDINGS
LTD**

The Committee considered a report regarding the above planning application, a written update and an oral update by the Principal Planning Officer.

(Councillor D Stockton, a Cheshire East Borough Councillor, Town Councillor J B Crockatt, representing Wilmslow Town Council, Chris Wigley, representing CycleWilmslow, Terry Shortt, agent representing the applicant and Anthony Ridgway, agent representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated for approval to the Head of Planning and Housing in consultation with the Chairman subject to the following conditions:-

1. Provision of car parking
2. Construction of access
3. Commencement of development (3 years)

4. Vehicular visibility at access
5. Provision of cycle parking
6. Landscaping (implementation)
7. Provision of shower, changing, locker and drying facilities
8. Materials as application
9. Protection for breeding birds
10. Landscaping to include details of boundary treatment /Sunken Garden
11. Submission of additional landscape details routes of footpaths and cycleway to the frontage
12. Submission of landscape/woodland management plan
13. Protection from noise during construction (hours of construction)
14. Details of ground levels to be submitted
15. Protection of highway from mud and debris
16. Submission of construction method statement
17. no devt within 30m of an identified sett
18. compliance with waste audit to be submitted
19. drainage to be in accordance with the plans approved by the Environment Agency
20. remediation of site
21. plans as per the application
22. remediation statement
23. 10% decentralised energy supply
24. BREEAM very good certification within 6 mnth 1st occupation
25. Lighting of site as per the application
26. Pre Construction Badger survey to be submitted as per submitted Badger report
27. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.

And subject to the completion of a S106 Legal Agreement comprising of the following Heads of Terms and to address and further issues raised in the consultation:-

1. **Public Open Space – Amenity Contribution** - the sum of £42,190.00 to be paid to the Council for enhancements, additions and

improvements to offsite amenity open space, at Jim Evison playing fields and Burnt Hey Wood for improvements and additions to the footpath and access network, and it's amenity and the creation of a fitness/trim/exercise trail and equipment.

2. **Public Open Space – Recreation Contribution** – the sum of £139, 380.00 to be paid to the Council for use at Jim Evison playing fields and pavilion, access and parking.
3. **Multi User Route Contribution – The Carrs** – the sum of £37, 500 to provide enabling funding for the creation of a multi user route (pedestrian and cycling) and connecting spurs through the Carrs park, including spend on consultation, professional fees and project management costs.
4. **Footpath linking the site to Wilmslow** – the sum of £107,000.00 to be paid to the Council to provide a link for use by pedestrians and allow the site to be reached by alternative modes to the car , this £107,000.00 includes £30,000.00 to cover the costs of acquiring the private drive on the playing field side of Altrincham road and part of the field on the opposite side of the road where the footway crosses over. In addition, £45,000.00 to be paid to the Council to provide a safe crossing point for users of the footpath on Altrincham Road in the form of a toucan crossing. This makes a total highways commuted sum of £152,000.00.
5. **Completion of Bat Roost** – to complete the new Bat Roost prior to any demolition works to Stamford Lodge.
6. **Travel Plan** - To produce and operate a travel plan for the development, which has been produced in accordance with local and national standards, guidance and best practice and has regard to the nature of the development, the accessibility of the site and local transport provision, and the requirement to pay the Highway Authority's costs associated with the monitoring and review of the travel plan.
7. **Ecological and Landscape Management Plan** - a plan for the management of landscapes and habitat within the site for 15 years from occupation in accordance with a set of management principles to ensure the long term management of the areas including the species mix within the site
8. **Monitoring costs** - To pay the Councils monitoring costs
9. **National Trust Bridge** – To pay £16,000 as a contribution to a footbridge crossing the River Bollin into Styal Country Park to create link with the wider public network. After 12 years, if the contribution is not utilized, then the contribution is to be repaid to the applicant.

The meeting commenced at 2.00 pm and concluded at 4.35 pm

Councillor H Davenport (Chairman)

Application No: 10/3078W

Location: DINGLE BANK QUARRY, HOLMES CHAPEL ROAD, LOWER WITHINGTON, SK11 9DR

Proposal: Application to Extend the Time of Operations, Dingle Bank Quarry near Chelford - Application to Vary Conditions 7 and 8 of Planning Permission 5/05/0751 to Increase the Period of Time by just under Six Years for Completion of Operations (Including Restoration)

Applicant: Mr D Walton, Sibelco UK Ltd

Expiry Date: 30-Nov-2010

SUMMARY RECOMMENDATION: Approve subject to conditions.

MAIN ISSUES:

- Principle of the Development
- Impacts on Local Amenity
- Landscape and Visual Impacts
- Impacts on Green Belt
- Ecology
- Groundwater and Hydrology
- Impacts on Local Highway Network

1. REASON FOR REFERRAL

This application has been referred to the Strategic Planning Board, as the scheme concerns a major minerals development.

2. DESCRIPTION AND SITE CONTEXT

The application site comprises a 25 hectare area of land on the south eastern edge of Dingle Bank Quarry known as Capesthorne (Acre Nook East), which was formed as an extension to the main quarry by virtue of planning permission 5/05/0751 granted consent in 2007. Dingle Bank Quarry is located to the south of Chelford, approximately 10km to the south west of Macclesfield and 10km North West of Congleton. Access to the quarry is from the A535 which runs from Holmes Chapel to Chelford.

The quarry extracts white sand which is principally used for the production of float glass and Gawsworth sand which is used for construction and sports/horticulture uses. Sand is extracted by the front-end loader and transferred to the processing plant in the south west by conveyor.

Acre Nook East forms one of three remaining areas of the site where mineral extraction is still continuing. Approximately 10 hectares of Acre Nook East remains unworked, of which less than 7 hectares are undisturbed with the remainder of land being used as for temporary screening and storage areas.

The site is located in flat rural area comprising of farmland, hedgerows and woodland which was planted as part of the mitigation for the quarry site. The existing vegetation and screen mounding ensures that the majority of active workings or site infrastructure is not visible from the south on Whisterfield Lane/Whitcroft Heath Lane or from the east on Congleton Lane where the closest residential properties are located.

3. DETAILS OF PROPOSAL

Dingle Bank Quarry has been operational for over 75 years. Consent was granted in January 2007 by virtue of planning permission 5/05/0751 for a south eastern extension to sand extraction to form Acre Nook (Capesthorpe). Condition 7 of that permission requires cessation of mineral extraction by 8 January 2011, with restoration complete by 8 January 2013 (condition 8). Due to economic conditions the applicant is now seeking to extend this period for a further 6 years with cessation of mineral extraction by 31st December 2016 and completion of site restoration by the end of 2018. The application relates solely to an extension of time for mineral workings and restoration with no other changes proposed to the scale, location or processing of mineral extraction; and no changes proposed to the approved site restoration.

An extension of time would enable the remaining mineral reserves in Acre Nook East to be extracted simultaneously with other areas of the site and progressively restored in accordance with the approved restoration scheme. A separate application has been submitted to extend the time for working on the main Dingle Bank Quarry site (reference 10/3080W) which is considered separately.

The application is supported by an Environment Statement which has been prepared in accordance with the Town and Country (Environmental Impact Assessment) (England and Wales) Regulation 1999.

5. POLICIES

National Guidance

MPS1 Planning and Minerals

MPG 15 Provision of Silica Sand in England

PPS1 Delivering Sustainable Development

PPG2 Green Belts

PPS7 Sustainable Development in Rural Areas

PPS9 Biodiversity and Geological Conservation

PPS 23: Planning and Pollution Control

Local Plan Policy

Cheshire Replacement Minerals Local Plan (CRMLP)

Policies

1 Sustainability
9 Planning Applications
15 Landscape
17 Visual Amenity
22 and 23 Nature Conservation
25 Water Environment
26 and 27 Noise
28 Dust
34 Highways
54 Future Silica Sand Extraction.

Borough of Macclesfield Adopted Local Plan 2004 (MLBP)

Policies
DC3 Amenity
DC19 and DC20 Water Resources
NE2 Protection of Local Landscape
NE3 Landscape Conservation
NE11 and NE14 Nature Conservation
In the MBLP the site lies within the Green Belt.

6. OBSERVATIONS OF CONSULTÉES

Environmental Health: The current noise and dust control mitigation measures imposed under previous application (5/05/0751) are appropriate to ensure noise and dust issues are controlled through the period of proposed time extension.

Archaeology: No objection subject to the continuation of mitigation required by consent 5/05/0751, namely a watching brief during topsoil stripping of remaining areas to be worked.

Nature Conservation: No objection subject to provision of outline badger method statement

Highways: No comment

Countryside and Rights of Way Officer: No objection

Spatial Planning: No objection

Environment Agency: No objection

Natural England: No objection. Advice provided in respect of protected species.

Jodrell Bank: No comment

7. VIEWS OF TOWN/PARISH COUNCIL – no response

8. OTHER REPRESENTATIONS

None

9. OFFICER APPRAISAL

Principle of the Development

Government policy regarding Silica sand extraction is set out in MPG15, which seeks to ensure an adequate and steady supply of mineral resource is made available through the creation of a 10 year landbank of permitted mineral reserves. The MPG states that the need for the mineral must be balanced against environmental constraints and MPG15 recognises that there may be overriding environmental reasons why the stock of permitted reserves at some sites may not be replenished as they are used up.

Concerns have been expressed in relation to the proposed length of time extension and the need for further extensions of time in the future.

Consent 5/05/0751 (granted in 2007) for the extension to the quarry site into Acre Nook East permitted a further 490,000 tonnes of silica sand reserves and 1million tonnes of Gawsorth sand to be extracted until the end of 2010. The applicant recently undertook a review of permitted mineral reserves for the entire Dingle Bank Quarry site in mid 2010; at which point the total remaining permitted reserves were estimated at 3 million tonnes. A lower rate of extraction has been observed over recent years than was anticipated in the previous consent 5/05/0751, with extraction rates falling from 0.9 tonnes per annum (t.p.a) in 2007 to 0.6m t.p.a in the past year; and the forward extraction rate is estimated to be circa 0.5 t.p.a. Based on these extraction levels, the applicant considers a 6 year extension necessary in order to fully exploit the mineral reserves and achieve effective restoration. This also allows for an element of flexibility to cater for further fluctuations in demand which MPG15 recognises are associated with the silica sand market.

Whilst a 6 year time extension is considered reasonable, the extraction rate does fluctuate depending on market conditions. As such it is not possible to rule out the need for further extensions of time in the future. The alternative to permitting an extension of time is to cease extraction at this site and renegotiate a revised restoration scheme based on the current level of working on the site, with a volume of permitted mineral reserve left unexploited. MPG15 and CRMLP acknowledge the importance of Silica sand as a national resource and seek to ensure that an adequate and steady supply of Silica sand is maintained from all sources. Dingle Bank quarry is the only UK source of silica sand for float glass production and a principal supplier of sand to the glass industry. MPG15 recognises the limitations in extracting Silica sand, such as scale of investment required, which means there are only a limited number of locations where extraction is economically feasible and states that these matters should be addressed in any consideration of the length of any permission which may be granted. It states that it is desirable that high grade silica sands should as far as possible be conserved for use where they are required.

In view of these points, it is considered an extension of time for a further 6 years would be a reasonable timescale to permit the full exploitation of a nationally important mineral reserve and help to maintain the remaining landbank which would accord with MPG15 and CRMLP Policies P1 and P54.

Impact on Local Amenity

Noise and dust

MPS2 and policies 9, 26, 27 and 28 of the CRMLP require that the impacts of noise and dust emissions associated with mineral working are suitably assessed and controlled in accordance with Government guidelines.

A detailed assessment of the noise and dust impacts of the proposal was undertaken to inform the previous application (5/05/0751) which demonstrated that noise levels were in compliance with existing limits and there were no unacceptable impacts from dust generated by site activities. Appropriate mitigation measures have been established on site and regular monitoring ensures that noise and dust levels generated by operations at the site accord with current environmental standards. The Environmental Health Officer considers continuation of existing mitigation measures are appropriate to control any noise and dust impacts during the additional time period for mineral operations. As such this would accord with MPS2, PPS23, policies 9, 26, 27 and 28 of the CRMLP and policy DC3 of the MBLP.

General Amenity

Concern has been raised over general amenity issues associated with the proposed time extension, and a request has been made to ensure strict controls over quarry operations particularly associated with night time working.

No amendments are proposed to the working practices on the site, nor has an application been made to vary the planning condition relating to hours of operation. It is considered that all general amenity issues have been assessed and mitigated through the existing consent, and are suitably controlled through planning conditions and other legislation. Controls over hours of operation for mineral extraction and plant maintenance are in place through the existing consent (5/05/0751) and other legislation. Such controls would remain in place by replication of earlier planning conditions should planning permission be granted. It is considered that this would be sufficient to ensure compliance with planning policy including policies 9 and 37 of the CRMLP and policy DC3 of MBLP.

Landscape and Visual Impacts

An assessment of visual impact undertaken to inform the previous application concluded there would be a slight adverse effect upon the landscape during extraction but upon restoration the effect would be moderate to beneficial. The site benefits from mitigation in the form screening mounds and advanced planting which is well established and ensures a limited zone of visual influence, especially from adjacent residential properties. The land in Acre Nook East has already been largely disturbed and so there would be no further impact on Landscape and Visual character, and such impacts are likely to lessen over time as the mitigation planting becomes more established. As such it is considered that the scheme accords with MPS1, policies 9, 15, 17 of the CRMLP and Policies DC3, NE2 and NE3 of MBLP.

Impacts on Green Belt

PPG2 acknowledges that mineral extraction in the Green Belt need not conflict with the purposes of including land in the Green Belt provided that high standards are maintained and the site is well restored.

The principle of development in the Green Belt has already been established through the original consent for the site. The site is well screened by existing vegetation and the advanced planting screen serves to reduce noise and visual impacts associated with the mineral operations. Whilst the application would prolong the period within which there would be an impact on the openness and visual amenities of the Green Belt, there would be no increase in the degree of harm over this period as the operations would remain the same, and the degree of intrusion into the openness of the Green Belt will continue to reduce as restoration progresses and mineral working areas reduce. As such it is considered that the scheme would not present any significant undue harm on the Green Belt and would not conflict with PPG2 and MPS1.

Ecology

An updated ecological assessment has been undertaken for the site which considered the botanical and habitat value of the land to be stripped to be of limited ecological importance. An active badger outlier sett is present on the site. An outline badger method statement has been submitted which details the measures to be carried out to avoid harm, in accordance with Natural England guidance; the scope of which is acceptable to the Nature Conservation Officer.

The assessment acknowledges there could be significant interim benefit associated with an extension of time in that further development of the existing habitats and species of ecological importance will provide material which will benefit the restoration of Acre Nook extension. Equally there could be long term benefits in that the longer the habitats are present, the greater amount of plant material available to provide a base for colonisation into marginal areas of the new lake. Overall it is considered that the any impacts are suitably controlled by existing planning conditions and the scheme would accord with CRMLP Policy 9, 22 and 23; and MBLP Policies NE.11 and NE.14.

Groundwater and Hydrology

A detailed assessment of the impacts of extraction on surface and groundwater was undertaken to inform the previous application (5/05/0751). A subsequent precautionary approach for monitoring groundwater levels, particularly for Snape Brook has been implemented as required by planning condition on consent 5/05/0751 in agreement with the Environment Agency. Given that there are no changes propose to scale, method or location of extraction, or to the restoration scheme proposed, and in view of the mitigation already in place, it is considered that the extension of time would have no additional effects upon groundwater control and hydrology of the site. The Environment Agency have no objections to the scheme. As such this would accord with Policies 9 and 25 of CRMLP; and Policies DC19 and 20 of MBLP.

Impact on Local Highway Network

The impact of quarry activities on local roads was raised as an issue for objection, particularly associated with the loss of Lapwing Lane. A request was also made to ensure any consent secures future maintenance of local roads serving the site. The impact of the mineral extraction and restoration of the site on the local highway network has been addressed by previous consents. The ES submitted with this application indicates that the low rate of future

mineral extraction is not likely to result in any increase in vehicle movements on the site and is expected to remain well within existing levels as stipulated in the existing consent. The maintenance of local highway network is the responsibility of the local highways authority. Conditions imposed on the existing consent relating to control of vehicle movements would be replicated on any consent to ensure existing controls remain in place. As such no adverse effects are anticipated and the Highways Officer raises no objections to the application. This is considered to accord with MPS1, PPG13, Policies 9 and 34 of CRMLP, and Policy DC3 of MBLP.

Other matters

As no other changes are proposed to mineral operations apart from an extension of time, there are not anticipated to be any other adverse environmental impacts associated with the extension of time for mineral extraction that have not been previously assessed as part of the application (5/05/0751). The mitigation established with regards to archaeology under the existing consent will remain in place, along with all other requirements for monitoring established by consent 5/05/0751.

11. CONCLUSIONS

There are not anticipated to be any significant planning issues raised by the scheme that have not previously been considered by the existing consent. Whilst the application would increase the length of time for mineral operations, the impacts associated with this are considered to be acceptable.

12. RECOMMENDATION:

Approve subject to the following conditions:

1. Mineral extraction to cease by 31st December 2016

2. Extraction areas to be restored by 31st December 2018.

The replication where relevant of the existing 57 conditions attached to the current permission for the quarry that deal with:

Matters requiring approval

Hours of working

Traffic movements and protection of local highway network

Soil handling

Methods of working

Plant, machinery and buildings

Noise

Dust

Surface water drainage, pollution control

Lighting

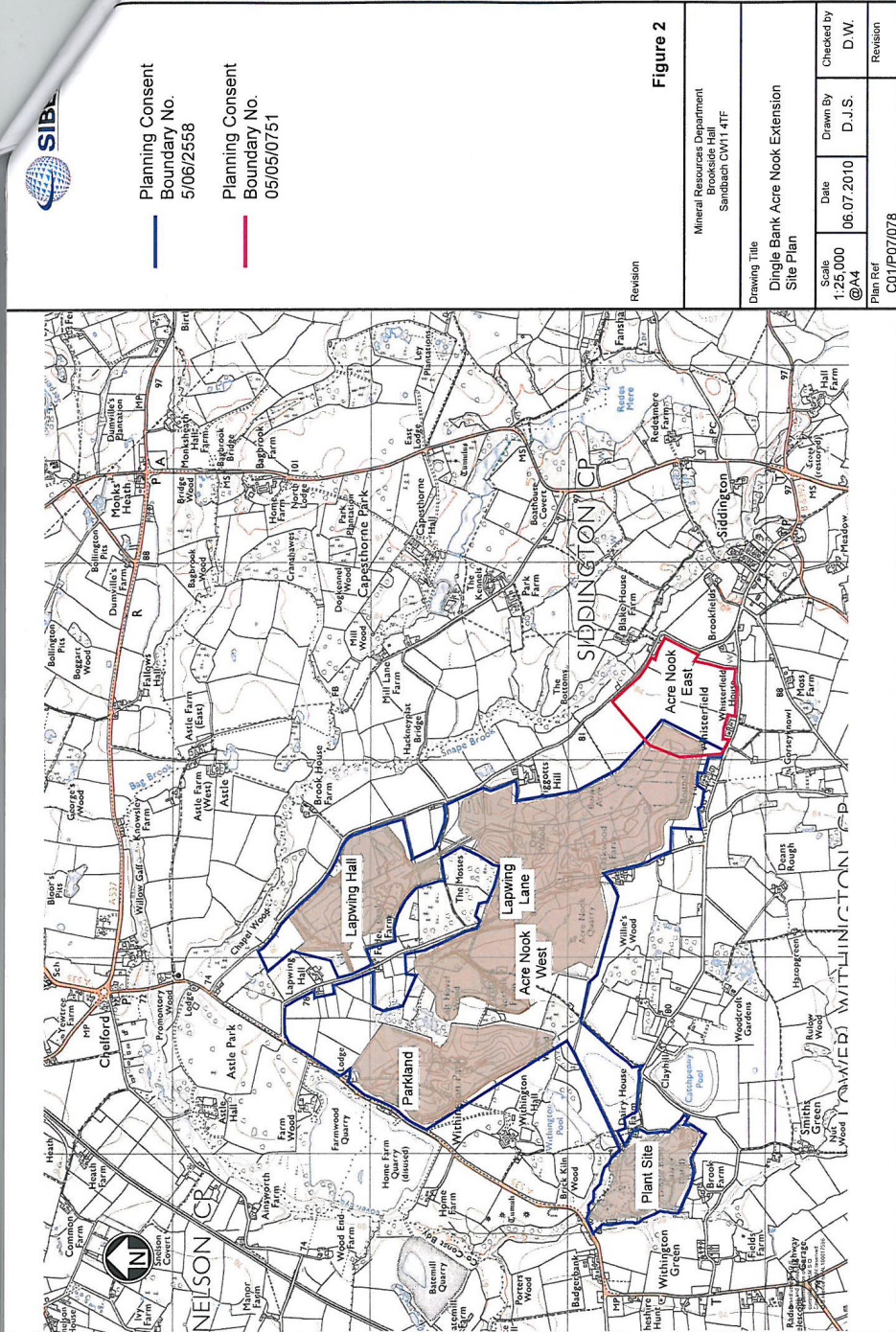
Site maintenance

Ecology

Restoration

Aftercare

Location Plan



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Application No: 10/3080W

Location: DINGLE BANK QUARRY, HOLMES CHAPEL ROAD, LOWER WITHINGTON, SK11 9DR

Proposal: Application to Extend the Time of Operations, Dingle Bank Quarry near Chelford - Application to Vary Conditions 3 and 4 Planning Consent 05/06/2558 to Increase the Period of Time by Six Years and 2 Months for Completion of Operations (Including Restoration)

Applicant: Mr D Walton, Sibelco UK Ltd

Expiry Date: 30-Nov-2010

SUMMARY RECOMMENDATION: Approve subject to conditions.

MAIN ISSUES:

- Principle of the Development
- Impact on Local Amenity
- Landscape and Visual Amenity
- Impact on Green Belt
- Restoration and Public Access
- Ecology
- Groundwater and Hydrology
- Impacts on Local Highway Network

1. REASON FOR REFERRAL

This application has been referred to the Strategic Planning Board, as the scheme concerns a major minerals development.

2. DESCRIPTION AND SITE CONTEXT

The 240 hectare application site is located to the south of Chelford, approximately 10km to the south west of Macclesfield and 10km north west of Congleton. Access to the quarry is from the A535 which runs from Holmes Chapel to Chelford. The site is located within a predominantly flat, rural area consisting of a mixture of farmland, hedges, small copses as well as restored and current operation land of the quarry. The site lies in the Green Belt in the Macclesfield Adopted Local Plan (MBLP).

Dingle Bank Quarry extracts white sand which is principally used for the production of float glass and Gawsworth sand which is used for construction and sports/horticulture uses. Sand is extracted by the front-end loader and transferred to the processing plant in the south west of the site by conveyor.

The site comprises of current mineral extraction areas, plant and processing area, interim and restored land. Approximately 12 hectares of the site remains unworked, and of that, less than 3.3 hectares are undisturbed. Three remaining areas of the site are actively being worked for mineral extraction namely at Parkland to the west; centrally at Lapwing Lane and a parcel of land in the south east corner (Acre Nook East). The former extraction areas of Acre Nook West and Lapwing Hall are both in the final stages of restoration with the creation of three waterbodies, wildflower and woodland planting. Restoration of the remainder of the site is being carried out in a progressive manner, with sections of Parkland and Lapwing Lane having interim restoration in preparation for the rise in water table once dewatering activities cease in the area.

Existing screen mounding and extensive tree planting ensures that the majority of active workings or site infrastructure is not visible from either the west (A535), Lapwing Lane or Congleton Lane to the east and an existing parcel of woodland to the south of Lapwing Hall also help to screen site activity from residents on Lapwing Lane.

The closest residential properties lie along Lapwing Lane and along Congleton Lane, most notably at Lapwing Cottage, Hackney Plat, Foden Bank Farm, Spotted Hall Farm, The Lodge, and Oakwood Farm.

Temporary diversions of public footpaths on the site and permissive Rights of Way have been provided as part of previous consents on the site and are still in place.

3. DETAILS OF PROPOSAL

Dingle Bank Quarry has been operational for over 75 years. Consent was granted in 1994 by virtue of planning permission 5/70745 to extend quarrying activities into three new areas of the site at Lapwing Lane; Lapwing Hall and Parkland. A further application was approved in 2007 to extend the time of working by 4 years (consent 5/06/2558). Condition 3 of that permission requires cessation of mineral extraction by 1st November 2010 with restoration complete by 1st November 2012 (Condition 4).

Due to economic conditions the applicant is now seeking to extend this period for a further 6 years and two months with cessation of mineral extraction proposed to be by 31st December 2016, completion of restoration areas by end of December 2018 and completion of plant areas by end of December 2019. The application relates solely to an extension of time for mineral workings and restoration with no other changes proposed to the scale, location or processing of mineral extraction; and no changes proposed to the approved site restoration.

An extension of time would enable the remaining mineral reserves in Parkland, Acre Nook and Lapwing Lane to be extracted. Parkland will continue to be extracted and restored as per the proposed phasing. Lapwing Lane and Acre Nook will be extracted simultaneously, and once Acre Nook is fully worked and restored, the remaining areas of Lapwing Lane will be completed.

A separate application has been made to extend the time for working at the Acre Nook extension on the south eastern edge of the quarry (reference 10/3078W), which is considered separately.

The application is supported by an Environment Statement which has been prepared in accordance with the Town and Country (Environmental Impact Assessment) (England and Wales) Regulation 1999.

5. POLICIES

National Guidance

MPS1 Planning and Minerals
MPS2 Controlling and mitigating environmental effects
MPG 15 Provision of Silica Sand in England
PPS1 Delivering Sustainable Development
PPG2 Green Belts
PPS7 Sustainable Development in Rural Areas
PPS9 Biodiversity and Geological Conservation
PPS 23: Planning and Pollution Control

Local Plan Policy

Cheshire Replacement Minerals Local Plan (CRMLP)

Policies

1 Sustainability;
9 Planning Applications;
15 Landscape;
17 Visual Amenity;
22 and 23 Nature Conservation;
25 Water Resources;
26 Noise;
54 Future Silica Sand Extraction.

Borough of Macclesfield Adopted Local Plan 2004 (MBLP)

Policies

DC3 Amenity;
DC19 and Dc20 Water Resources;
NE2 Protection of Local Landscape,
NE3 Landscape Conservation,
NE11 and NE14 Nature Conservation.
In the MBLP the site lies within the Green Belt.

6. OBSERVATIONS OF CONSULTEES

Environmental Health: The current noise and dust control mitigation measures imposed under previous application (5/06/2558) are appropriate to ensure noise and dust issues are controlled through the period of proposed time extension.

Nature Conservation: No objection subject to provision of outline badger method statement

Highways: No comment

Countryside and Rights of Way Officer: No objection

Environment Agency: No objection

7. VIEWS OF TOWN/PARISH COUNCIL – no response

8. OTHER REPRESENTATIONS

Two letters of objection have been received from local residents raising the following issues:

- Continued impacts of quarrying on visual amenity and its Green Belt location;
- Continued noise and disturbance associated with quarrying activities
- Condition of local roads;
- Potential for further applications to extend the time;
- Length of time extension proposed is excessive.

Councillor Johnson has submitted a personal representation. Whilst not objecting to the scheme, raises the following issues.

- Requests area of Lapwing Hall be removed from the extension of time so as to enable the final restoration and provision of public access as per s106 agreement of consent 5/70745;
- Further s106 agreement should be used to secure provision of the proposed access paths at Parkland Lake;
- Requests additional section of land be identified for re-routing of bridleway at A535 north of the quarry entrance;
- Notes proposed footpath and car park secured by the s106 agreement are not shown on the final restoration plan.

9. OFFICER APPRAISAL

Principle of the Development

Government policy regarding Silica sand extraction is set out in MPG15, which seeks to ensure an adequate and steady supply of mineral resource is made available through the creation of a 10 year landbank of permitted mineral reserves. The MPG states that the need for the mineral must be balanced against environmental constraints and MPG15 recognises that there may be overriding environmental reasons why the stock of permitted reserves at some sites may not be replenished as they are used up.

The objection received from the local resident considers the length of time extension to be excessive; and concern is raised over the potential for further time extensions to be submitted. The applicant undertook a review of permitted mineral reserves in mid 2010; at which point the total remaining permitted reserves were estimated at 3 million tonnes. A lower rate of extraction has been observed over recent years than was anticipated in the previous consent 5/06/2558, with extraction rates falling from 0.9 tonnes per annum (t.p.a) in 2007 to 0.6m t.p.a in the past year; and the forward extraction rate is estimated to be circa 0.5 t.p.a. Based on these extraction levels, the applicant considers a 6 year extension necessary in order to fully exploit the mineral reserves and achieve effective restoration. This also allows for an element of flexibility to cater for further fluctuations in demand which MPG15 recognises are associated with the silica sand market.

Whilst a 6 year time extension is considered sufficient to fully exploit the remaining reserves, the extraction rate does fluctuate depending on market conditions and as such it is not

possible to rule out the need for further extensions of time in the future. The alternative to permitting an extension of time is to cease extraction at this site and renegotiate a revised restoration scheme based on the current level of working on the site, with a volume of permitted mineral reserve left unexploited. MPG15 and CRMLP acknowledge the importance of silica sand as a national resource and seek to ensure that an adequate and steady supply of silica sand is maintained from all sources. Dingle Bank quarry is the only UK source of silica sand for float glass production and a principal supplier of sand to the glass industry. MPG15 recognises the limitations in extracting silica sand, such as scale of investment required, which means there are only a limited number of locations where extraction is economically feasible and states that these matters should be addressed in any consideration of the length of any permission which may be granted. It states that it is desirable that high grade silica sands should as far as possible be conserved for use where they are required.

In view of these points, it is considered an extension of time for a further 6 years and 2 months would be a reasonable timescale to permit the full exploitation of a nationally important mineral reserve and help to maintain the remaining landbank which would accord with MPG15 and CRMLP Policies P1 and P54.

Impact on Local Amenity

Noise and dust

Noise has been raised as an issue for objection, with a request for strict controls over operational noise limits.

MPS2 and policies 9, 26, 27 and 28 of the CRMLP require that the impacts of noise and dust emissions associated with mineral working are suitably assessed and controlled in accordance with Government guidelines. A detailed assessment of the noise and dust impacts of the scheme was undertaken to inform the previous application (5/06/2558) which demonstrated that noise levels were in compliance with existing limits and there were no unacceptable impacts from dust generated by site activities. Appropriate mitigation measures have been established on site and regular monitoring ensures that noise and dust levels generated by operations at the site accord with current environmental standards.

The Environmental Health Officer considers the continuation of existing mitigation measures would be appropriate to control any noise and dust impacts to within an acceptable level during the period of the proposed extension. As such, this would accord with MPS2, PPS23, policies 9, 26, 27 and 28 of the CRMLP and policy DC3 of the MBLP.

General Amenity

Concern has been raised over general amenity issues associated with the proposed time extension, and a request has been made to ensure strict controls over quarry operations particularly associated with night time working.

No amendments are proposed to the working practices on the site, nor has any application been made to vary the planning condition relating to hours of operation. It is considered that all general amenity issues have been assessed and mitigated through the existing consent, and are suitably controlled through planning conditions and other legislation. Controls over

hours of operation for mineral extraction and plant maintenance are in place through the existing consent, with only processing operations being permitted to take place over a 24 hour period. Such controls would remain in place by replication of earlier planning conditions should planning permission be granted. It is considered that this would be sufficient to ensure compliance with planning policy including policies 9 and 37 of the CRMLP and policy DC3 of MBLP.

Landscape and Visual Impact

Concern has been raised regarding the prolonged period of visual impact associated with an extension of time.

An assessment of visual impact undertaken to inform the previous application concluded there was relatively little impact associated with the continuation of mineral extraction at the site. Potential views into the site have been largely mitigated due to the sites position within a flat landscape surrounded by natural vegetation and farmland; whilst the advanced mitigation planting has become sufficiently established to largely screen views of the mineral workings. Whilst the extension of time will result in a prolonged period within which the mineral is worked, there is a limited zone of visual influence due to the level of screening on site and the additional time extension will enable the mitigation planting to further develop. It is considered that there would be no further impact on Landscape and Visual character and as such the scheme would accord with MPS1, policies 9, 15, 17 of the CRMLP and Policies DC3, NE2 and NE3 of MBLP.

Impact on Green Belt

PPG2 acknowledges that mineral extraction in the Green Belt need not conflict with the purposes of including land in the Green Belt provided that high standards are maintained and the site is well restored.

The principle of development in the Green Belt has already been established through the original consent for the site. The site is well screened by existing vegetation and the advanced planting screen serves to reduce noise and visual impacts associated with the mineral operations. Whilst the application would prolong the period within which there would be an impact on the openness and visual amenity of the Green Belt, there would be no increase in the degree of harm over this period as the operations would remain the same, and the degree of intrusion into the openness of the Green Belt will continue to reduce as restoration progresses and mineral working areas reduce. As such it is considered that the scheme would not present any significant undue harm on the Green Belt and would not conflict with PPG2 and MPS1.

Delivery of Restoration and Public Access

Concern has been raised by a local resident over the delay to achieving final restoration. Councillor Johnston has requested that Lapwing Hall Lake area is not included in any extension of time, so as to prevent delays in delivering the nature reserve, car park and permissive footpaths secured by the s106 agreement of consent 5/70745.

As this application is for a variation of planning conditions to allow for an extension of time only, there is no scope within this application to amend the planning consent boundary so as to remove the area of Lapwing Hall. In order to address the concerns of Councillor Johnston, the applicant has confirmed that progressive restoration works are continuing in Parkland Quarry, and the north side of the Lapwing Lane area has already been re-instated. Final restoration works have been undertaken at Lapwing Hall including significant tree planting and this area is currently in aftercare as required by condition of the existing consent. Lapwing Hall Lake restoration will be completed by November 2012, with the permissive footpaths and nature reserve opened by the end of 2012. Should planning permission be granted, a fresh planning permission is issued which would include those conditions imposed on the previous consent in respect of restoration requirements. Equally, as the existing consent would continue to subsist, the s106 agreement and its associated requirements over restoration would also stand.

In terms of the other matters raised by the Councillor, the Lapwing Hall Lake car park does not form part of the existing approved restoration proposals (of consent 5/70745) and the associated s106 agreement only accepts the principle of the need for a car park but does not include provision for such a facility on the associated management plan. Should the car park be required, a separate planning application would need to be submitted for this element. The permissive public footpaths are already included on the final restoration scheme approved by consent 5/06/2558 and the applicant has confirmed the land identified as the potential re-route for the public right of way is not in the applicant's ownership and could not be delivered by this application.

Ecology

An updated ecological assessment has been submitted to accompany the application. No trees or buildings on the application site are considered suitable to provide a bat roost. In terms of areas subject to detailed assessment, land at Parkland is considered to be of low ecological importance. There are not anticipated to be any interim or long term negative effects associated with the proposed time extension and there could be a potential benefit to the Parkland area associated with the continued establishment of wetland habitats which will assist in colonising the new lake. The continued imposition of planning conditions in line with the existing consent will enable the effective control and mitigation of ecological impacts, to ensure the scheme accords with MPS1, PPG9, CRMLP Policy 9, 22 and 23; and MBLP Policies NE.11 and NE.14.

Groundwater and Hydrology

A detailed assessment of the impacts of extraction on surface and groundwater was undertaken to inform the previous application (5/06/2558), and subsequent regular groundwater monitoring has not identified any adverse effects on the local groundwater environment. On the basis of this information, the ES submitted to accompany this application concludes that the extension of time would not result in any additional effects on surface water hydrology or licensed water abstractions. The Environment Agency has not raised any objection or comment in respect of impacts to groundwater environment. Should planning permission be granted, conditions imposed on consent 5/06/2558 to regulate impacts on the water environment would be replicated so as to maintain the same degree of

control. As such this accords with MPS1, PPG23, Policies 9 and 25 of CRMLP; and Policies DC19 and 20 of MBLP.

Impact on Local Highway Network

The impact of quarry activities on local roads was raised as an issue for objection, particularly associated with the loss of Lapwing Lane. A request was also made to ensure any consent secures future maintenance of local roads serving the site. The impact of the mineral extraction and restoration of the site on the local highway network has been addressed by previous consents. The ES submitted with this application indicates that the low rate of future mineral extraction is not likely to result in any increase in vehicle movements on the site and is expected to remain well within existing levels as stipulated in the existing consent. The maintenance of local highway network is the responsibility of the local highways authority. Conditions imposed on the existing consent relating to control of vehicle movements would be replicated on any consent to ensure existing controls remain in place. As such no adverse effects are anticipated and the Highways Officer raises no objections to the application. This is considered to accord with MPS1, PPG13, Policies 9 and 34 of CRMLP, and Policy DC3 of MBLP.

Other matters

As no other changes are proposed to mineral operations apart from an extension of time, there are not anticipated to be any other adverse environmental impacts associated with the extension of time for mineral extraction that have not been previously assessed as part of the application (5/06/2558).

11. CONCLUSIONS

There are not anticipated to be any significant planning issues raised by the scheme that have not previously been considered by the existing consent. Whilst the application would increase the length of time for mineral operations, the impacts associated with this are considered to be acceptable.

Therefore, the application is recommended for approval.

12. RECOMMENDATION:

Approve subject to the following conditions:

- 1. Mineral extraction to cease by 31st December 2016**
- 2. Extraction areas to be restored by 31st December 2018 and plant areas to be restored by 31st December 2019.**

The replication where relevant of the existing 84 conditions attached to the current permission for the quarry that deal with:

Hours of working

Traffic movements and protection of local highway network

Protection of public footpaths

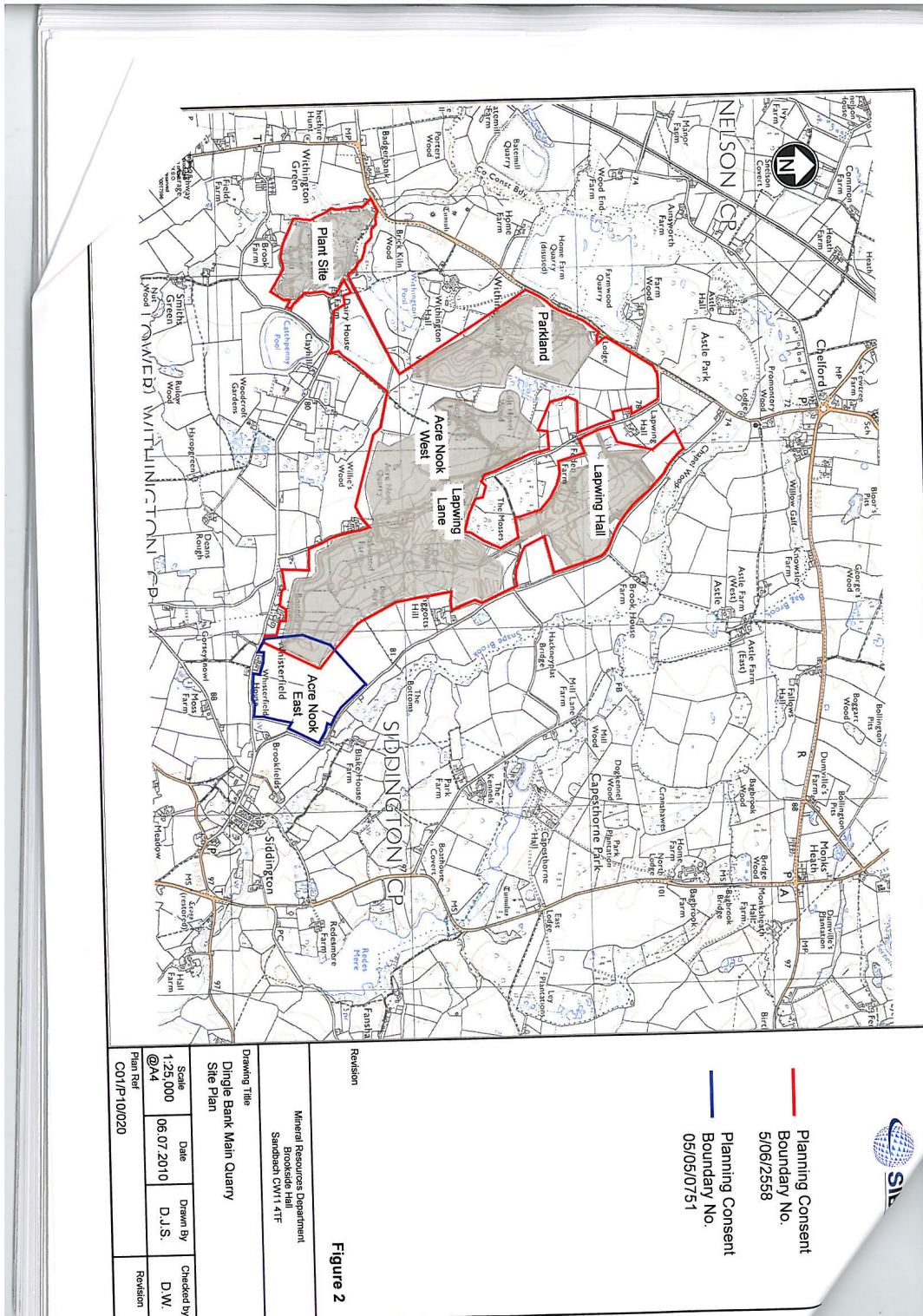
Soil stripping

Methods of working

Tailings disposal

Plant, machinery and buildings
Noise
Dust
Surface water drainage, pollution control
Archaeology
Site maintenance
Restoration
Aftercare

Location plan



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Application No: 10/4485N

Location: WHITTAKERS GREEN FARM, PEWIT LANE, BRIDGEMERE, CW5 7PP

Proposal: Application for Removal or Variation of a Condition following Grant of Planning Permission: 7/09/CCC/0001

Applicant: Mr Rushton

Expiry Date: 14-Jan-2011

SUMMARY RECOMMENDATION:
Partial approval, amended condition.

MAIN ISSUES:

Impact of HGV movements on residential amenity and conflict with school drop off and pick up times.

Use of the site to receive green waste from Household waste and recycling centres on Bank Holidays.

REASON FOR REPORT AND NATURE OF APPLICATION

Due to the site area, this application is considered to be a major waste application and should therefore be determined by the Strategic Planning Board in accordance with the established terms of reference.

DESCRIPTION OF SITE

The application site is an existing green waste composting facility, located within the open countryside, approximately 8.5 miles south east of Nantwich and a kilometre south of Hunsterson. The surrounding countryside is slightly undulating, divided into medium sized fields utilised for arable production.

There are a number of isolated properties and farm units widely spaced surrounding the compost site. The nearest residential property, Fox Moss, is 230 metres to the north east of the site, with Pewit House a further 200 metres away to the north east. The Uplands lies 440 metres and Whittakers Green Farm is located 470 metres to the north of the application site. Woodend is 350 metres to the east of the site, and Woodfall Hall Farm is 670 metres to the south west.

The site has a weighbridge and small office and on-site facility building at its entrance. The reception of waste, shredding, composting and storage takes place upon a large sealed concrete pad. Hunsterson Footpath No. 22 lies immediately on the eastern and southern boundary of the compost site.

SITE HISTORY

The site has been operational for approximately seven years. The original application (7/P04/0124) was granted for the use of the land for the composting of green waste on 11th August 2004. The permission enabled the applicant to produce compost for use as a soil improver to assist the farm to become organic. The compost is produced as a soil improver and for sole use on the applicant's farm and cannot be exported.

Application 7/2006/CCC/11 to vary condition 13 of permission 7/P04/0124 to allow the importation of green waste on Bank Holidays except for Christmas was approved on 6th December 2006. The conditions attached to the initial permission, with the exception of pre-commencement conditions which had been satisfied, were replicated within this consent.

Application 7/2007/CCC/7 to provide an extension to the existing green waste composting facility, doubling the size of the concrete storage pad, was approved on 25th June 2007. Previous conditions were again replicated.

Application 7/2008/CCC/7 to create a new access off Bridgemere Lane and track to join up to existing tracks at Whittaker's Green Farm, and thereby the compost site (and hence avoid the use of Pewits Lane), was approved 30th March 2009, subject to a legal agreement regarding routing.

Application 7/2008/CCC/9 for a variation of Condition 14 of permission 7/P04/0124 to increase the green waste vehicle movements from 10 in-and-out movements, to 40 a day, was refused permission 7th July 2008.

The decision to refuse was appealed (Appeal ref: APP/A0645/A/08/2080691) and the appeal was dismissed on 27th October 2008. The reasons for the appeal dismissal were that the increase in vehicle movement would generate a level of traffic which would be unsuitable on the local highway network and which would harm the safe movement of traffic on the local roads, and it would also have an unacceptable impact on local communities and the local environment with regards to increased noise and disturbance contrary to Policy 28 of the Cheshire Replacement Waste Local Plan.

Application 7/2009/CCC/1 was a resubmission to vary Condition 14 of permission 7/P04/0124 to increase the number of vehicle movements, differing from the previously appealed and refused application by including seasonal variations in maximum vehicle movements, but less vehicles than the refused application, and included restricted hours of delivery to avoid school delivery and pick-up times and to encourage an alternative route. The application was approved 11th March 2009. It is the condition attached to this permission that is the subject of the current application.

Application 09/1624W was a retrospective application for the improvement and extension of an existing agricultural track for use in association with agricultural and green waste compost operations at Foxes Bank and Whittakers Green Farm. This permission regularised development that took place to extend the track approved by 7/2008/CCC/7 and to join existing tracks. The application was approved on 21st October 2009.

Applications 10/1005N and 10/2251N, for a revision to the definition of waste allowed on the site and allowance for a quantity of contaminated waste to be imported were refused permission on 12th November 2010. Both of these decisions have now been appealed and have reference numbers APP/R/0660/C/09/2140836 and 2141878 respectively. Hearings before an Inspector will take place on 28th and 29th June 2011.

An application (10/2984W) under Section 73 of the Town and Country Planning Act was submitted 4th August 2010 but deemed invalid and the applicant was asked to re-submit under Section 78 of the Act. This application has been appealed against non-determination (APP/R0660/A/10/2138836/NWF) and will be the subject of the hearing indicated above on 28th and 29th June 2011.

Enforcement Appeal; APP/Z0645/C/09/2098882

An enforcement notice was served by Cheshire County Council on 30 January 2009, alleging that without planning permission, an unauthorised change of use had occurred in that an unauthorised Waste Transfer Station was being operated on the land in addition to the permitted green garden waste composting activities. Despite the condition limiting the import of waste to 'green' garden wastes, it was apparent a considerable proportion of mixed waste was being brought onto the site.

The operator appealed against this enforcement notice and following a hearing, the appeal was dismissed but time periods for compliance were extended in a decision letter dated 7th October 2009.

The appellant then appealed against the above appeal decision at the High Court on 2 November 2009. Part of that appeal was allowed, as the High Court Judge considered that the Inspector had failed to give any or any adequate reasons for her conclusion that a material change had occurred.

A re-scheduled Hearing was held on 1st February 2011 and the Planning Inspector by notice dated 16th February 2011 dismissed the appeal.

DETAILS OF PROPOSAL

The applicant has applied to amend condition 9 of permission 7/2009/CCC/1. The current conditions reads:

The importation of green waste to the site and the unloading of green waste vehicles shall only take place within the following periods:

0900 – 1500 Monday to Friday

0900 – 1200 Saturday

No importation of green waste shall take place outside of these times or on Sundays, Bank Holidays or Public Holidays.

The applicant proposes the following replacement text:

The importation of green waste to the site and the unloading of green waste vehicles shall only take place within the following periods:

0800 – 1800 Monday to Friday

0800 – 1200 Saturday

No importation of green waste shall take place outside these times or on Sundays.

The effect of the change would extend the weekday period for importation by 4 hours and 1 hour on Saturdays and also allow the importation of green waste on Bank and Public Holidays between the hours of 0800 and 1800. The existing hours of operation for on-site activity remains unaffected.

POLICIES

The Development Plan comprises of The Cheshire Replacement Waste Local Plan 2007 (CRWLP) and The Borough of Crewe and Nantwich Adopted Replacement Local Plan 2011 (CNLP). The Regional Spatial Strategy (RSS) has also been considered as it is despite Government intention to abolish it, still at this time part of the Development Plan.

The relevant Development Plan Policies are:

Cheshire Replacement Waste Local Plan (CRWLP)

- Policy 1: 'Sustainable Waste Management'
- Policy 12: 'Impact of Development Proposals'
- Policy 20: 'Public Rights of Way'
- Policy 23: 'Noise'
- Policy 28: 'Highways'
- Policy 29 'Hours of Operation'

Borough of Crewe and Nantwich Adopted Local Plan 2011

BE.1 Amenity

NE.2 Open Countryside

NE.17: Pollution Control

Regional Spatial Strategy

EM10: A Regional Approach to Waste Management

DP 7 Promote Environmental Quality

Other Material Considerations

Waste Strategy (2007)

National Planning Policy and Guidance

PPS 1: Delivering Sustainable Development

PPS 7: Sustainable Development in Rural Areas

PPS 9: Biodiversity and Geological Conservation

PPS 10: Planning for Sustainable Waste Management

PPS 23: Planning and Pollution Control

PPG 24: Planning and Noise

CONSULTATIONS (External to Planning)

The Strategic Highways and Transport Manager raises no objection to the proposed change of hours.

The Borough Council's Environmental Health Officer considers that the proposed change to hours of import should not have a significant impact on the amenity of local residents.

VIEWS OF THE PARISH / TOWN COUNCIL

Doddington and District Parish Council objects to the application and urges the Board to reject it. The Parish believes local residents are extremely concerned by the heavy vehicles accessing the site along narrow local lanes. The Parish disagrees with the applicants view that current conditions are not working and consider the movements outside the permitted hours could be reduced if the operator managed the site and contractors visiting it appropriately. It also considers the current conditions limit conflict with school pick up and drop off times, avoid HGV traffic during dark winter months and avoid conflict during the peak commuting period and times walkers and horse riders are more likely to be on local roads.

Hatherton and Walgherton Parish Council objects to the application due to the impact on local roads which are not suitable for the size and quantity of vehicles visiting the site. They consider the local lanes are too narrow and there is a serious risk of collision with other vehicles, horses and pedestrians.

OTHER REPRESENTATIONS

Five individually written letters of objection have been received including letters from the Headteacher of Stapeley Broad Lane Primary School and the Road Action Group for Everyone (RAGE) Stapeley Broad Lane School.

The main issues which are raised include:

- Local country lanes are not capable of supporting the HGV traffic accessing this site.
- Previous objections to an increase of vehicles to the site from 5 to 20 (40 movements), were only mitigated on the basis the conflict with local primary schools would be avoided by limiting travel times to exclude pick up and drop off times.
- Changing the times would introduce conflict with the pick up and drop off times at the two primary schools.
- Lack of school on-site parking brings site vehicles into conflict with parked cars, parents and children.
- Secondary school children walk or are given lifts to bus collection points. There is a lack of pavements and hence danger from HGV's especially during the winter when such lanes are in darkness.
- The scale of the operation does not necessitate long open hours.

- The main current contract is with Cheshire East Council, the delivery of green waste to the site should be achievable within the existing delivery times.
- This site is not comparable to the examples identified, each of which, unlike this site, has good highway access.
- Existing conflict caused by vehicles accessing the site out of permitted hours should be resolved by the operator managing his contractors more effectively.

APPLICANT'S SUPPORTING INFORMATION

A Supporting Planning Statement dated November 2010 and a Highways Report dated June 2010 accompanies the application.

OFFICER APPRAISAL

As noted in the section on site history there are several applications, a lengthy enforcement and previous and outstanding appeals on this site.

The original 2004 permission was subject to access along Pewit Lane which was restricted to a daily limit of 5 vehicles (10 movements of 5 in and 5 out).

In April 2008 two applications were submitted:

- one to construct an alternative access to replace Pewit Lane (this was approved in March 2009, Ref: 7/2008/CCC/7),
- one to increase the limit of 5 vehicles a day to 20 (which was refused in July 2008, Ref: 7/2008/CCC/9).

The refusal of the second application was appealed and considered by an Inspector who dismissed the appeal on 27th October 2008.

As noted above, the reasons for the appeal dismissal were that the increase in vehicle movement would generate a level of traffic which would be unsuitable on the local highway network and which would harm the safe movement of traffic on the local roads. It would also have an unacceptable impact on local communities and the local environment with regards to increased noise and disturbance contrary to Policy 28 of the Cheshire Replacement Waste Local Plan.

The impact of 20 vehicles visiting the site has therefore already been considered by the Planning Inspectorate and found to be unacceptable.

A further application 7/2009/CCC/1 to increase the number of vehicle movements was submitted in January 2009. This application sought to reduce the impact of vehicle movements and differed from the previously appealed and refused application (7/2008/CCC/9) by including seasonal variations in maximum vehicle movements, maintaining a daily figure of 20 (40 movements) during the summer, reducing to 16 during the winter when less green waste is produced. The proposed hours of delivery were reduced to 0900 to 1500 Monday to Friday to ensure there was no conflict between vehicles delivering to

the site and the pick up and drop off times at local schools, and a routing agreement to ensure vehicles exiting the site turned left to avoid Bridgemere Primary School was proposed.

The County Highway Engineer raised no highway objection to the proposal, subject to the above being incorporated into conditions, together with additional conditions to ensure:

- no compost was exported from the site;
- that the new access road was used only
- Pewit Lane was no longer used.

The application was approved by the County Council Development Regulatory Committee on 11th March 2009.

The current application therefore seeks to return to the timings of the refused application and dismissed appeal of 7/2008/CCC/9.

THE APPLICANTS CASE

The applicant considers that the condition is having an adverse impact on his business and stops him operating to allowable capacity. He considers the conditions are not having the desired effect and they have created, not avoided, conflict with school and commuter traffic.

He states that vehicles still pass the school in peak times and park up on the haul road waiting for the site to open at 0900 hrs, and those leaving at 1500, as the site closes to traffic, will be in conflict with the school peak.

He points out similar facilities such as Maw Green (landfill and compost site) and Pym's Lane (household waste and recycling centre) operate on standard opening hours like those now proposed.

He considers a 0800 start time would enable vehicles to arrive before that time, park on the haul road, off-load, and be back out of the site by 0830 and hence not conflict with school traffic.

COMMENT

Restricting the hours vehicles are allowed to access the site, but not internal working within the site, could restrict business particularly from those wishing to deliver green waste near the end of the standard working day. It is feasible that local landscaping contractors would find early closure of the site inconvenient and hence seek other sites. Longer working hours would also aid to spread the impact of traffic over a longer period.

Policy 29 of the Cheshire Replacement Waste Local Plan deals with hours of operation for waste management facilities (except Household Waste and Recycling Centres, covered by policy 30). Normal permitted hours of operation for such sites are between 0730 to 1800 Mondays to Fridays and 0730 to 1300 on Saturdays with no working on Sundays and Bank Holidays. Sites may be permitted further opening hours on Saturdays, Sundays and Bank Holidays solely for the receipt of waste from household waste and recycling centres. The policy also states:

Where it is considered that normally permitted hours of operations would have an unacceptable impact on neighbouring land uses, revisions to the normal working hours to give a later start time, earlier finish or different hours for Saturdays will be necessary.

This policy, and policy 30 which relates just to Household waste and recycling centres, indicates why operating times are different between the site and the two cited examples of Maw Green and Pym's Lane. Both of these cited examples have good road access and were considered not to have, as Whittakers Green Farm, an unacceptable impact on neighbouring land uses, namely conflict with school traffic.

The applicant's assertion that the current time limited condition is causing rather than curing conflict with school traffic is not accepted.

Clearly school traffic is at its peak between 0800 and 0900 in the morning when children walk, cycle or are driven to Broad Lane and Bridgemere Primary Schools. Secondary school children are likely to walk to or be dropped off at bus collection points on country lanes during this period. The afternoon peak will be between 1500 and 1600, although some bussed children may be dropped off later.

The current condition seeks to stop traffic flow to the site during these peak periods and hence avoid conflict and its consequent dangers. An 0800 entry to the site and 0830 exit for empty HGV's will bring these vehicles into direct conflict with school traffic. The applicant indicates that vehicles do travel past the schools before 0900 and park up on his haul road awaiting the site to open. The Council cannot restrict such movement on the public highway. However, the operator could take action against such movements by discouraging drivers and ultimately banning them from the site for persistent offences. Such management works well on other mineral and waste sites.

It is notable that the Highway Engineer does not object to the proposed change of hours for green waste deliveries to the site. He does not consider the current condition enforceable in terms of vehicles passing the schools. However, as indicated above, the current condition is in the main working and could with the operator's cooperation successfully remove conflict with school traffic.

The other element of the application would be to allow delivery of green waste on public and bank holidays. This would not affect working on the site and if allowed would only enable the waste to be deposited.

The site has been permitted to accept green waste on bank holidays except Christmas before (7/2006/CCC/11). It is usual for household waste and recycling centres (HWRC's) to be open on bank holidays as people often find such holidays are useful periods to clear waste from house and garden. Such centres can rapidly fill and need the opportunity to move waste on to create space within the day. Green waste from such a centre would seek to deliver to compost facilities such as Whittakers Green Farm. It is therefore considered appropriate that the site is capable of receiving green waste from and only from HWRC's when they are open on Bank Holidays. As the site would service on such days only HWRC's, it is considered appropriate to restrict hours of delivery to 1200 to 1700 in order that the impact on residential amenity is minimised.

CONCLUSIONS

Previous planning permission to increase the number of vehicles delivering green waste to Whittakers Green Farm from 5 a day to 20 a day was approved (7/2009/CCC/1) in March 2009 subject to the hours of delivery being restricted in order to avoid conflict with school pick up and drop off times. The operator now wishes to amend the relevant condition (9) on this permission to increase the hours of operation and allow green waste to be delivered to the site on public and bank holidays.

It is considered that the extension of delivery hours would bring HGV's visiting this site into conflict with school traffic. Such circumstances have previously been considered both by the Planning Authority and the Planning Inspectorate on appeal and found to be unacceptable. Whilst limiting the opening hours of the site cannot ensure site traffic does not pass the schools at peak times, as some drivers do arrive earlier than the opening time and park up, it should greatly reduce such incidents. It should be noted that the Highway Engineer is not in favour of such conditions and considers them unenforceable.

As HWRC's are often under greatest pressure from residents over bank holiday periods, it is considered appropriate to allow the site to receive deliveries from such sources. Delivered green waste would only be further handled once the site re-opened for normal business after the bank holiday.

RECOMMENDATION

That the Board agrees to the partial change of the wording of condition 9 of permission 7/2009/CCC/1 to read:

The importation of green waste to the site and the unloading of green waste vehicles shall only take place within the following periods:

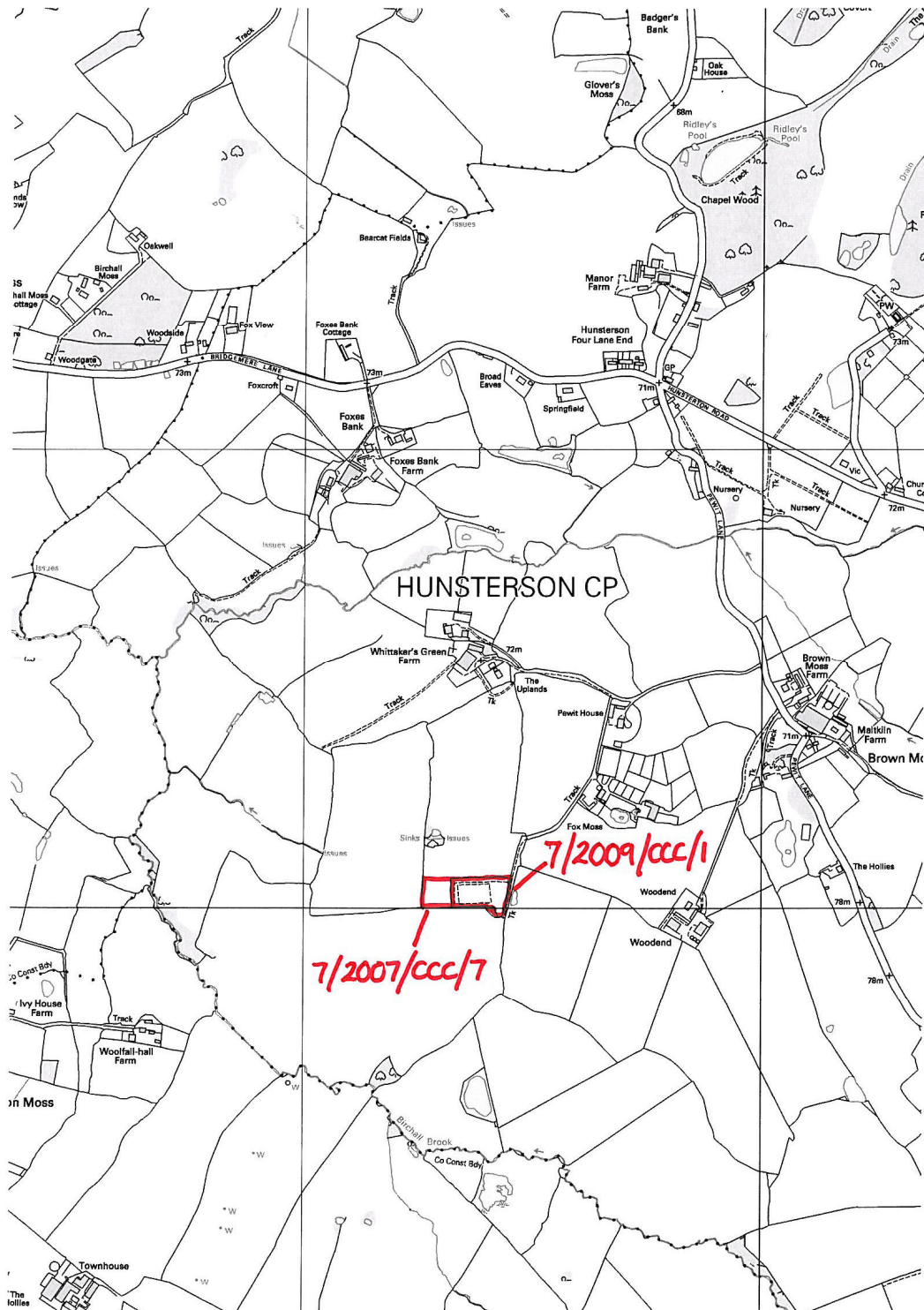
0900 – 1500 Monday to Friday

0900 – 1200 Saturday

1200 – 1700 Bank and Public Holidays (except Christmas Day), from Household waste recycling centres only.

No importation of green waste shall take place outside of these times or on Sundays.

Location Plan



Application No: 10/3872W

Location: HILLMOOR FARM, MACCLESFIELD ROAD, EATON, CW12 2NH

Proposal: Retention of Deposited Construction Waste on Site

Applicant: Mr P Moss

Expiry Date: 30-May-2011

SUMMARY RECOMMENDATION: Approve subject to conditions.

MAIN ISSUES:

- Principle of the Development
- Landscape and Trees
- Ecology
- Visual Amenity
- Land Contamination

1. REASON FOR REFERRAL

This application has been referred to the Strategic Planning Board, as the scheme is a major waste application.

2. DESCRIPTION AND SITE CONTEXT

The application site comprises an area of land 1,800sqm in size, to the north east of the farm complex known as Hillmoor Farm. There are several trees on the site and the waste has been deposited within their root protection zones. The site is designated as being an area of countryside beyond the green belt in the Macclesfield Borough Local Plan.

3. DETAILS OF PROPOSAL

As stated above, this retrospective application is for the retention of deposited construction waste which has been used to raise and level the land. The materials used to level the land are described as construction waste and a Geo-Environmental Assessment Report has been submitted with the application showing the results of testing of the materials that have been imported.

4. RELEVANT HISTORY

10/1138M – Creation of field track – Withdrawn- 2010

5. POLICIES

National Guidance

PPS1 Delivering Sustainable Development
PPS7 Sustainable Development in Rural Areas
PPS9 Biodiversity and Geological Conservation
PPS 10: Planning for Sustainable Waste Management
PPS 23: Planning and Pollution Control

Regional Spatial Strategy (RSS)

Policy DP7: 'Promote Environmental Quality'

Policy EM11: 'Waste Management Principles'

Policy EM12: 'Locational Principles'

Local Plan Policy

Cheshire Replacement Waste Local Plan (CRWLP)

Policy 1: Sustainable Waste Management

Policy 12: Impact of Development Proposals

Policy 14: Landscape

Policy 17: Natural Environment

Macclesfield Borough Local Plan 2011 (MBCLP)

NE3: Landscape Conservation

NE7: Woodland Management

NE11: Nature Conservation

GC5: Countryside Beyond the Green Belt

DC19: Groundwater Resources

DC20: Quality of Watercourses

6. OBSERVATIONS OF CONSULTEES

Environmental Health:

Environmental Protection has no comments to make on this planning application given the remote location of the site and the inert nature of the materials.

Environment Agency:

No objections.

7. VIEWS OF TOWN/PARISH COUNCIL

The Council has received and inspected the plans and documents relating to the above. On the understanding that Cheshire East will be monitoring any possible adverse effects on the environment from this waste, then the Council have no objections to its retention.

8. OTHER REPRESENTATIONS

None received at the time of report writing.

9. OFFICER APPRAISAL

Principle of the Development

Policy GC5 of the Macclesfield Borough Local Plan states that development in the open countryside beyond the Green Belt will not normally be permitted unless it is essential for agriculture, forestry, outdoor recreation or for other uses appropriate to a rural area. In addition, PPS7 is broadly supportive of equestrian activities within the open countryside.

The material was imported in order to create a gentler slope to the land which previously had what was described as a 'sheer drop' to the east. The applicant breeds shire horses which had suffered injuries due to accidents relating to this 'sheer drop'. Equestrian activities do constitute outdoor recreation and a use appropriate to a rural area. As such, it is considered that the development is in compliance with Policy GC5 and the guidance given in PPS7. The development is therefore considered to be acceptable in principle.

Landscape and Trees

The site contains several mature trees, which have had material deposited around them. It should be noted that the trees are not subject to Tree Protection Orders.

A BS 5837 Tree Report has been submitted with the application which gives an analysis of the impact that the deposited waste has had on the trees. The report states that a large amount of waste has been placed within the root protection areas of a number of trees, which appear to be coping well with the level changes. However, the report questions their long term viability. The report concludes that a number of trees will be affected in the long term, but that the wider landscape will be largely unaffected due to the presence of intervening farm buildings and other mature trees in the surrounding area. It is recommended that the trees are left in situ as they offer significant habitat contribution to the site and the surrounding area. Replacement tree planting is also recommended and this should be secured by condition as the species put forward in the Tree Report are not considered to be appropriate and should consist of Oak, Ash and Holly. A condition should also be imposed requiring the submission and approval of a full landscaping scheme for the site.

Ecology

This application is retrospective and no ecological surveys were submitted with it. Nevertheless, the Council's Nature Conservation Officer has stated that it is not anticipated that there would be any significant ecological issues associated with the retention of this material at Hill Moor Farm and that the original deposition of this material may potentially have posed a risk to protected species (if present). However, the retention of the material on site is unlikely to pose a risk to protected species.

Visual Amenity

Due to its isolated position, the application site is not visible from the public realm. It is considered that, subject to a satisfactory landscaping scheme being implemented at the site, the visual amenity of the area would not suffer any significant adverse effects. The development is therefore considered to be in compliance with Policy NR3 of the Macclesfield Borough Local Plan.

Contamination

A geo-Environmental Assessment Report has been submitted with the application which details the methods of investigation and reaches conclusions as to the nature of the materials imported on to the site. Six trial pits were excavated within the site and samples were taken for testing. Following the testing of the samples, it was concluded that no source of contamination had been identified at the site and therefore there is no significant risk posed to the nearby receptors of the underlying minor aquifer, nearby surface water watercourse or the human health of people using the site. The Environment Agency has stated that they have no objections to the development.

11. CONCLUSIONS

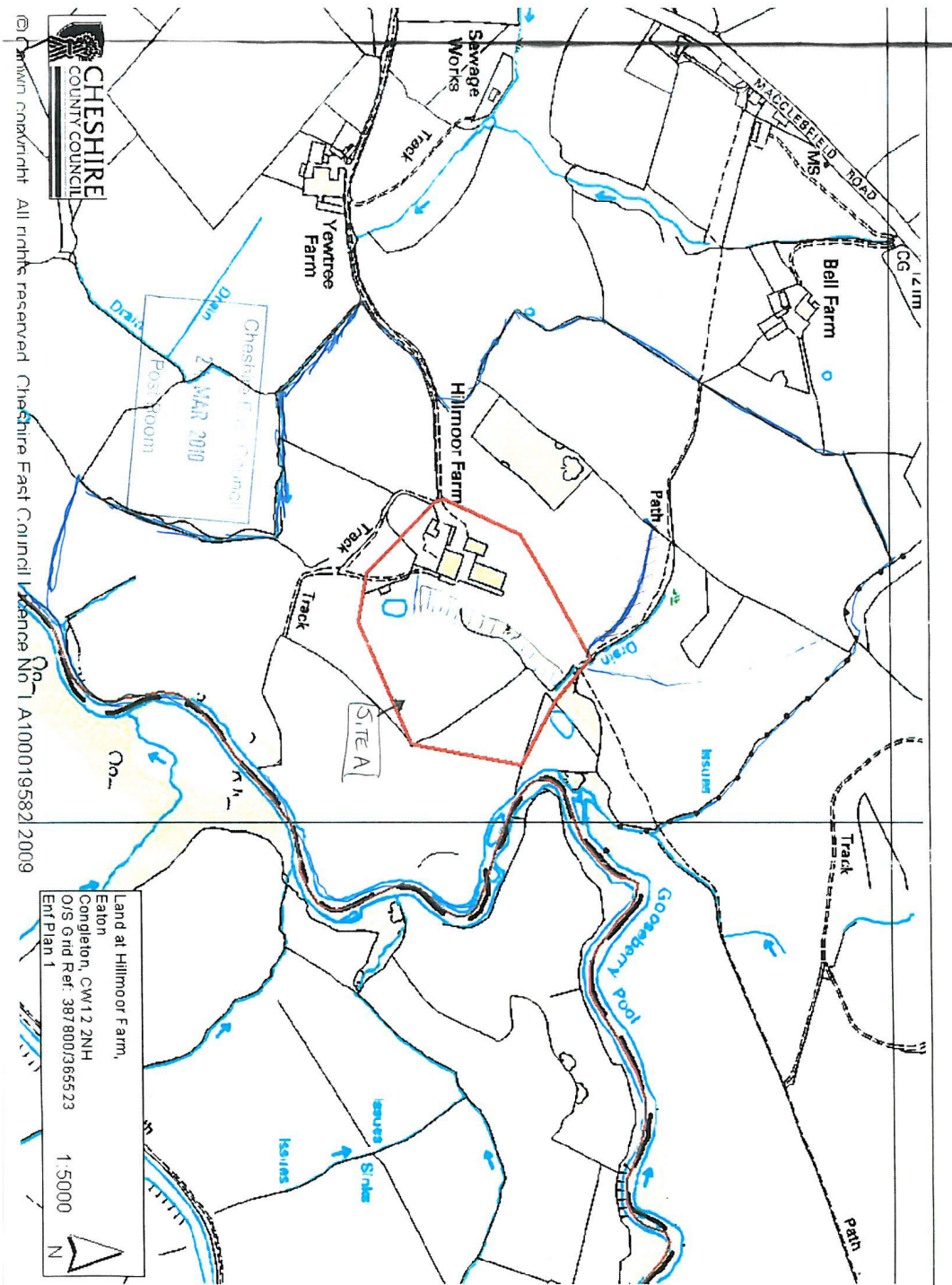
In conclusion, the materials deposited on the site are inert and therefore will not cause contamination to the land or nearby watercourses. With appropriate landscaping the visual amenity of the area will not suffer significant adverse impacts and the retention of the materials on site will not have an adverse impact on protected species. Therefore, the application is recommended for approval.

12. RECOMMENDATION:

Approve subject to the following condition:

1. **Submission of a detailed landscaping scheme within 2 months of the date of permission**
2. **Implementation of landscaping scheme**

Location Plan



CHESHIRE EAST COUNCIL

Strategic Planning Board

Date of Meeting:	15 June 2011
Report of:	Strategic Director - Places
Subject/Title:	Prestbury Supplementary Planning Document and Over Peover Supplementary Planning Document
Portfolio Holder:	Cllr David Brown

1.0 Report Summary

- 1.1 This report seeks comments on the content of the draft Prestbury and Over Peover Supplementary Planning Documents.

2.0 Decision Requested

- 2.1 That the Strategic Planning Board recommends that the Portfolio Holder for Performance and Capacity adopts the Prestbury and Over Peover Supplementary Planning Documents.

3.0 Reasons for Recommendation

- 3.1 The Prestbury and Over Peover Supplementary Planning Documents will supplement existing planning policies in the Parishes of Prestbury and Over Peover, respectively.

4.0 Wards Affected

- 4.1 The wards of Prestbury and Chelford.

5.0 Local Ward Members

- 5.1 Councillors George Walton and Paul Findlow.

6.0 Policy Implications including – Carbon Reduction – Health

- 6.1 All planning policy work is intended to promote sustainable development. The draft Supplementary Planning Documents have been subjected to sustainability appraisal which has included assessment of their impact on carbon reduction and health.

7.0 Financial Implications (Authorised by the Borough Treasurer)

- 7.1 The Prestbury and Over Peover Supplementary Planning Documents will be made available electronically. Any printing costs will be met from the existing Spatial Planning budget.

8.0 Legal Implications (Authorised by the Borough Solicitor)

- 8.1 The procedures for adopting Supplementary Planning Documents as set out in the Planning Policy Statement 12 and Part 5: Supplementary Planning Documents of the Town and Country Planning (Local Development) (England) Regulations 2004 have been adhered to in preparing the documents.

9.0 Risk Management

- 9.1 None.

10.0 Background and Options

- 10.1 The purpose of the two Supplementary Planning Documents is to provide locally specific guidance to support saved policies in the Macclesfield Borough Local Plan 2004.
- 10.2 Once adopted, the Supplementary Planning Documents will not form part of the statutory development plan for Cheshire East, but will be a material consideration in the determination of planning applications.
- 10.3 The draft Supplementary Planning Documents were drawn up by the Parish Planning Group in each village, through consultation with a representative of Spatial Planning.
- 10.4 The draft Prestbury and Over Peover Supplementary Planning Documents have been subjected to public consultation. The Supplementary Planning Documents were publicised in the local press and made available for public comment for six weeks between Monday 11th January 2010 and Monday 22nd February 2010. Relevant Parish Councils, interested parties and statutory authorities were sent copies of the Supplementary Planning Documents and invited to comment.
- 10.5 A total of 33 responses were received on the Prestbury Supplementary Planning Document. These comments and their implications for the Supplementary Planning Document have been considered, and necessary alterations made. A copy of the revised Prestbury Supplementary Planning Document is attached as Appendix 1.
- 10.6 A total of 17 responses were received on the Over Peover Supplementary Planning Document. These comments and their implications for the Supplementary Planning Document have been considered, and necessary alterations made. A copy of the revised Over Peover Supplementary Planning Document is attached as Appendix 2.

- 10.7 The policies of the draft Prestbury and Over Peover Supplementary Planning Documents provide local distinction on the policies contained within the Macclesfield Borough Local Plan 2004.
- 10.8 Within the Prestbury Supplementary Planning Document, there are four objectives for the Parish. These are:
- Green Belt; which identifies policies protecting Green Belt and states the local support for these policies;
 - Ensuring appropriate development in the Village; which seeks to identify the parameters for the scale, density, height, mass and materials to be used in new development with the town;
 - Ensuring the quality of access to dwellings and safety of roads within the Parish; which requires new or replacement housing with locked or automated gates to normally ensure there is off-road parking, fronting the gate; and
 - To protect the built and natural environment of the Village; which seeks to retain existing boundary hedges and stone walling along road frontages on key roads within the Prestbury Conservation Area.
- 10.9 Within the Over Peover Supplementary Planning Document, there are six objectives for the Parish. These are:
- Green Belt; which identifies policies protecting Green Belt and states the local support for these policies;
 - Community open spaces; which identifies village open space in greater detail than that shown on the Macclesfield Borough Council Proposals Map;
 - Ensuring appropriate development in the Village; which seeks to identify the parameters for the scale, density, height, mass and materials to be used in new development with the town;
 - Reusing vacant sites; which specifies that when sites become vacant within the Parish, there priority should usually be for re-using them for the same use;
 - Housing; which requires that new housing within the Parish aims to meet the requirements of Over Peover Parish as informed by evidence of need, particularly in relation to affordability; and
 - Preserving the historic fabric; which seeks to preserve and enhance the heritage value of the Parish.
- 10.10 Any comments from the Board on the content of either of these documents and its overall recommendation on the documents will be brought to the attention of the Portfolio Holder.
- 10.11 Following the adoption of the Prestbury and Over Peover Supplementary Planning Documents, they will be material considerations to the determination of relevant planning applications in the respective parishes.

11.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

Name: Daniel Corden

Designation: Spatial Planning Officer

Tel No: 01270 686 081

Email: daniel.corden@cheshireeast.gov.uk

Appendix 1 – Prestbury Supplementary Planning Document



LOCAL DEVELOPMENT FRAMEWORK



PRESTBURY

Supplementary Planning Document

June 2011

Introduction and Background

1.0 Introduction

This Supplementary Planning Document for the Parish of Prestbury has been prepared within the context of the existing adopted 2004 Macclesfield Borough Local Plan.

This document is intended to provide a link between the objectives of the Parish Plan produced by the parish residents in January 2009 and the formal planning policies contained within the Macclesfield Borough Local Plan and through this provide supplementary information which can, where appropriate assist with considering future planning application proposals.

The Prestbury Parish Plan and this document which emanated from it also forms part of the Evidence Base for the Cheshire East Local Development Framework.

“The Supplementary Planning Document and associated policies within the adopted 2004 Macclesfield Borough Local Plan will be in place until such time as they are reviewed by Cheshire East Council in conjunction with Prestbury Parish Council following adoption of the Local Development Framework for Cheshire East.”

1.1 Prestbury - Population

According to the 2001 national census, the Parish had a population of 3,324 persons, of these 1,603 were males and 1,721 were females. The age structure for these residents is indicated below:

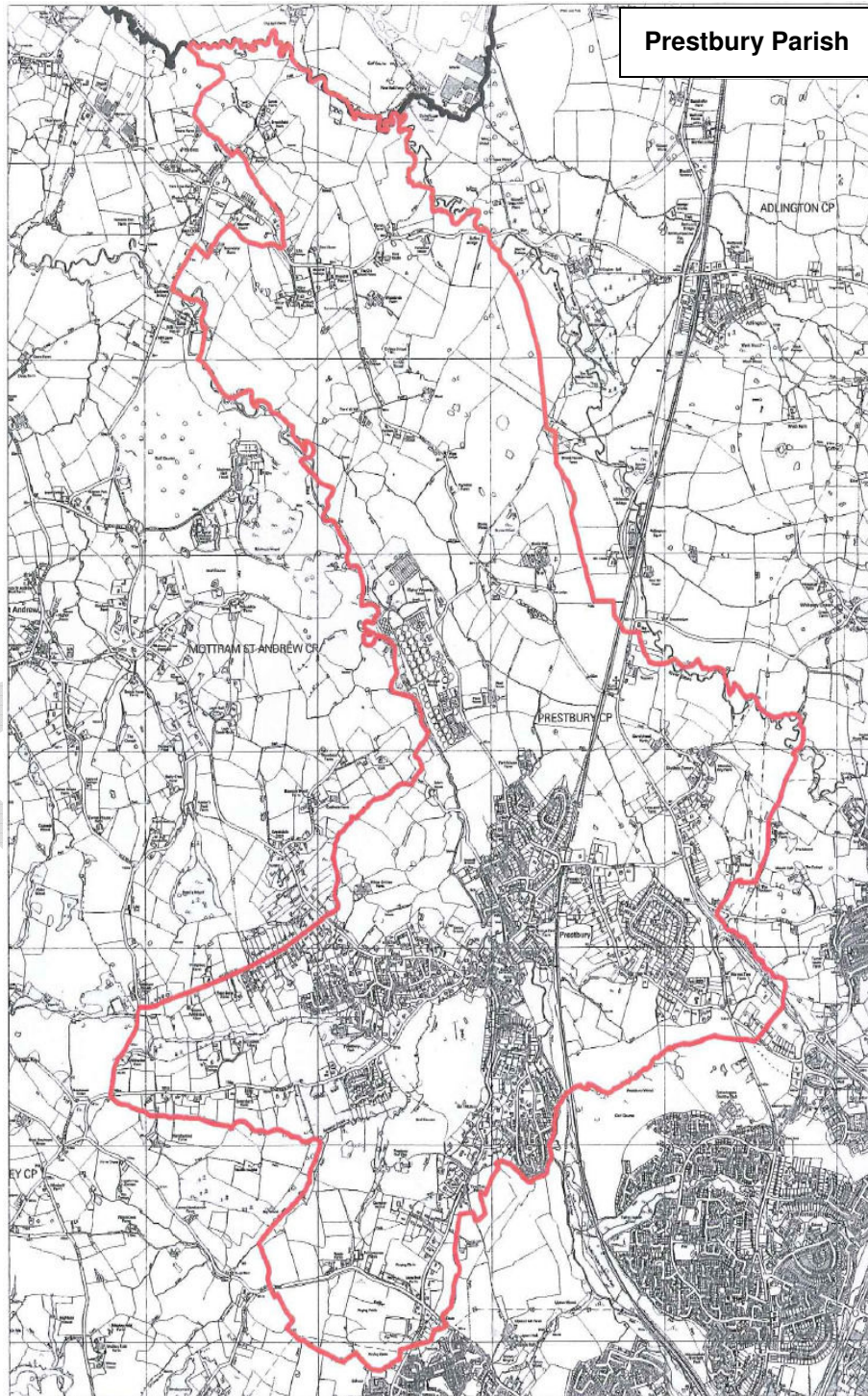
Age structure of the population of Prestbury	
Age Range	Number of people
0-4	103
5-15	447
16-24	221
25-44	566
45-64	1,190
65-74	435
75+	362
Median Age of Residents	50

The same census revealed there were 1,449 dwellings; with 1,383 occupied and 59 vacant. Of these properties 96 were flats/maisonettes; 279 were semi-detached and 1,074 were detached. The average household size in the Parish was 2.39, living in properties with an average number of rooms of 7.63. Some 1,254 properties were shown as being owner occupied, 77 as being rented from a private landlord and 52 were rented from the Council or Housing Association. These households were located in the settlements of Prestbury, Butley and the rural area.

It is worth noting, however, that the Plan for Prestbury Steering Group, who conducted several exercises involving house to house hand distribution of Parish Plan material, concluded in 2007/8 that there were a total of 1,496 households and retail premises. Based on the average occupancy evident during the 2001 census, therefore, they concluded that a more accurate current population estimate was 3,600. It is also worth noting that, as this document was being finalised, the 2011 census was taking place.

1.2 Prestbury – Land Use

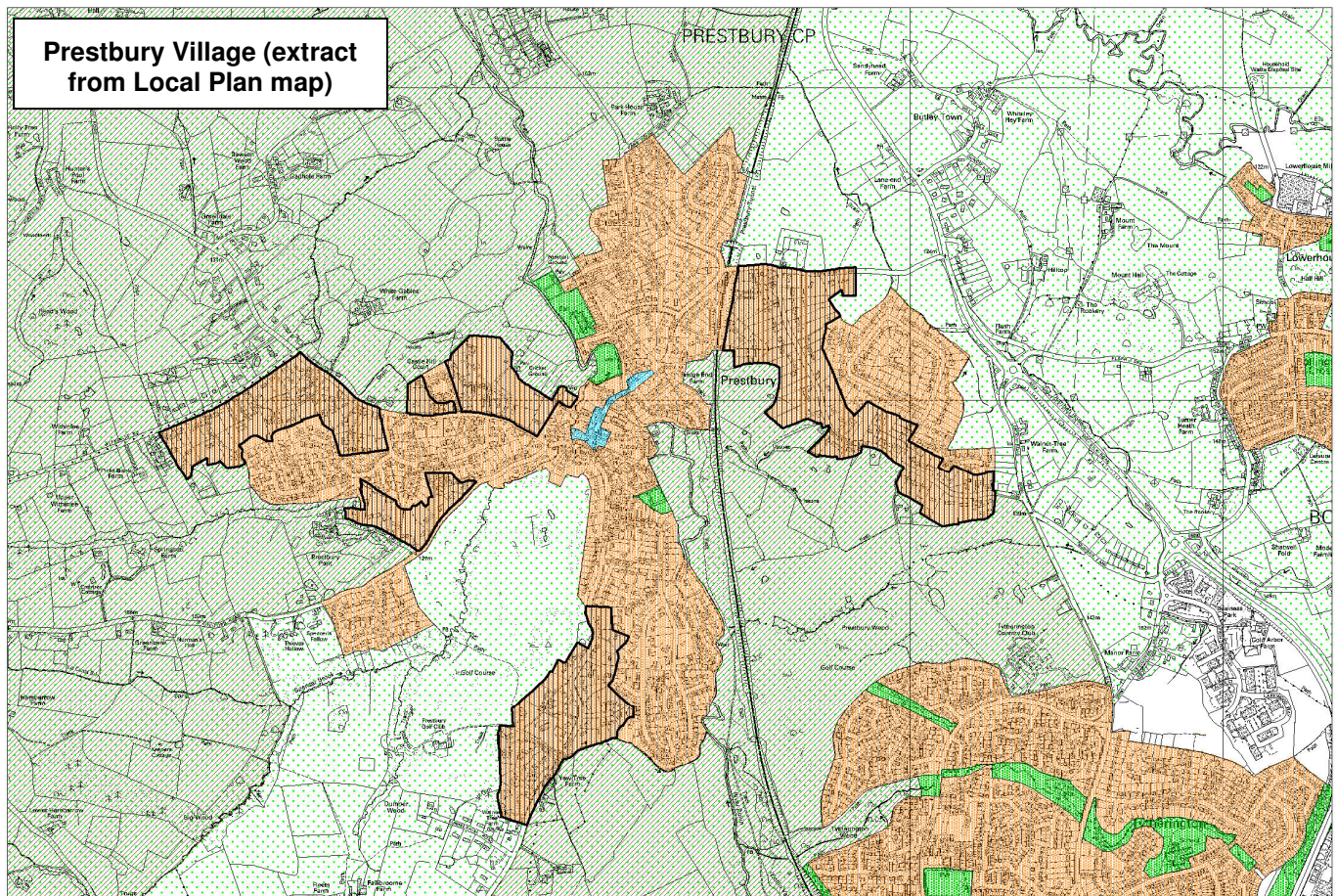
The Parish of Prestbury covers an area of 1,165 hectares in the north east of the Borough of Cheshire East; located to the west of the Peak District National Park and north of the market town of Macclesfield. The predominant land uses within the Parish are farmland, pasture, meadow, unimproved grassland, fragmented woodland and the settlements of Prestbury and Butley. The map below indicates the location of the Parish and the settlements within it, Prestbury and Butley, highlighting features such as the small field patterns, the two rivers which partially make up the west and east boundaries (the Bollin and Dean respectively) and the West Coast Mainline Railway Line.



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The following map indicates the settlement boundary of Prestbury Village, highlighting the importance of the relationship between the built and natural environment. The map also highlights the fact that Butley Town is washed over by the Green Belt.



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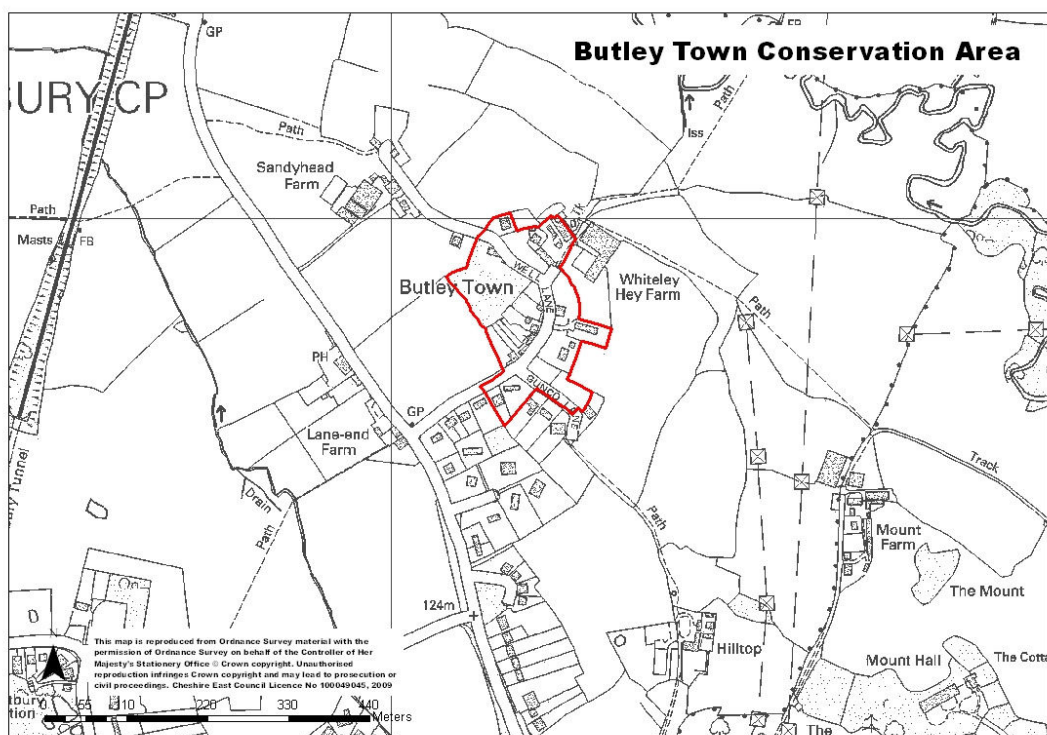
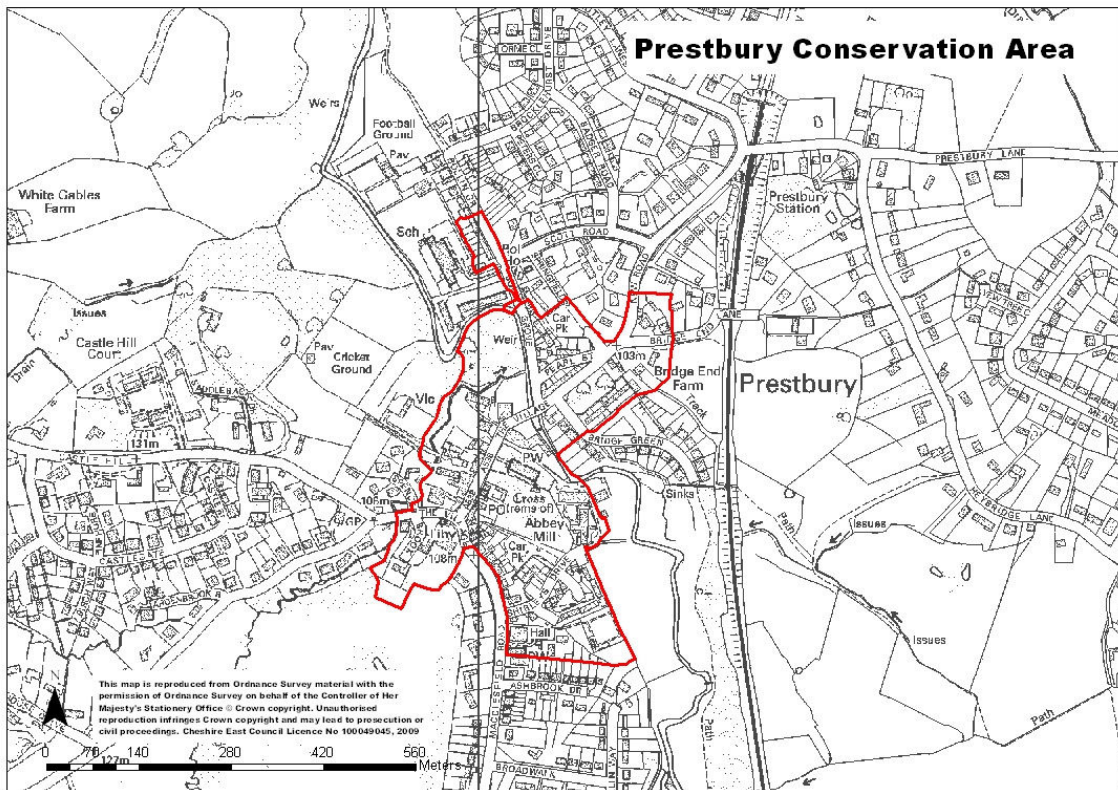
NORTH

Key	
	Area of Special County Value
	Green Belt
	Predominantly Residential
	Shopping
	Open Space
	Low Density Housing Area

1.3 Prestbury - Built Environment

The Parish of Prestbury has a rich built heritage, as a result of its diverse architectural history, influenced by changes to society, particularly in relation to population densities; changes to employment patterns; communication and transportation.

This rich built heritage is reflected in the fact that the Parish contains two Conservation Areas; one located in the centre of Prestbury the other in Butley Town. These areas are depicted on the maps below.



The Parish also contains a designated historic park at Bonis Hall, Bonis Hall Lane and an element of Adlington Hall's historic park. Additionally, there are many listed buildings (there are 31 listings, however each listing may represent more than one building). The listed buildings and their grades are highlighted in the table following.



Horners, Prestbury Town Centre (Grade II Listed)

Listed Buildings in the Parish of Prestbury			
Unique ID	Building Name	Street Name	Grade
58337	Parish Boundary Stone 15 Metres North of Oak Lodge	Oak Road	II
58346	Yew Tree Cottage	Alderley Road	II
58347	Fallibroome Farmhouse	Alderley Road	II
58348	Spittle House (West Range Only)	Bollin Grove	II*
58349	Spittle House (North Range Only)	Bollin Grove	II
58350	Dod's Marsh	Bonis Hall Lane	II
58351	Bonis Hall	Bonis Hall Lane	II
58352	Bridge End Farmhouse	Bridge End Lane	II
58353	Plant House Farmhouse	Butley Lanes	II
58354	Normans Hall	Chelford Road	II
58355	Greenbank Farmhouse	Chelford Road	II
58356	Heybridge Farmhouse	Heybridge Lane	II
58357	Milestone Opposite Alderley Fold	London Road	II
58358	Walnut Tree Farmhouse	Macclesfield Road	II
58359	Flats Numbers 1, 2 And 3 at Prestbury Golf Club 1-3	Macclesfield Road	II
58360	Pear Tree Cottage	Macclesfield Road	II
58361	Lilac Cottage (currently Romulus, listed as The Galley Bistro)	New Road	II
58362	Admiral Rodney Inn	New Road	II
58363	White Thorn Cottage – Village Restaurant (Listed as Steak and Kebab Restaurant)	New Road	II
58364	New Road Cottage (Prestbury Cottage)	New Road	II
58365	Brooks Cottages 1 and 2	Pearl Street	II
58366	Pre-Conquest Cross On Parish Boundary 145 Metres South East of Junction with Macclesfield Road	Prestbury Road	II
58367	Butley Hall 1-7	Scott Road	II
58368	Horners	The Village	II
58369	The Legh Arms Hotel	The Village	II
58370	Red House and Nice Restaurant (Adjoining Tenements) (Listed as Bollin Café)	The Village	II
58371	Swanwick House 1, 3, 4 And 5	The Village	II
58372	National Westminster Bank	The Village	II*

58373	Church House and Ravenstone (Adjoining Tenements)	The Village	II
58374	The Manor House	The Village	II
58375	The Old School House - Premises Occupied by The Parish Council Chamber, Bridgford Estate Agents, Bank of Scotland and the Library	The Village	II
351248	K6 Telephone Kiosk to West of St Peter's Church	The Village	II
413829	Prestbury Hall	The Village	II
413830	The Village Nos. 1, 2, 3 & 4 (terrace of four cottages)	The Village	II
413831	The White House Restaurant (currently Saffron, listed as Café)	The Village	II
413832	The Spindles (Gasgoine Halman Estate Agents) (Listed as the Post Office)	The Village	II
413833	Unicorn House (The Pharmacy)	The Village	II
413834	The Stocks	The Village	II
413835	Lychgate and West Wall of St Peter's Churchyard	The Village	II
413836	Sundial in St Peter's Churchyard	The Village	II
413837	Church of St Peter	The Village	I
413839	Norman Chapel in St Peter's Churchyard	The Village	II
413840	Hearse House in St Peter's Churchyard	The Village	II
413841	Bridge Hotel	The Village	II
413843	Yew Tree House	Well Lane, Butley Town	II
413844	Willot Hall	Wilmslow Road	II*
413846	Barn and Cottage 40 Metres East of Willot Hall	Wilmslow Road	II
413847	Bullshead Farmhouse	Wilmslow Road	II
413849	South Entrance Arch to Prestbury Railway Tunnel	New Road	II
413850	Parish Boundary Stone at SJ 8886 7505	Alderely Road	II
413851	Parish Boundary Stone at SJ 8913 7490	Fallibroome	II
414100	Pre Conquest Cross at SJ 9007 7968 (North West Prestbury)		II
490493	The Old Vicarage (Listed as The Vicarage)	The Village	II

Guidance to builders, developers, architects, statutory authorities and the local community itself on how to maintain and enhance the local character and distinctiveness of Prestbury is provided in the adopted Prestbury Village Design Statement, downloadable from the Cheshire East Council website: www.cheshireeast.gov.uk and in the unabridged Village Design Statement published by the Prestbury Village Design Committee, available on the Prestbury Cheshire website: www.prestburycheshire.com. Both documents cover the full Parish. In relation to the Prestbury Conservation Area, these guidance documents should be read in conjunction with the Prestbury Conservation Areas Appraisal which is on the Cheshire East website.

1.4 Prestbury - Natural Environment

The natural environment within the Parish is highly important. The Parish is in the majority covered by the Green Belt designation, which seeks to preserve openness and safeguard countryside; with the exception of Prestbury Village itself (Butley Town is washed over by Green Belt) whilst some areas also benefit from being designated as having Special County Value. The Parish also benefits from access to an extensive public footpath network including the National Trust managed Hare Hill site.

There are also Sites of Biological Importance in proximity to the Parish; these are located alongside the River Bollin as it passes through the neighbouring Tytherington; at Mottram Wood in the Parish of Mottram St Andrew; at Isles Wood in the Parish of Adlington and along the River Bollin to the North West of the Parish.

1.5 Prestbury - Employment

At the time of the 2001 Census, within Prestbury Parish, there were 2,412 residents of working age (1,175 males and 1,237 females). Of these 1,368 were employed, 34 were unemployed and 963 were economically inactive (ONS, 2001).

The majority of the working age population of the Parish were employed in managerial and professional occupations (44.2%), followed by those classified as small employers and own-account workers (8.4%), intermediate occupations (7.0%), semi-routine and routine occupations (5.9%), lower supervisory and technical occupations (2.1%) and those that have never worked (1.6%). Note: 30.8% of the population was unclassified.

Commuting is an increasingly prominent and attractive proposition for residents of the Parish as a result of good access to locations with increased employment opportunities, evident through the average distance of 18.39km travelled by residents to their fixed place of work.

1.6 Prestbury - Transport

Prestbury has strong links to the public transport network. The Parish has a local rail station close to Prestbury Village centre, providing direct access by rail to Manchester and Stoke-on-Trent, and connections to Birmingham and London at Macclesfield. There are also regular bus services running between Macclesfield Town and Prestbury Village and another that runs past Butley Town between Macclesfield and Stockport.



Despite this, reliance on private transport is high, as indicated by the high percentage of individuals who, according to the census travelled to work by motorcycle, car or van (1,052), compared to those who utilised public transport (49); 310 travelled by other means. However, the household survey carried out as part of the Plan for Prestbury exercise in October 2007 revealed that 61% of the population used the train (832 households responded to this question, implying that at least 500 of them used the service). Also, the Plan for Prestbury survey revealed that 11% of the population used the bus service (834 households responded to this question, meaning that no less than 91 households used the bus). It should also be noted that the introduction of concessions for senior citizens in the last couple of years has increased bus usage.

1.7 Prestbury - Parish Plan

The Prestbury Parish Plan exercise was commenced in May 2007, following the Annual Parish Meeting in which residents indicated their support for the production of a Parish Plan. A Steering Group was established later that same month to direct the production of the plan, called 'Plan for Prestbury', and work then commenced.

The first formal act of the Steering Group towards the production of the plan occurred in June 2007 through the carrying out of interviews with 80 residents, in an attempt to identify those issues of greatest concern to residents in order to focus questions within the questionnaire.

The Parish Plan Steering Group then produced and distributed a questionnaire to every household in the Parish in October 2007. This elicited an encouraging 57% response rate which ensured that dominant views expressed represented the true views of the residents. Analysis of the responses commenced and was completed in January 2008, with a presentation of the main findings.

Working groups were established to address key themes identified through the questionnaire, devising recommendations for each issue. This process and the compilation of the recommendations was completed in October 2008, when a weekend exhibition/open days were held at the Village Hall and further consultation took place.

The Parish Plan was completed in February 2009 and represented the formal record of the findings and proposed actions of the residents. It comprised nine areas of action which were developed into individual recommendations as indicated in the figure below.

Community and Sports Facilities

REF	ACTION	TIME SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
Facilities 1	Take forward the idea of constructing a new moderate sized multi-user building in the Bollin Grove area					
Facilities 1.1	Set up implementation group (Parish Councillors, volunteers and other advisers) to explore feasibility and funding, and conduct further consultation	Jun-09	Implementation team	Funding of professional fees to take to next level will need to come from external bodies. Land beyond playground is Green Belt. Demolition of Scout Hut (plans in hand as building is deemed derelict and has been fenced off) will be important preparatory step.	£6K to develop	PCC, Parish Council, principal auth., trusts, charities, lottery, Cheshire Community Action, Man Airport, WREN, community fundraising
Facilities 1.2	Consider parking and traffic issues as integral part of any development plan	Jun-09	As above	As above	As above	As above
Facilities 2	Take forward an initiative to upgrade the football field					
Facilities 2.1	Set up implementation group to explore cost of and potential funding sources to level and drain the playing field and possibly move it a little to the north of its present position	Jun-09	Parish Council (as land-owners) and implementation group		Several thousand pounds	Playing Fields Assoc, United Utilities, WREN, sports funds, Parish Council
Facilities 3	Set up working party to look at further opportunities which may arise from the possible acquisition of privately owned land adjacent to the Bollin Grove facilities	Jun-09	Implementation group, reps of sports clubs and Parish Council	Planning, off sets	tbd	?
Facilities 4	Add data to the new Prestbury website	When website team starts work	Implementation Team	none	none	n/a

Community Information

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
Comm Info 1	Make Welcome Pack available to all new residents through estate agents	done	Volunteers	Volunteers and agents committed. Few packs likely to be required in next 12 months.	negligible	Estate Agents
Comm Info 2	Prestbury Living Magazine will appear quarterly and be delivered free to all residents	done	Tanya Arturi	Overlap with 'The Rock'. Re-think required if magazine discontinued.	N/A	Funded through advertising
Comm Info 3	Establish the Prestbury community website www.prestburyvillage.com	TBA	Roger Earle	Requires input from other organisations planning to use website for communications.	£100 pa web hosting fee	Parish Council
Comm Info 4	Give attention to and standardise all village notice boards	TBA	Volunteers		Low cost - 2 boards already done	Parish Council
Comm Info 4.1	Spruce up the noticeboards where necessary and ensure they have a uniform header	TBA	Volunteers		Low cost - 2 boards already done	Parish Council
Comm Info 4.2	All noticeboards should direct residents to the website.	When web-site is activated	See above	Requires effective liaison between volunteers		
Comm Info 4.3	Display website calendar showing the next 3 months' village events. Update boards every two months.	When web-site is activated	See above	Requires effective liaison between volunteers		
Comm Info 4.4	Move board at the school so that it can be accessed and read when gates are locked.		Parish Council			Parish Council & Education Authority
Comm Info 4.5	Establish a rota of volunteers to keep all boards tidy and up to date, including those not in centre of village.		Parish Council/ volunteers			

Business

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
Business 1	Permanently establish Business Forum					
Business 1.1	Establish level of support for Business Forum	Done				
Business 1.2	Identify Committee Members, Chairman & Secretary, and hold first meeting	Done				
Business 2	Hold a Charity Ball					
Business 2.1	Confirm date, site, reserve marquee, identify suitable Charity, assess demand for tickets,	Done				
Business 2.2	Review ticket sales & confirm event	01-Feb	Charity Ball Committee	Initial ticket uptake insufficient to underwrite costs. Organisers have agreed to postpone event until 2010		
Business 3	Business Forum to work with agents to find new tenants for empty shops	Ongoing				

Teenagers

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
Teens 1	Establish a Youth Forum					
Teens 1.1	Complete feasibility study on setting up Youth Forum with Parish Council and relevant other groups	ASAP	Follow-on Teenagers Working Party/ Parish Council	Use experiences of other Parish Councils across UK	Tbd	Tbd
Teens 2	Initiate a monthly themed evening					
Teens 2.1	Agree with The Village Club a trial night for monthly themed evening	Earliest opportunity subject to availability in 2008	Teenagers Working Party	Need parents support to help supervise – use parents volunteers' list. Would potentially link into 2.1.	Self-funding	N/A
Teens 3	Explore possibility of return weekend transport		Follow-on Teenagers Working Party/ T&T Group /Parish Council	Links to other transport initiatives underway.	Tbd	Tbd
Teens 4	Organise regular sporting activities					
Teens 4.1	Identify volunteer leaders through Community & Sports Facilities Work, and/or parent volunteers lists	Spring 2009	Tbd	Requires co-ordination	Tbd	Tbd
Teens 5	Establish Teenagers home page on parish website with relevant links	Once website developed	Website team/ Teens Working Group or Youth Forum/ Teenage volunteers	Requires specific skills to create page, and committed individual(s) to keep them updates	?	N/A

Managed Development and Planning

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
MDP 1	Continue working to achieve a further Supplementary Planning Document		Parish Council Planning Committee	Programmed to happen by Cheshire East Council but timescale affected by uncertainties of establishing a new authority		N/A
MDP 1.1	Recommend that any imposed requirement for new housing includes significant proportion for senior citizens	When Parish is required to accept more housing	Parish Council			N/A
MDP 1.2	Proactively secure measures to tackle size, design and mass	Ongoing dialogue with planners	Planning Committee			N/A
MDP 1.3	Gated properties to have pull - off access	As planning sub- missions arise	Planning Committee			N/A
MDP 1.4	Maintain "soft" boundaries or dry stone walling	As above	Planning Committee			N/A
MDP 2	Link Prestbury's new website to MBC's Considerate Contractors Guidance and national Considerate Constructors website www.considerateconstructorscheme.org.uk	On launch of new website	Website Developer/ Webmaster			N/A
MDP 3	Adopt proactive role in attempting to influence local planning policy (particularly protecting ASCV or equivalent status)	Ongoing with planners	Planning Committee			N/A
MDP 4	Review Tree Protection Orders and introduce a Tree Management Programme					
MDP 4.1	Secure tree survey information	Already underway	Parish Council			N/A
MDP 4.2	Set up Tree Management Programme	2009	Parish Council/ Cheshire East Council			tbd

Village Green and Events

REF	ACTION	TIME-SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
Village Green 1	Open up and improve Parrot's Field to meet public demand for a village green	tbd	Prestbury Parish Council & Cheshire East Council	Although there is no recent history of vandalism or security problems and research by working group into other communities' experience concludes such problems unlikely, local residents continue to express concerns re security, dog-fouling, noise, drinking of alcohol, and anti-social behaviour.	£7,500	Up to 31 March 09 MBC Leisure Services Dept/ after 1 Apr 09 Cheshire East Leisure Services Dept/Parish Council, Cheshire Community Action 'Grass Roots' grant,
Village Green 1.1	Reduce hedge height		As above	As above		As above
Village Green 1.2	Open up existing gate and fit with an accessible latch		As above	As above		As above
Village Green 1.3	Create new access at the bridge end		As above	As above		As above
Village Green 1.4	Add a footpath and benches		As above	As above		As above
Village Green 1.5	Undertake tree pruning and landscaping design		As above	As above		As above
Village Green 2	Implement measures to address residents' concerns		As above	As above		As above
Village Green 3	Use the recreation field as a complementary site for large events and games for which Parrot's Field is not appropriate			No specific actions required		
Village Events 1	Develop and publicise ideas for more village events			Requires co-ordinating group or individual		
Village Events 2	Publicise information about village events, clubs etc			Requires relevant groups or individuals to liaise with website/publications		

Pedestrians, Lighting and Cycling

REF	ACTION	TIME SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
PLC 1	Undertake more active management of land in the Bollin Valley either side of the existing footpath					
PLC 1.1	Seek permission of landowner and leaseholders to undertake active management, confirming whether mechanical ('balsam bashing') or chemical spraying is most appropriate	In progress	Parish Council / Cheshire East	Private individuals are decision-makers		Bollin Valley Partnership/ Cheshire East Council
PLC 1.2	Agree programme of work and if appropriate recruit volunteers to clear Himalayan Balsam	Start Spring/Summer 09		Mechanical control requires large well organised work group and needs to be carried out several years running at correct point in flowering cycle		ROW Unit @ Cheshire East
PLC 2	Upgrade the public footpath to a joint use path					
PLC 2.1	Change status of existing Bollin Valley path to joint use	In progress	Parish Council / Cheshire East	Private individuals are decision-makers		Bollin Valley Partnership/ Sustrans/ Cheshire East Council
PLC 2.2	Confirm support formally with Cheshire East and agree schedule of work to upgrade path where necessary	In principle support already from MBC		Likely objections from some local residents		Cheshire East Council
PLC 3	Improve pedestrian safety on Bollin Grove by widening the pavement wherever possible and restricting parking					
PLC 3.1	Follow up T&T Group's work with formal approach to Highways Dept with outline proposals for improving safety on Bollin Grove	Once proposal accepted	Parish Council/ volunteers from T&T Group	Winning funding will require sustained, well-organised work by Parish Council, committed volunteers, active support from within the community and local elected representatives		Highway authority (Cheshire East) with possible contribution from Parish Council
PLC 3.2	Conduct detailed feasibility study, including approaches to Bollin Grove residents and businesses to explain impact on parking and access if appropriate in order to confirm design of scheme	Draft design available through T&T Group	Highways Dept	School and Cheshire East 'Safe Routes to School' team should also be consulted to confirm that proposed scheme will significantly reduce risks to children May reduce number of parking spaces		Cheshire East Safe Routes to School Unit
PLC 4	Improve pedestrian safety on the walking route from Castlegate to the village					
PLC 4.1	Approach highway authority formally with outline proposals for improving safety on Castle Hill	Done	T&T	See PLC 3 above		Highway authority (Cheshire East)
PLC 4.2	Approach households with land needed for scheme to gain in-principle support	Started by PLC Group, requires follow-up	Parish Council	Households will wish to see detailed designs and may seek reassurance on status of alternative solutions before confirming support		
PLC 4.3	Consult further to confirm design of scheme			See PLC 3 above		
PLC 5	Construct new section of pavement on Chelford Rd					
PLC 5.1	Approach highway authority with outline proposals for new Chelford Road pavement	Done	T&T	See PLC 3 above		Highway authority (Cheshire East)
PLC 5.2	Approach households with land needed for scheme to gain in principle support	Done		See PLC 4.2 above		
PLC 5.3	Consult further with landowners, local authority to confirm design of scheme	(see T&T action plan for details)		See PLC 3 above		
PLC 6	Improve the crossing point on Heybridge Lane linking Meadow and Bridge End Lane					
PLC 6.1	Seek approval from PPC for new mirror(s)	Done	Cllrs Ogden, Jackson & Ridley	Parish Council has decided on and agreed payment for one new mirror	<£2000	Prestbury Parish Council
PLC 6.2	Present proposals to highway authority	Done		See PLC 3 above		Highway Authority (Cheshire East)
PLC 6.3	Confirm scheme design			Actions requiring highway authority agreement need co-ordinated approach		

Traffic and Transportation

REF	ACTION	TIME SCALE	BY WHOM	RISKS & DEPENDENCIES	COST	POSSIBLE FUNDING SOURCES
T&T 1	Instigate a series of speed reduction initiatives					
T&T 1a	Establish rota of volunteers for SID	Once recommendation accepted	Parish Councillor & volunteer(s)	Needs to be sustained in long term, which requires high level of commitment from Council and volunteers		
T&T 1b &c	Investigate installation of flashing speed signs	Once recommendation accepted	Parish Council with highway authority	All roads/pavements and parking actions requiring local authority highways department agreement need co-ordinated approach	tbd	Highway authority (Cheshire East) with poss. contribution from Parish Council
T&T 1d	Set up Community Speedwatch	Once recommendation accepted	Parish Council/ Cheshire Police	Needs to be sustained in long term, which requires high level of commitment from Council and volunteers	c£1500 for speed gun	Parish Council
T&T 1e	Promote 'Set the Pace' initiative	Continue promotion begun by T&T group	Local champion (to be identified and supported by Parish Council)	Needs to be sustained in long term, which requires high level of commitment from Council and champion		N/A
T&T 1f	Ask for commitment by police to enforce speed limits on regular & frequent basis	Once recommendation accepted	Parish Council/ Cheshire Police			N/A
T&T 1.g	Complete investigations into Ripple Paint	Once recommendation accepted	Parish Council/ volunteers			N/A
T&T 1h	Investigate extending 20 mph limit: Castle Hill to Castlegate junction Macclesfield Road to Shirleys Drive	ASAP	Parish Council with highway authority	All roads/pavements and parking actions requiring highway authority agreement need co-ordinated approach . Local Authority view Prestbury as low priority (comparative accident data and speed assessments); may ask if 'new money' is available to help overcome funding challenges.	Tbd	Highway authority; possible pump priming from Parish Council
T&T 2	Endeavour to achieve better public transport and make existing more attractive					
T&T 2a	Investigate viability of return weekend transport to Wilmslow, Alderley Edge & Macclesfield		Follow-on Teenagers Working Party/ T&T Group /Parish Council			
T&T 2b	Display bus timetables and make them generally available	Partially done	Parish Council with Cheshire East Council Transport Co-ordination Unit			Cheshire East Transport Co-ordination Unit, bus companies &/or Parish Council
T&T 2c&d	Set up an 'Adopt a Station' group of volunteers	ASAP so as not to lose momentum	Parish Councillor to act as liaison but group to be independent	Volunteers from Open Weekend need to be contacted and co-ordinated to get project started	£300 pump-priming	Parish Council/ Amenity Society/ Northern Rail
T&T 3	Address issues arising from 2 October Traffic Survey					
T&T 3a	A comprehensive approach be adopted by the highway authority to develop a solution for the long term to solve the traffic issues on the A523 London Road, and B5358 Bonis Hall Lane.	Long term	Parish Council with highway authority	Co-ordinated approach	tbd	Highway authority
T&T 3b	Review road markings and signing to address speed, queueing and road safety problems, and the routing of HGV and airport traffic on Bonis Hall Lane.	Short-medium term	Parish Council with highway authority	Co-ordinated approach	tbd	Highway authority
T&T 3c	Resurface A523 (London Road) and B5358 (Bonis Hall Lane) with low noise surface.	Short term	Parish Council with highway authority	Co-ordinated approach	tbd	Highway authority
T&T 4	Address issues at key junctions			Co-ordinated approach		
T&T 4a	Investigate ways to prevent accidents at junction of Prestbury Lane with A538 Heybridge Lane	ASAP	As above	Co-ordinated approach		Highway authority
T&T 4b	Ban parking on Macclesfield Road for 10 metres from junction with Broad Walk (in village direction) to improve visibility when egressing Broad Walk	ASAP	As above	Co-ordinated approach		Highway authority
T&T 4c	Investigate issue of obstruction for emergency vehicles at junction of Bollin Grove and Coachway	ASAP	As above	Co-ordinated approach		Highway authority
T&T 4d	Seek safety improvement to junction of Heybridge Lane with Manchester Road which does not increase capacity at that junction	ASAP	As above	Co-ordinated approach		Highway authority

The Plan for Prestbury recommendations and action plan were subsequently debated and approved by the Parish Council who agreed how to take them forward.

The Parish Plan is available on the Plan for Prestbury Website:
www.plan4prestbury.org.uk/ or through the Cheshire Community Action Website:
www.cheshireaction.org.uk/parish-plan-completed.php

Objectives for Prestbury

2.0 Green Belt

2.1 Objective

- 2.1.1 **The countryside surrounding Prestbury is designated Green Belt in the Macclesfield Borough Council Local Plan (2004). Within Green Belt, no development will be permitted unless it is in accordance with Government Planning Guidance: Planning Policy Guidance 2 on Green Belts and Policy GC1 of the Macclesfield Borough Council Local Plan (2004).**

2.2 Reason

- 2.2.1 Prestbury is surrounded by Green Belt and a key objective of the Parish Plan is to retain the character, settlement shape and separate identity of the village by preserving the Green Belt. Some 83% of the respondents to the Plan for Prestbury questionnaire felt that Green Belt must be protected from housing development (www.plan4prestbury.org.uk, 'News' page). This re-enforced the findings of the household survey carried out in 1998 for the Village Design Statement exercise when 93% said they wanted the Green Belt boundary respected and 71% said they perceived the parish as semi-rural.

2.3 Supplemented Local Plan Policies

- 2.3.1 *Policy GC1 states that within the green belt approval will not be given, except in very special circumstances, for the construction of new buildings unless it is for the following purposes:*
1. *Agriculture and forestry (the provision of new dwellings will be subject to the principles contained in policy GC6)*
 2. *Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of including land in it*
 3. *Limited extension or alteration of existing dwellings, subject to policy GC12*
 4. *The replacement of existing dwellings, subject to policy GC11*
 5. *Limited affordable housing for local community needs in accordance with policies H8-H10*
 6. *Development within major developed sites which is in accordance with policy GC4.*

3.0 Ensuring appropriate development in the Village

3.1 Objective

- 3.1.1 The overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself, in accordance with policy DC1 of the Macclesfield Borough Council Local Plan (2004).**

3.2 Reason

- 3.2.1 To address the issue of housing development which is out of character with the area, particularly in relation to the scale of development, which can contribute to creating an impression of urban denseness and is in opposition to the traditional low-density housing pattern.
- 3.2.2 Prestbury Village originally developed on a single road, Pearl Street, to the east of the bridge over the River Bollin though ultimately The Village and its continuation New Road became the principle route through the Village. It is an attractive linear settlement with a number of listed buildings. In recognition of its special character it was designated a Conservation Area in 1972. A Conservation Area Appraisal which defines the special character was approved in 2006. Development in the Prestbury Conservation Area must be in accordance with the Conservation Area policies.
- 3.2.3 In the 20th Century, Prestbury expanded with new housing along approach roads to the Village Centre. Detached houses were built in large grounds and were well landscaped. This process of building in the low-density housing areas has continued, but in recent years much larger houses have been built replacing more modest houses. It is this more intense form of development, which was identified within the Prestbury Parish Plan as of key concern to the residents.
- 3.2.4 Prestbury is now a medium-sized Village with buildings that are varied in form, style, age and materials. The settlement comprises three distinct areas.
- 3.2.5 The wide but short main street in Prestbury is the “The Village” this is terminated at its Southern end by Prestbury Hall (grade II) and at its Northern end by a stone bridge over the river Bollin. The street consists of commercial and residential brick built two storey or three storey Georgian properties, nearly all of which are listed buildings with stone slate roofs. There is a notable timber-framed building “Priest’s House” (grade II*) now a bank sitting opposite the medieval church of St Peters (grade I); sitting within its wooded grounds is the Norman chapel (grade II), Hearse house (grade II) and the Lychgate with stone boundary wall (grade II).
- 3.2.6 Macclesfield Road and the western end of The Village are characterised by dispersed two storey residential properties, with more spacious plots and gardens.

- 3.2.7 To the North lies New Road, featuring two and three storey listed weaver's cottages which form a continuous terrace, these in turn face onto the modern open green to the south, with groups of cottages to the rear.
- 3.2.8 In deciding planning applications and planning appeals for new houses, the following are determining factors:
- The effect of the proposed development on the character and appearance of the area.
 - The need to respect the scale of surrounding development.
 - The need to ensure development does not significantly harm the living conditions of occupiers of nearby houses, by virtue of outlook and privacy.
 - The maintenance of the spaciousness of the setting of a property, which is an important feature of the street scene.
 - High standards of space, light and privacy should be maintained.
- 3.2.9 Specific design guidance for builders, developers, architects, statutory authorities and the local community itself on how to maintain and enhance the local character and distinctiveness of Prestbury is provided in the Prestbury Village Design Statement, available on the Cheshire East Council website:
www.cheshireeast.gov.uk

3.3 Supplemented Local Plan Policies

- 3.3.1 *Policy DC1 states that the overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself.*
- 3.3.2 *Policy DC2 states that proposals to alter and extend buildings should meet the criteria in DC1. In addition, proposals should respect the existing architectural features of the building.*
- 3.3.3 *Policy BE1 states that the Borough Council will promote high standards of design. New development and changes in the built environment, particularly in the town and district centres, should achieve the following design principles:*
1. *Reflect local character*
 2. *Respect form, layout, siting, scale and design of surrounding buildings and their setting*
 3. *Contribute to a rich environment and add to the vitality of the area*
 4. *Be human in scale and not normally exceed 3 storeys in height*
 5. *Use appropriate materials*
- 3.3.4 *Policy H2 states that new residential development should create an attractive, high quality living environment by:*
1. *Creating places and spaces with the needs of people in mind*
 2. *Creating an attractive place which has its own distinct identity but respects and enhances local character and connects well with the wider locality*
 3. *Creating safe designs and layouts*
 4. *Providing an appropriate mix of dwelling size, type and affordability which meet the changing composition of households and the needs of specific groups*

5. *Giving priority to the needs of pedestrians rather than the movement and parking of vehicles*
6. *Having regard to any immediate neighbouring buildings, streets and spaces*
7. *Including sufficient open space and recreation provision*
8. *Greening the residential environment by the retention and planting of trees, landscaping and other greening.*

3.3.5 *Policy H12 states that within the low density housing areas, defined on the proposals map, new housing development will not normally be permitted unless the following criteria are met:*

1. *The proposal should be sympathetic to the character of the established residential area, particularly taking into account the physical scale and form of new houses and vehicular access*
2. *The plot width and space between the sides of housing should be commensurate with the surrounding area*
3. *The existing low density should not be exceeded in any particular area*
4. *Existing high standards of space, light and privacy should be maintained*
5. *Existing tree and ground cover of public amenity value should be retained.*

And

6. *In Prestbury both the new housing plots(s) and the remaining plot should be approximately 0.4 hectares (1 acre)*

3.3.6 *Policy H13 states that development which would adversely affect the character of a housing area or the amenities of the occupiers of adjoining or nearby houses will not normally be permitted.*

3.3.7 The work carried out as part of the Parish Plan process showed that residents highly valued these policies and they continued to be very supportive of the abridged and unabridged Village Design Statements, particularly with regard to their guidance on future development.

4.0 To ensure the quality of access to dwellings and safety of roads within the Parish

4.1 Objective

- 4.1.1 New or replacement dwellings constructed in the Parish which incorporate locked or automated gates at the entry, must normally ensure that there is sufficient off-road space allowed fronting the gate for visitors, trades people and delivery vehicles to wait prior to the gates being opened to ensure the safety of the roads in the area.**
- 4.1.2 Additionally, during construction process, developers should follow the guidance in the Considerate Constructors Scheme.**

4.2 Reason

- 4.2.1** There is an issue of road safety associated with vehicles waiting on public highways prior to entering a gated property, which can effectively be mitigated through this policy. Responses to the Prestbury Parish Plan survey exercise about the impact of 'gated' domestic dwellings indicated a negative feeling regarding their impact on the Village.
- 4.2.2** During Construction, provision for the parking of vehicles should be made within the site rather than on the highways and grass verges. Details of the Considerate Constructors Scheme, including best practice and key considerations, can be found on the Considerate Constructors website accessible via the following address: <http://www.ccscheme.org.uk/>. The Council also intends to produce local guidance on the scheme, which when completed will be available on the Cheshire East website.

4.3 Supplemented Local Plan Policies

- 4.3.1.** *Policy T6 states that the Borough Council will support other highway improvement schemes which reduce accidents and traffic hazards. Where new development is proposed, developers should provide for safe and convenient access to the highway network and where appropriate, make contributions towards necessary off site highway improvements.*
- 4.3.2.** *Policy DC6 states that where appropriate new developments should normally meet the following circulation and access criteria:*
 - 1. Vehicular and pedestrian access should be safe and convenient, particularly by the adequate provision of visibility splays*
 - 2. Access to bus routes should be incorporated in layouts*
 - 3. Provision should be made for access by special needs groups*
 - 4. Provision should be made for manoeuvring vehicles, separate service arrangements, sufficient space to enable all parking and loading to take place off the street, vehicles must be able to enter and leave in a forward direction*
 - 5. Provision should be made for access for service and emergency vehicles.*

5.0 To protect the built and natural environment of the Village

5.1 Objective

- 5.1.1 **New or replacement dwellings constructed within Prestbury Conservation Area, or along the Village access roads (New Road, Butley Lanes, Prestbury Lane, Heybridge Lane, Chelford Road, Macclesfield Road and Castle Hill) should, where appropriate, seek to retain existing boundary hedges and stone walling along road frontages. These hedges and walls are considered to be a part of the historic character of the village and act as a buffer to the built environment.**

5.2 Reason

- 5.2.1 New housing development should not compromise the feel of the Village particularly in relation to the built – natural environment balance; additionally, road fronting boundary hedges act as a natural divide between aspects of the built environment.
- 5.2.2 Road fronting boundary hedges are also an important way of introducing natural habitats to the urbanised area.

5.3 Supplemented Local Plan Policies

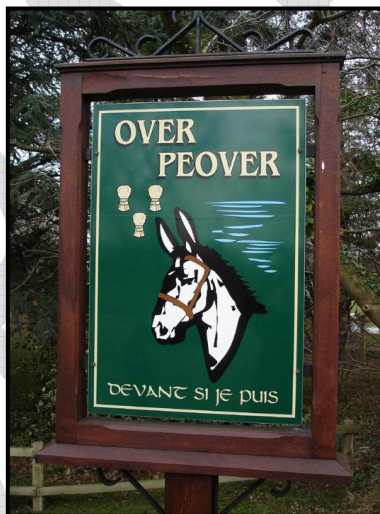
- 5.3.1 *Policy DC8 states that where appropriate, applications for new development must include a landscape scheme which should meet the following criteria:*
- 1. Achieve a satisfactory balance between the open space and built form of development*
 - 2. Should enhance the quality of the layout, setting and design of the development*
 - 3. Provide effective screening to neighbouring uses where appropriate*
 - 4. Retain existing trees and shrubs as appropriate*
 - 5. Retain and enhance areas of nature conservation importance*
 - 6. Utilises plant species which are in sympathy with the character of the existing vegetation in the general area and the specific site*
 - 7. Make satisfactory provision for the maintenance and after care of the scheme.*

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Appendix 2 – Over Peover Supplementary Planning Document



LOCAL DEVELOPMENT FRAMEWORK



OVER PEOVER

Supplementary Planning Document

June 2011

Introduction and Background

1.0 Introduction

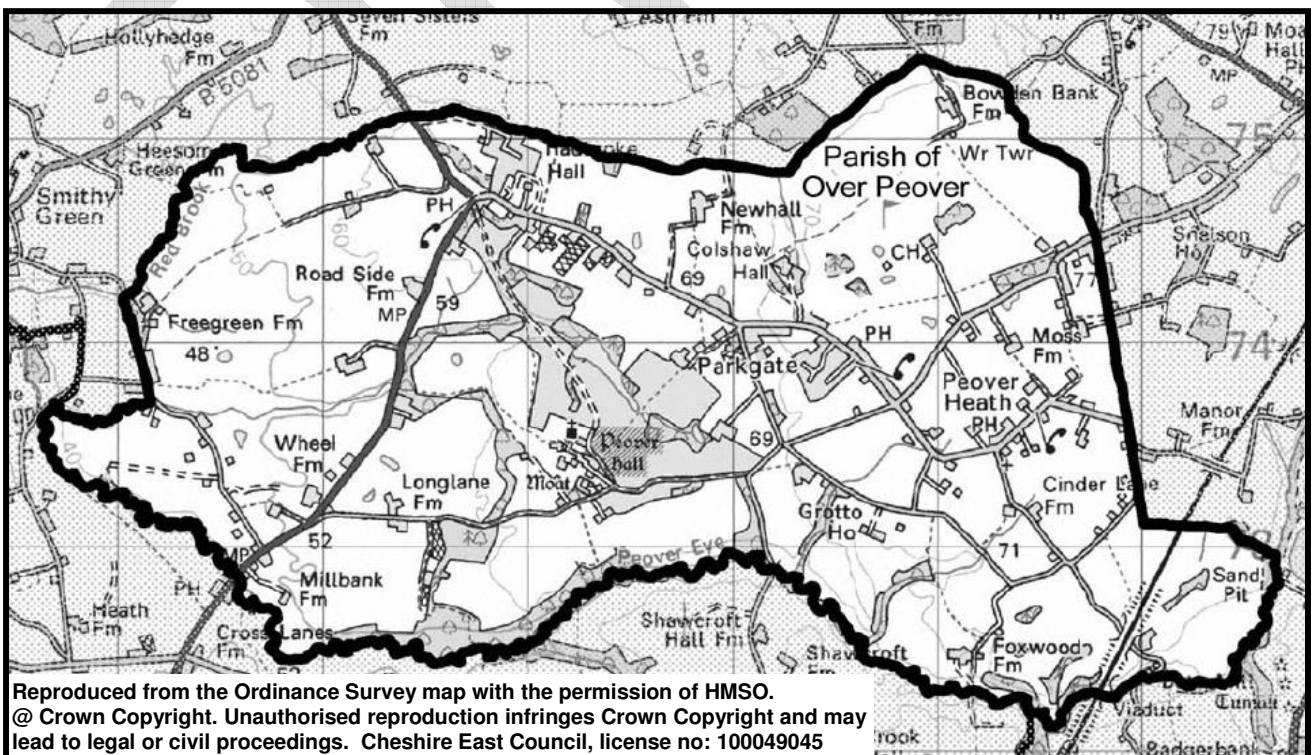
The following Supplementary Planning Document for the Parish of Over Peover has been prepared within the context of the existing adopted 2004 Macclesfield Borough Local Plan.

This document is intended to provide a link between the objectives of the Parish Plan produced by the parish residents and the formal planning policies contained within the Macclesfield Borough Local Plan and through this provide supplementary information which can, where appropriate assist with considering future planning application proposals.

The Supplementary Planning Document and associated policies within the adopted 2004 Macclesfield Borough Local Plan will be in place until such time as they are reviewed by Cheshire East Council in conjunction with Peover Superior Parish Council following adoption of the Local Development Framework for Cheshire East.

1.1 Over Peover – Land Use

The Parish of Over Peover, or Peover Superior as it is officially known, covers an area of 2,973 acres within the north of Cheshire East. The Parish is predominantly rural, with the dominant land use being farmland. The map below indicates the location of the parish and the settlements within it, highlighting the location of key features such as the main highway (A50) between Knutsford, the closest town, and Holmes Chapel which bisects the western half of the parish and the Peover Eye stream from which the Parish takes its name.



1.2 Over Peover - Population

According to the national census performed in 2001, the Parish has a population of 658 persons, of these 337 are males and 321 are females. The age structure for these residents is indicated below:

Age structure of the population of Over Peover	
Age Range	Number of people
0-4	25
5-15	89
16-24	44
25-44	155
45-64	212
65-74	87
75+	46
Median Age of Residents	46

Within the Parish according to the national census performed in 2001, there are 277 dwellings; with 269 occupied and 8 vacant. Of these properties 8 are flats/maisonettes; 129 are semi-detached and 141 are detached. The average household size in the Parish is 2.45.

Within the Parish 208 properties are owner occupied, 45 are rented from a private landlord and 16 are rented from the Council or Housing Association.

These households are located in the settlements of Over Peover, Peover Heath and the rural area, including a number of homes located in Peover Park, the site of Peover Hall.

1.3 Over Peover – Built and Natural Environment

The Parish of Over Peover has a rich built heritage, highlighted by the presence of the designated historic park at Peover Hall and the many listed buildings (there are 29 listings, however each listing may represent more than one building). The listed buildings and their grades are highlighted in the table following.



Listed building, Peover Hall, Over Peover

Listed buildings in the Parish of Over Peover			
Listed Building Unique ID	Building Name	Street Name	Grade
59092	BATE MILL (DISUSED WATER MILL)	BATE MILL LANE	II
59093	FARMBUILDING CIRCA 50 YARDS NORTH WEST OF BATEMILL FARM	BATE MILL LANE	II
59094	RAILWAY VIADUCT CIRCA 150 YARDS NORTH WEST OF BATEMILL FARM	BATE MILL LANE	II
59095	CHEERS GREEN FARMHOUSE	FREE GREEN LANE	II
59096	FREE GREEN FARMHOUSE	FREE GREEN LANE	II
59097	HUNGER HILL FARMHOUSE	GROTTO LANE	II
59098	FOXWOOD FARMHOUSE GARDEN WALL AND GATEPIERS	GROTTO LANE	II
59099	FARMBUILDING CIRCA 10 YARDS NORTH WEST OF FOXWOOD FARMHOUSE	GROTTO LANE	II
59100	KNUTSFORD LODGE	HOLMES CHAPEL ROAD	II
59101	MILE POST	HOLMES CHAPEL ROAD	II
59102	REDBROKE FARMHOUSE	HOLMES CHAPEL ROAD	II
59103	RADBROKE HALL	HOLMES CHAPEL ROAD	II
59104	ROSE GARDEN WALL AND PAVILIONS AT RADBROKE HALL	HOLMES CHAPEL ROAD	II
59105	OUTHOUSE AT MILLBANK FARM	HOLMES CHAPEL ROAD	II
59106	THE KENNELS	LONG LANE	II
59107	GATEPIERS AND GATES CIRCA 20 YARDS NORTH EAST OF THE OLD STABLE BLOCK PEOVER HALL	PEOVER HALL PARK	II
59108	THE OLD STABLE BLOCK PEOVER HALL	PEOVER HALL PARK	I
59109	THE COACH HOUSE PEOVER HALL	PEOVER HALL PARK	II
59110	MOUNTING BLOCK CIRCA 15 FEET NORTH WEST OF THE COACH HOUSE AT PEOVER HALL	PEOVER HALL PARK	II
59111	PEOVER HALL	PEOVER HALL PARK	II*
59112	CHURCH OF ST LAWRENCE	PEOVER HALL PARK	I
59113	CROSS BASE AND CROSS IN CHURCHYARD OF CHURCH OF ST LAWRENCE	PEOVER HALL PARK	II
59114	SUNDIAL IN CHURCHYARD OF CHURCH OF ST LAWRENCE	PEOVER HALL PARK	II
59115	PEOVER HALL FARM	PEOVER HALL PARK	II
59116	THE COTTAGE	STOCKS LANE	II
59117	NEWHALL	STOCKS LANE	II
59118	COLSHAW HALL	STOCKS LANE	II
59119	PARK FARMHOUSE	STOCKS LANE	II
432029	BATE MILL (HOUSE)	BATE MILL LANE	II

The natural environment within the Parish is also of high importance both locally and regionally; as it contains 2 sites of biological importance and is exclusively within Green Belt (the Parish is entirely Green Belt including the settlements which are washed over by it).

1.4 Over Peover - Employment

According to the Interdepartmental Business Register for Cheshire and Warrington (2005), there are 35 businesses in Over Peover. The largest single business operation is Barclays Bank at Radbroke Hall which employs over 3,000 people; the remaining businesses include horticulture, fruit and vegetable production and farming.

Of the 658 residents 317 (188 males and 129 females) are economically active (based on the national census performed in 2001). However, as a result of limited employment opportunities within the Parish, long distance commuting by residents is high (the average distance travelled by residents to a fixed place of work was identified as 21.43km in the 2001 census).

1.5 Over Peover - Services

The Parish contains two churches (1 Methodist, 1 Church of England), a primary school, a village hall, a parish field and three public houses (The Dog, Park Gate and Whipping Stocks). There are no longer any shops or medical facilities in the village following the closure of the post office and general store. The neighbouring village of Chelford has the closest shops, including a post office and Medical Centre (Chelford is approximately 3.5km from Over Peover).



1.6 Over Peover - Transport

The Parish of Over Peover has no railway station, (the nearest station being Chelford on the Manchester to Crewe line), however the village benefits from an intermittent bus service running between Knutsford and Macclesfield that passes through the village. However, within the Village, reliance on private transport is high, as indicated by the high percentage (66% of the economically active population) travelling to work by car, van or motorcycle, compared to 31% travel to work by other means or working at home and only 3% travelling via public transport (Source 2001 census).

1.7 Over Peover - Parish Plan

The Over Peover Parish Plan was commenced in September 2006, following a public meeting in which residents indicated their support for the production of a Parish Plan. A Parish Plan Steering Group was established in December 2006 to direct the production of the plan and work then commenced.

The Steering Group produced and distributed a questionnaire (divided into 4 sections dealing with amenities, activities, services and planning and the environment) to every household in the Parish in June 2007. This elicited a 70% response. Analysis of the responses commenced and was completed in February 2008, with a presentation of the main findings.

The Parish Plan was completed in April 2008 and represented the formal record of the findings and proposed actions of the residents. 15 central actions have been developed by the Steering Group; these are indicated in the figure below.

Recommendation	Action Area	Action	Action By	Partners	Priority 1-3
Our Environment					
1	Planning & Development	Develop supplementary planning document to incorporate local views. Consult planning authority.	Action Group	Parish Council Macclesfield B.C. Cheshire Community Council	1
2	Conservation Areas	Review proposed areas. Consult partners and planning authorities.	Action Group	Parish Council Macclesfield B.C.	2
3	Best Kept Village	Press for greater ongoing community involvement.	Action Group	Parish Council	1
4	Transport	Consult re. improved services with users and providers.	Action Group	Local Authorities Transport providers	3
5	Manchester Airport	Establish Monitoring Group.	Action Group	Parish Council Manchester Airport	2

Recommendation	Action Area	Action	Action By	Partners	Priority 1-3
Village Amenities					
6	Village School	Support Governors and PTA in promoting the interests of the school.	Action Group	Governors and PTA	1
7	Parish Field Changing Rooms Playing area - more equipment/picnic tables etc. Improve surfaces	Establish Working Group. Evaluate Options.	Action Group	Parish Council Macclesfield B.C. Cheshire Community Council Sponsors	1
7	Village Hall Evaluate Options: • Refurbish • Relocate • Finance	Establish Working Group. Discuss with current owners/management committee.	Action Group	Parish Council Macclesfield B.C. Cheshire Community Council W.I., Parochial C.C. Sponsors	1
7	Facilities for young people	Establish Working Group to evaluate needs and prospective demand. Liaise with Village Hall and Parish Field Groups.	Action Group	Parish Council Macclesfield B.C. Cheshire Community Council Sponsors	1
8	Sports Facilities etc. at Radbroke Hall	Establish workable link with Barclays at Radbroke Hall. Publicise. Establish method. Appoint contact/leader.	Action Group	Barclays Bank, Radbroke Hall	1
9	Clubs & Societies	Formulate specific communication plan for community based activities.	Action Group	Existing Organisations Communication Action Groups	3
Services to the Parish					
10	Electricity/Water/Gas/ Post/Broadband Mobile Phones/ Telephone/Refuse Collection/ Post Office/ Medical Service	Convey survey results to service suppliers. Press for improvements. Express support as necessary. Lobby for plastics recycling.	Action Group	Parish Council Service Suppliers Macclesfield B.C.	2

Recommendation	Action Area	Action	Action By	Partners	Priority 1-3
Law & Order and Road Safety					
11	Police	Raise concerns expressed with the police.	Action Group	Parish Council Police	2
12	Homewatch	Publicise existence and how to participate.	Action Group	Homewatch Co-ordinator Police	3
13	Roads Pavements Public Footpaths/ Verges Road Markings Drainage	Highlight unsatisfactory and dangerous conditions. Press for repairs/improvements.	Action Group	Parish Council Highways Authority Macclesfield B.C.	2
14	Road Safety Speed Limits Road Markings/A50 Traffic Survey	Raise serious concerns with Highways Authorities/Parish Council. Consider traffic census/survey.	Action Group	Parish Council Highways Authority Macclesfield B.C. Police	1
Communications					
15 (i)	Website	Find Webmaster. Establish site.	Action Group	Parish Council Cheshire Community Council	1
15 (ii)	Notice Boards	Evaluate existing signs and coverage and improve where required.	Action Group	Parish Council Cheshire Community Council	3
15 (iii)	Parish Magazine/ W.I. Distribution	Discuss with W.I. etc.	Action Group	W.I./Parish Magazine	3
15 (iv)	New Community Newsletter Welcome Pack	Consider feasibility.	Action Group	Parish Council Cheshire Community Council Parish Magazine W.I.	3

Footnotes

- (i) The tables above include actions in respect of each recommendation where work is proposed. It is intended that these actions will be carried out by small teams of volunteers (Action Groups). Once formed the aim of each group will be to make significant progress in 2008, at a cost which will be carefully budgeted and managed.
- (ii) Following the recent decision to create two Unitary Authorities to govern Cheshire, it should be noted that some work initiated with existing local authority bodies will, over time, become the responsibility at the new Cheshire East Council.

The Parish Plan is available on the Cheshire Community Action Website:
www.cheshireaction.org.uk/parish-plan-completed.php

Objectives for Over Peover

2.0 Green Belt

2.1 Objective

- 2.1.1** The countryside of Over Peover Parish is designated as Green Belt in the Macclesfield Borough Council Local Plan (2004). Within the Green Belt, no development will be permitted unless it is in accordance with Government Planning Guidance: Planning Policy Guidance 2 on Green Belts and Policy GC1 of the Macclesfield Borough Council Local Plan (2004).
- 2.1.2** Development on land within the Jodrell Bank Radio Telescope Consultation Zone, as defined on the Macclesfield Borough Council Local Plan (2004) Proposals Map, will not be permitted if it is deemed to impair the efficiency of the radio telescopes.
- 2.1.3** The major developed site of Radbroke Hall is located within the Green Belt of Over Peover Parish, planning permission will be granted for limited infilling or redevelopment proposals at the site provided they are in accordance with policy GC4 of the Macclesfield Borough Local Plan (2004) and Planning Policy Guidance 2: Green Belts (1995).

2.2 Reason

- 2.2.1** The Over Peover Parish Plan emphasises the importance of retaining the rural environment of the Parish, particularly the green fields and country lanes. This reflects the wishes of a majority of those responding to the survey which formed the basis of the Over Peover Parish Plan and consequent recommendations contained therein.
- 2.2.2** The radio telescopes at Jodrell Bank are of international importance. They must be able to receive radio emissions from space with a minimum of interference from electrical equipment.

2.3 Supplemented Local Plan Policies

- 2.3.1** *Policy GC1 states that within the green belt approval will not be given, except in very special circumstances, for the construction of new buildings unless it is for the following purposes:*
- 1. Agriculture and forestry (the provision of new dwellings will be subject to the principles contained in policy GC6)*
 - 2. Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of including land in it*
 - 3. Limited extension or alteration of existing dwellings, subject to policy GC12*
 - 4. The replacement of existing dwellings, subject to policy GC11*

5. *Limited affordable housing for local community needs in accordance with policies H8-H10*
6. *Development within major developed sites which is in accordance with policy GC4.*

2.3.2 *Policy GC4 states that major developed sites in the green belt are identified on the proposals map. Planning permission will be granted for limited infilling or redevelopment proposals within these sites provided they are in accordance with policy GC3 and meet the following criteria;*

Infilling should:

- 1 *Have no greater impact on the purposes of including land in the green belt than the existing development*
- 2 *Not exceed the height of the existing buildings*
- 3 *Not lead to a major increase in the developed proportion of the site*

Redevelopment should:

- 1 *Have no greater impact than the existing development on the openness of the green belt and the purposes of including land in it, and where possible have less*
- 2 *Contribute to the achievement of the objectives for the use of land in green belts*
- 3 *Not exceed the height of existing buildings*
- 4 *Not occupy a larger area of the site than the existing buildings unless this would achieve a reduction in height which would benefit visual amenity*

Supplementary planning guidance will be prepared as appropriate to guide the consideration of proposals on the major developed sites in the green belt identified on the proposals map. Proposals for development on major developed sites should be accompanied by a travel plan.

2.3.3 *Policy GC14 states that within the Jodrell Bank Radio Telescopes Consultation Zone, as defined on the proposals map, no development will be permitted which would impair the efficiency of the radio telescopes.*

3.0 Community Open Spaces

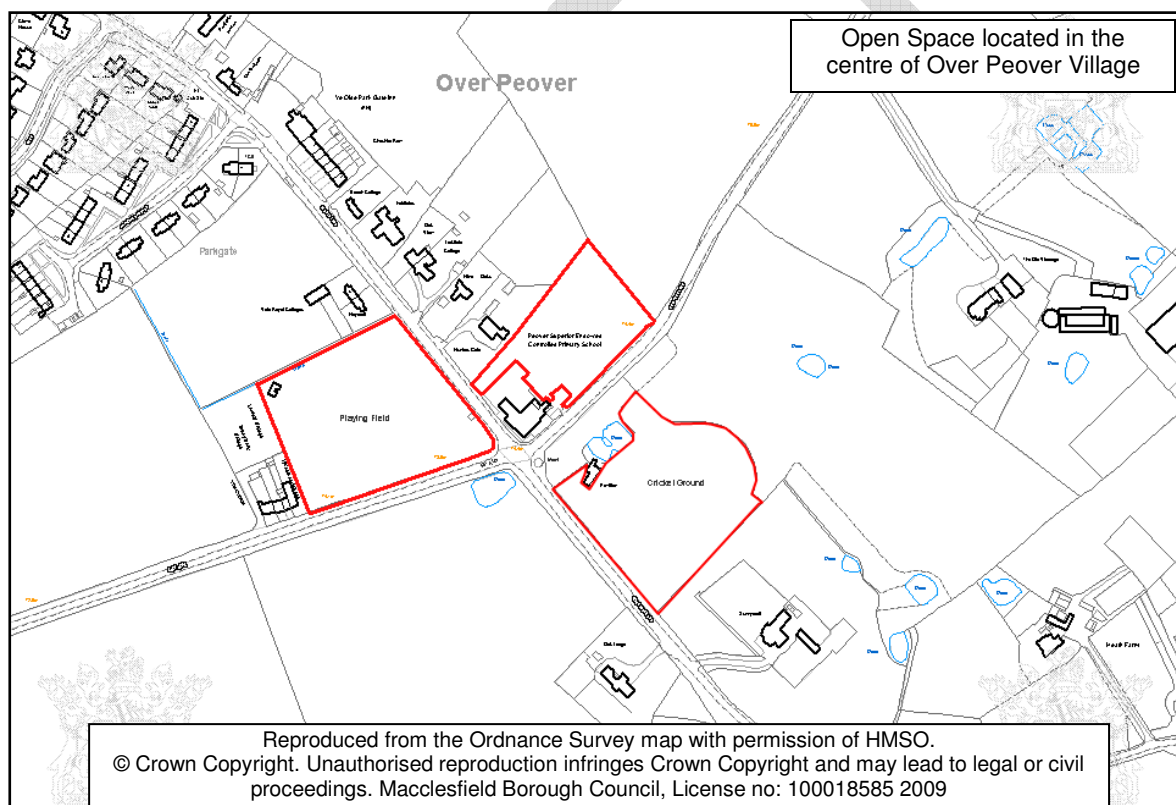
3.1 Objective

3.1.1 Areas of Open space located in the centre of Over Peover Village (as identified in the map below), will be protected from development and enhanced as appropriate.

3.1.2 An acceptable exception to this general principle might apply where any proposed development involves:

- The creation or enhancement of recreational facilities for community use,
- Redevelopment within a building footprint which does not harm the integrity of the open space
- Additional/replacement educational buildings provided that the integrity of the open spaces is not harmed.

3.1.3 However, all other planning policies remain relevant.



3.2 Reason

3.2.1 Through the Parish Plan residents identified the retention of existing open spaces that forms a focal point and hub of village activity as a core objective.

3.2.2 These open spaces include:

- The Village School and its playing field,
- The Cricket Club
- The Parish Field

3.3 Supplemented Local Plan Policies

- 3.3.1 Policy RT1 states that areas of recreational land and open space as shown on the proposals map will be protected from development. Redevelopment of a building footprint which does not harm the integrity of the open space will normally be permitted. Open space uses will be enhanced as appropriate. Additional or replacement educational buildings may be permitted provided that the integrity of the open spaces is not harmed.*
- 3.3.2 Policy RT2 states that incidental open spaces/amenity areas in residential areas will normally be protected from development and enhanced as appropriate.*

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4.0 Ensuring appropriate development in the Village

4.1 Objective

- 4.1.1 **The overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself, in accordance with policy DC1 of the Macclesfield Borough Council Local Plan (2004).**

4.2 Reason

- 4.2.1 To ensure that a high standard of design is achieved and that new development is compatible with the rural character and appearance of the Village.
- 4.2.2 This character is that of a linear settlement, mostly dating from the 20th Century, but with some earlier elements, which developed along Stocks Lane.
- 4.2.3 This is set in a parish that is of a fairly flat and mostly open, pastoral landscape, crossed by the A50, the main road north-south between Knutsford and Holmes Chapel.
- 4.2.4 This policy also reflects the wishes of residents of Over Peover as identified in the survey work performed as part of the Parish Plan.

4.3 Supplemented Local Plan Policies

- 4.3.1 *Policy DC1 states that the overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself.*
- 4.3.2 *Policy DC2 states that proposals to alter and extend buildings should meet the criteria in DC1. In addition, proposals should respect the existing architectural features of the building.*
- 4.3.3 *Policy BE1 states that the Borough Council will promote high standards of design. New development and changes in the built environment, particularly in the town and district centres, should achieve the following design principles:*
- 1. Reflect local character*
 - 2. Respect form, layout, siting, scale and design of surrounding buildings and their setting*
 - 3. Contribute to a rich environment and add to the vitality of the area*
 - 4. Be human in scale and not normally exceed 3 storeys in height*
 - 5. Use appropriate materials*
- 4.3.4 *Policy H2 states that new residential development should create an attractive, high quality living environment by:*
- 1. Creating places and spaces with the needs of people in mind*

2. *Creating an attractive place which has its own distinct identity but respects and enhances local character and connects well with the wider locality*
 3. *Creating safe designs and layouts*
 4. *Providing an appropriate mix of dwelling size, type and affordability which meet the changing composition of households and the needs of specific groups*
 5. *Giving priority to the needs of pedestrians rather than the movement and parking of vehicles*
 6. *Having regard to any immediate neighbouring buildings, streets and spaces*
 7. *Including sufficient open space and recreation provision*
 8. *Greening the residential environment by the retention and planting of trees, landscaping and other greening.*
- 4.3.5 *Policy H13 states that development which would adversely affect the character of a housing area or the amenities of the occupiers of adjoining or nearby houses will not normally be permitted.*

5.0 Reusing vacant sites

5.1 Objective

5.1.1 When sites utilised for housing, retail or employment become vacant within Over Peover Parish, priority should usually be given to re-using them for the same use as previous.

5.1.2 Alternative forms of development should normally only be considered if the previous use is found to be unviable.

5.2 Reason

5.2.1 Vacant sites within the Village of Over Peover are both an important resource, due to limitations on the availability of land for development and a potential eyesore detracting from the aesthetic appeal of the area (although it must be noted that some brownfield sites can have a high environmental value).

5.2.2 The Parish Plan questionnaire results highlighted the resident's belief in the need to promote redundant and vacant sites while simultaneously respecting the established character of the Parish.

5.3 Supplemented Local Plan Policies

5.3.1 *Policy H1 states that previously developed sites (or buildings for reuse or conversion) should be developed before greenfield sites except where they perform so poorly in relation to the criteria listed in policy h5 as to preclude their use for housing before a particular greenfield site.*

5.3.2 *H11 the borough council will normally seek to retain existing housing and will:*
1. Encourage the refurbishment of unsatisfactory housing rather than clearance
2. And promote environmental improvements in older housing areas.

5.3.3 *Policy H13 states that development which would adversely affect the character of a housing area or the amenities of the occupiers of adjoining or nearby houses will not normally be permitted.*

5.3.4 *Policy E1 states that both existing and proposed employment areas will normally be retained for employment purposes. Planning permission for new development will normally be granted in accordance with policies E3-E5, on a scale appropriate to the size and character of the area. Large scale warehousing will not normally be permitted.*

5.3.5 *Policy S5 states that the change of use from class A1 to another use of either an individual shop or a shop in a small group of shops, will not normally be permitted where it would result in the loss of a shop which serves the day to day needs of local residents.*
As an exception, where an existing shop is within a residential area and the borough council is satisfied that the loss is justified, a conversion to residential use only will normally be permitted.

6.0 Housing

6.1 Objective

6.1.1 Additional housing provision within the Parish should aim to meet the requirements of Over Peover Parish as informed by evidence of need, particularly in relation to affordability. Simultaneously it must be ensured that development respects the scale, character and density of the local environment.

6.1.2 The need for affordable housing in rural areas must be supported by an up-to-date survey identifying the need for such provision within the local community. The Council's Rural Housing Enabler can give advice on the methodology for the survey which should normally be carried out either by, or in association with, the Parish Council.

6.2 Reason

6.2.1 Housing needs should be a key consideration for any housing scheme proposed, to ensure that appropriate housing is available to all. Key considerations during the identification of need include:

- The Borough has a population which is both increasing and ageing.
- Nationally the household structure is changing (reduction to the average size of family units and increased numbers of people living alone).
- The need for Affordable Housing commensurate with proven demand from within the Parish.

6.2.2 Affordable housing is identified in Planning Policy Statement 3 as social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision. However rural exception sites should only be used for affordable housing in perpetuity.

6.2.3 Occupancy restrictions for affordable housing (particularly in rural areas) will be agreed prior to development. This will incorporate considerations of eligibility and will introduce a cascade principle.

6.2.4 Considerations of eligibility are identified through the development of local connection criteria, as part of the Section 106 agreements for the development (agreed as part of granting planning permission).

- 6.2.5 A cascade principle is used in rural affordable housing scenarios to describe the order of preference for allocating housing by local connection (source: Homes and Communities Agency, 2010). This means that, if at the time of allocation, there are insufficient local applicants the remaining homes will be offered to applicants with a local connection to neighbouring parishes. The 'cascade' for a specific development will be detailed in the Section 106 agreement.
- 6.2.6 In existing homes in rural areas without a Section 106 agreement, where the community connection criteria are in place, the cascade system in the Cheshire Home Choice Policy will apply.

6.3 Supplemented Local Plan Policies

- 6.3.1 *Policy H1 states that previously developed sites (or buildings for reuse or conversion) should be developed before greenfield sites except where they perform so poorly in relation to the criteria listed in policy H5 as to preclude their use for housing before a particular greenfield site.*
- 6.3.2 *Policy H2 states that new residential development should create an attractive, high quality living environment by:*
- 1. Creating places and spaces with the needs of people in mind*
 - 2. Creating an attractive place which has its own distinct identity but respects and enhances local character and connects well with the wider locality*
 - 3. Creating safe designs and layouts*
 - 4. Providing an appropriate mix of dwelling size, type and affordability which meet the changing composition of households and the needs of specific groups*
 - 5. Giving priority to the needs of pedestrians rather than the movement and parking of vehicles*
 - 6. Having regard to any immediate neighbouring buildings, streets and spaces*
 - 7. Including sufficient open space and recreation provision*
 - 8. Greening the residential environment by the retention and planting of trees, landscaping and other greening.*
- 6.3.3 *Policy H9 (1) states that on housing sites where an element of affordable housing is to be provided and the applicant is a registered social landlord planning permission will normally be granted subject to:*
- (I) A condition restricting the occupation of the houses to persons who meet the objectives of the registered social landlord*
 - (II) Satisfying development control criteria.*
- Policy H9 (2) states that where the applicant is not a registered social landlord planning permission may be granted for the whole scheme:*
- (I) Providing the applicant enters into a legal agreement whereby:*
 - (A) There are secure arrangements to ensure that the benefits of the affordable housing will be enjoyed by subsequent occupiers as well as the initial occupiers*
 - (B) 75% of the general market housing on the site cannot be occupied until the affordable housing element has been built and allocated in accordance with the occupancy criteria.*
 - (II) Subject to a condition restricting the occupation of the housing to:*

- (A) Firstly, a resident of the borough whose housing need would not genuinely be met otherwise*
- (B) Secondly, a person employed in the borough, or seeking work in the borough who cannot continue to work or take up an offer of employment because of a lack of affordable housing, and*
- (C) Thirdly, a person with local connections who because of special circumstances needs to live in the locality and is prevented from doing so because of a lack of affordable housing*

Policy H9 (3) Subject to satisfying development control criteria.

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7.0 Preserving the Historic Fabric

7.1 Objective

- 7.1.1 The Council will seek to preserve and enhance the historic fabric of the Parish. Development which would adversely affect the historic fabric will not normally be permitted.**

7.2 Reason

- 7.2.1 Over Peover is an historic settlement that owes much of its development to the Peover Hall Estate, which influenced the physical development of the Parish as a result of the various elements of the hall itself and the infrastructure required to support it.
- 7.2.2 The legacy of this development is still evident in the real estate of the Parish, with the presence of several listed buildings and the ancient Parish Church containing the historic and well documented Mainwaring Chapels.
- 7.2.3 The key focus of historic interest in the Parish is Peover Park, site of Peover Hall, built for the Mainwaring family in 1585 and the 15th century Church of St Lawrence.
- 7.2.4 In addition there are other historic farmsteads dotted over the plain, as well as two early 20th century country houses, Radbroke Hall, a Palladian hall in miniature by Sir Percy Worthington, and Colshaw Hall, a brick composition in the Arts and Crafts style.
- 7.2.5 This built heritage is held in high regard by the local residents who feel that new development should respect and complement the existing.

7.3 Supplemented Local Plan Policies

- 7.1.1 *Policy BE1 states that the Borough Council will promote high standards of design. New development and changes in the built environment, particularly in the town and district centres, should achieve the following design principles:*
1. *Reflect local character*
 2. *Respect form, layout, siting, scale and design of surrounding buildings and their setting*
 3. *Contribute to a rich environment and add to the vitality of the area*
 4. *Be human in scale and not normally exceed 3 storeys in height*
 5. *Use appropriate materials*
- 7.1.2 *Policy BE2 states that the Borough Council will seek to preserve, enhance and interpret the historic fabric of the environment. Development which would adversely affect the historic fabric will not normally be permitted.*

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