

Northern Planning Committee

Agenda

Date:	Wednesday, 22nd February, 2012
Time:	2.00 pm
Venue:	Meeting Room, Macclesfield Library, Jordangate, Macclesfield SK10 1EE

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 a pre-determination in respect of any item on the agenda.

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

To approve the Minutes of the meeting held on 1 February 2012.

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

Contact: Gaynor Hawthornthwaite

Tel: 01270 686467

E-Mail: gaynor.hawthornthwaite@cheshireeast.gov.uk

4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for Ward Councillors who are not members of the Planning Committee.

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

- Members who are not members of the planning committee and are not the Ward Member
- The relevant Town/Parish Council
- Local Representative Groups/Civic Society
- Objectors
- Supporters
- Applicants

5. **11/4161M - 11 Branden Drive, Knutsford, Cheshire WA16 8EJ - Demolition of Former Women's Institute Building and Development of Four Two Storey Houses and Parking (Pages 7 - 16)**

To consider the above planning application.

6. **11/4188M - 43B Hawthorn Lane, Wilmslow SK9 5DG - Extension to House (Pages 17 - 22)**

To consider the above planning application.

7. **11/4495M - Wilmslow Golf Club, Warford Lane, Great Warford, Cheshire WA16 7AY - Proposed Swing Studio, Outdoor Practice Area, Car Parking and Associated Development (Pages 23 - 32)**

To consider the above planning application.

8. **11/4367M - Wilmslow Garden Centre, Manchester Road, Wilmslow SK9 2JN - Redevelopment of Garden Centre Following Fire to Include Main Garden Centre Retail Building, Restaurant, Open Sided Canopy, Store and Associated External Works and Landscaping (Pages 33 - 44)**

To consider the above planning application.

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 1st February, 2012 at Meeting Room, Macclesfield
Library, Jordangate, Macclesfield

PRESENT

Councillor W Livesley (Vice-Chairman) (In the Chair)

Councillors C Andrew, L Brown, B Burkhill, K Edwards, H Gaddum,
A Harewood, P Hoyland, O Hunter, L Jeuda, P Raynes, D Stockton and
L Roberts

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor)
Mr B Haywood (Senior Planning Officer)
Mr N Turpin (Principal Planning Officer)
Mr P Wakefield (Planning officer)
Mr A Ramshall (Senior Conservation Officer)
Mr Nigel Curtis (Principal Development Officer)
Mrs G Hawthornthwaite (Democratic Services Officer)

APOLOGIES

Councillors B Moran

74 APOLOGIES FOR ABSENCE**75 DECLARATIONS OF INTEREST/PRE DETERMINATION**

There were no Declarations of Interest or Pre Determination.

76 MINUTES OF THE MEETING**RESOLVED**

That the minutes of the meeting held on 11th January 2012 be approved as a correct record and signed by the Chairman, subject to the following amendment:

Minute 73 – 11/3828M – Head of Holly Grove, Tabley, Cheshire, WA16 0HR:
Development of 8 Dwellings for Peaks and Plains Housing Trust

Add Informative – Whilst the parking levels proposed are sufficient to meet required parking standards for the development, the developer is asked to consider providing additional parking spaces to the front of plot 5. Any alteration could be incorporated within a proposed landscaping scheme.

77 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

78 11/0107M - FORD HOUSE, THE VILLAGE, PRESTBURY, MACCLESFIELD, CHESHIRE SK10 4DG - DEMOLITION OF FORD HOUSE AND CONSTRUCTION OF REPLACEMENT BUILDING FOR PARISH OFFICES, THREE ASSOCIATED APARTMENTS AND CONSTRUCTION OF SEVEN TOWNHOUSES WITHIN THE GROUNDS OF FORD HOUSE FOR ST PETERS PAROCHIAL CHURCH COUNCIL

Consideration was given to the above application.

(Councillor P Findlow (Ward Councillor), Mr A Dicken (on behalf of Prestbury Parish Council), Thelma Jackson (on behalf of Prestbury Amenity Society), Maurice Ireland (on behalf of Save Ford House Group), Mr Hamilton (On behalf of Prestbury Business Forum), Patrick Angier (supporter) and Mr Rawdon Gascoigne (On behalf of the applicant) attended the meeting and addressed the committee on this matter).

RESOLVED

That the application be refused for the following reason:

1. Loss of trees contributing to amenity
2. Adverse effect on Conservation Area

(Prior to consideration of the following applications, Councillor Andrew left the meeting and did not return).

79 11/0108M - FORD HOUSE, THE VILLAGE, PRESTBURY, MACCLESFIELD, CHESHIRE SK10 4DG - DEMOLITION OF FORD HOUSE (CONSERVATION AREA CONSENT) FOR ST PETERS PAROCHIAL CHURCH COUNCIL

Consideration was given to the above application.

(Maurice Ireland (on behalf of Save Ford House Group) attended the meeting and addressed the committee on this matter).

The Committee considered a report regarding the above planning application.

RESOLVED

That the application be refused for the following reason:

- Demolition of building in Conservation Area

(Prior to consideration of the following applications, Councillor Hoyland left the meeting and did not return).

80 11/4226M - 41 VICTORIA ROAD, MACCLESFIELD, CHESHIRE SK10 3JA - ERECTION OF 14 APARTMENTS IN A FOUR STOREY BLOCK - AMENDMENT TO PREVIOUS SCHEME 08/0818P FOR P E JONES (CONTRACTORS) LIMITED

Consideration was given to the above application.

RESOLVED

That the application be APPROVED subject to:

(a) A Section 106 Agreement to secure:

- Commuted payments towards sport and recreational facilities in the town - £42,000 for open space and amenity land and £7,000 for recreation and outdoor sports facilities – money to go to the nearest parks to the development.

(b) the following conditions:

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Rainwater goods
4. Protection from noise during construction (hours of construction)
5. No gates - new access
6. Provision of car parking
7. Construction of access
8. Implementation of landscaping scheme submitted with application
9. Landscaping (implementation)
10. Tree protection
11. Construction specification / method statement
12. Obscure glazing and opening requirement
13. Protection of highway from mud and debris
14. Specification of window design / style
15. Roofing material
16. Materials - external surfaces
17. Door and window details
18. Pile driving
19. Turning facility
20. Reinstating footpath
21. Areas of hardstanding
22. Cycle store

- 23.Restriction of plant usage
- 24.Contaminated Land
- 25.Visibility splays
- 26.Provision of parking area within the site for contractors vehicles
- 27.Provision of parking area within the site for contractors vehicles
- 28.Retention and re-use of gate pillars
- 29.Additional hours of construction condition

Following consideration of this item, the meeting was adjourned until 3.50 pm.

81 11/3549N - FORMER MEDICAL CENTRE, BEAM STREET, NANTWICH CW5 5NX - DEMOLITION OF FORMER KILTEARN MEDICAL CENTRE AND CONSTRUCTION OF RETAIL UNIT WITH CAR PARKING, SERVICING, LANDSCAPING AND ALL ASSOCIATED WORKS FOR MR S BINKS, KEYWORKER HOMES (CHESHIRE) LLP

Consideration was given to the above application.

RESOLVED

That the application be APPROVED subject to:

1. Standard
2. Approved Plans
3. Materials
4. Surfacing materials
5. Landscape Scheme
6. Implementation of Landscaping
7. No removal of vegetation during nesting season without survey
8. Provision of cycle parking
9. Submission of construction details for carpark/access/pedestrian square
10. Provision of access and parking prior to occupation
11. Construction of hours restricted to: Monday-Friday 08:00hrs to 18:00hrs; Saturday 09:00hrs to 14:00hrs; No working on Sunday or Bank Holidays
12. Piling on site restricted to: Monday-Friday 08:30hrs-17:30hrs; Saturday 08:30hrs-13:00hrs; Sunday Nil
13. Opening hours Monday-Saturday 06.30hrs to 21:00hrs; Sunday and Bank Holidays 08:30hrs to 18:00hrs
14. Deliveries only between 7am and 8pm Monday to Saturday and between 9am and 5pm on Sundays or Bank Holidays

15. Submission/approval/implementation of a scheme for the acoustic enclosure of any fans, compressors or other equipment with the potential to create noise
16. Submission/approval/implementation of a filtration and extraction system to control the discharge of odours arising out of food handling and preparation
17. The filtration/extraction system to be regularly maintained
18. Submission/approval/implementation of any external lighting
19. Submission/approval/implementation of Air Quality Impact Assessment and any recommended mitigation or a travel plan
20. Submission/approval/implementation of contaminated land assessment.
21. Mezzanine limited to not retail use – restrict retail floor space to 930 sq metres.
22. Agreement under S288 Highways Act 1980.
23. Collections/services management plan.
24. Notwithstanding the detail shown on the plans, that detailed working drawings of the glazed canopy to the store and glazed openings and cladding design of the building will be submitted for approval.

82 11/3551N - FORMER MEDICAL CENTRE, BEAM STREET, NANTWICH CW5 5NX - CONSERVATION AREA CONSENT FOR DEMOLITION OF FORMER KILTEARN MEDICAL CENTRE AND CONSTRUCTION OF RETAIL UNIT WITH CAR PARKING, SERVICING, LANDSCAPING AND ALL ASSOCIATED WORKS FOR MR S BINKS, KEYWORKER HOMES (CHESHIRE) LLP

Consideration was given to the above application.

RESOLVED

That the application be APPROVED subject to the following conditions:

1. Standard
2. Approved plans
3. Re-development to take place in accordance with planning permission 11/3549N within 3 years of the date of this consent.

The meeting commenced at 1.00 pm and concluded at 4.30 pm

Councillor W Livesley

Application No: 11/4161M

Location: 11, BRANDEN DRIVE, KNUTSFORD, CHESHIRE, WA16 8EJ

Proposal: Demolition of Former Women's Institute Building and Development of Four Two Storey Houses and Parking

Applicant: Mr K Jaber

Expiry Date: 22-Feb-2012

SUMMARY RECOMMENDATION**Refuse****MAIN ISSUES**

- whether the principle of housing in this location is acceptable
- whether the design, appearance and layout is acceptable
- whether the proposal would adversely impact on the character and appearance of the adjoining Conservation Area
- whether the proposal would result in an adverse impact on the amenity of nearby residents
- whether the proposal would adversely impact on any nearby trees that are considered worthy of protection
- whether the proposal would have any adverse impact on issues of Nature Conservation

REASON FOR REPORT

This application has been referred to Committee at the discretion of the Development Management and Building Control Manager as the previous application on this site was determined by Northern Planning Committee.

DESCRIPTION OF SITE AND CONTEXT

The application site is located and accessed off Branden Drive, within a predominantly residential area of Knutsford. It is surrounded by residential properties located on Branden Drive, Richmond Hill and Hollow Lane. An area of open space is located on the opposite side of Branden Drive and this marks the boundary of the adjoining Conservation Area. The site contains a timber, single storey building that is currently used as a yoga centre. The area to the rear of the building is used as a car park. The site boundary with the rear garden areas of properties to the north and east of the site is marked by a brick wall, the boundary to the

south is marked by a chain link fence with the western boundary marked by a timber panelled fence. The site slopes gently down both from East to West and also from North to South.

DETAILS OF PROPOSAL

This is a resubmission of the refused application 10/2444M, which was for the demolition of the existing W.I building and the erection of 5no. dwellings comprising a pair of semi-detached dwellings and 3no. two storey houses. That application was also dismissed at appeal. This is a reduced scheme which seeks to remove the potential adverse amenity impacts which were the key issues regarding the previous application. The proposal is now for the demolition of the existing single storey W.I building and the erection of two pairs of semi detached dwellings. 6 no car parking space are proposed, with the utilisation of the existing vehicular access onto Branden Drive.

RELEVANT HISTORY

10/2444M

DEMOLITION OF VACANT BUILDING AND REPLACEMENT WITH 5 TWO-STOREY HOUSES WITH PARKING

REFUSED

01/04/11

APPEAL DISMISSED

29/09/11

09/0227P

Construction of 6 flats – resubmission of 08/2221P

Withdrawn 27.04.09

08/2221P

Construction of 6 flats

Withdrawn 19.11.08

06/0003P

Change of Use from D1 to D2 for teaching of yoga

Approved with conditions 27.02.06

05/2016P

Erection of 2 storey building to provide a MRI scanning facility

Approved with conditions 28.09.05

04/2358P

Construction of new building for a meeting hall for Jehovahs Witnesses

Approved with conditions 27.10.04

POLICIES

Regional Spatial Strategy

DP1 Spatial Principles

DP2 Promote Sustainable Communities

DP4 Make the Best Use of Existing Resources and Infrastructure
DP5 Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility
DP7 Promote Environmental Quality
L2 Understanding Housing Markets
L4 Regional Housing Provision
RT9 Walking and Cycling
EM1 Integrated Enhancement and Protection of the Region's Environmental Assets
MCR3 Southern part of the Manchester City Region

Local Plan Policy

NE11 Nature Conservation
BE3 Conservation Areas
RT3 Recreational Facilities
H1 Phasing Policy
H2 Environmental Quality in Housing Developments
H5 Windfall Housing Sites
H13 Protecting Residential Areas
T2 Integrated Transport Policy
DC1 New Build
DC3 Amenity
DC6 Circulation and Access
DC9 Tree Protection
DC35 Materials and Finishes
DC38 Space, Light and Privacy

Other Material Considerations

PPS3: Housing
PPS5: Planning for the Historic Environment
PPS9: Biodiversity & Geological Conservation

CONSULTATIONS (External to Planning)

Strategic Highways Manager:

The Highways Authority would not wish to adopt the access road and it should be retained as a private road.

The access road and both vehicular crossings should be constructed under a 184 licence agreement.

Subject to the above, there are no highways objections to this proposal.

Environmental Health:

No objections subject to conditions regarding contaminated land and hours of construction.

VIEWS OF THE PARISH / TOWN COUNCIL

Knutsford Town Council

Objects to the proposal for the following reasons.

- Overdevelopment of site
- Uneighbourly; adverse impact on the amenities of neighbouring property
- Insufficient parking
- Small gardens out of keeping with the street scene in this locality

OTHER REPRESENTATIONS

20 representations have been received objecting to the proposal. 14 of these were stating the same objections as had been completed on a standard form.

The main points of objection raised are summarised below:

- Loss of privacy to neighbouring properties
- Overbearing impact to neighbouring properties
- Loss of Light to neighbouring properties
- Loss of a community asset
- Loss of trees
- Insufficient parking spaces- 2 spaces per dwelling should be required
- Adverse impact on Branden Drive due to increased traffic/ parking on Branden Drive
- Terracing Impact
- Out of keeping with the character and appearance of the locality
- Demolition of a local landmark

Other comments made with regard to loss of view, loss of property value and regarding a restrictive covenant that affects the application site are not material planning considerations.

APPLICANT'S SUPPORTING INFORMATION

A Planning, Design & Access Statement has been submitted in support of the application. This can be viewed in full on the application file with the conclusions summarised below:

- Proposal to replace a non residential building with a residential development in a residential area conforms with Development Plan policies and national guidance
- Replacement houses are of good design and of high quality materials and are sensitively sited with respect to neighbouring properties, with the amenity issues on the previously refused application addressed through the reduction in plots to 4 and alteration to ridge heights and siting of plots

An additional statement was submitted 09/02/12 in response to objector's comments. The contents of this letter can be seen on the application file.

OFFICER APPRAISAL

Principle of Development

The site lies in a predominantly residential area where the principle of residential development is acceptable. There are no relevant policies protecting the existing yoga centre use.

Policy

Relevant policies are listed under the policies section above. More information is provided on the most relevant policies below.

Policies contained within the RSS and the Local Plan seek to locate new development in accessible locations in terms of transport and services (DP1, DP2, DP4, DP5, T2). With regard to housing schemes, RSS policies L2 and L4 relate to housing provision and Local Plan housing policies H1, H2, H5 and H13 seek to ensure that sufficient new housing is provided and that its design and layout is acceptable and that new housing does not adversely impact on the amenities of the occupiers of adjoining or nearby houses. Local Plan policies DC3 and DC38 also seek to ensure that proposals do not result in a significant loss of amenity or privacy. Policies DC1, DC35 and DP7 seek to ensure the quality of new developments, including housing.

Highways

There is an existing vehicular access off Branden Drive into the site and this is to be retained as part of the proposal, though it would be reduced in width. The amended access would provide vehicular access to the pair of semi-detached dwellings proposed to be erected to the rear of the site, with vehicular access to the pair of semis fronting Branden Drive to be taken directly off Branden Drive.

4 parking spaces would be provided for the two dwellings at the rear with 1 space for each of the pair of semi-detached dwellings fronting Branden Drive.

The Council's Strategic Highways Manager has been consulted on the application and has raised no objections to the proposal noting that the proposed access width and visibility is sufficient to serve the three dwellings proposed.

A number of objectors have expressed concern regarding the lack of parking proposed and regarding the additional traffic. However in light of the comments of the Strategic Highways Manager, it is not considered that an objection to the proposal could be sustained on highways grounds. Additionally as the existing building is currently used as a yoga centre, it is likely that the existing use generates a large amount of traffic when classes are taking place. At the time of the officer site visit, a class was underway and there were a number of cars parked in the car parking areas to the side/rear of the existing building. With regard to parking, the amount of spaces proposed is considered adequate given the relatively accessible location of the site and the scale and nature of the proposed dwellings.

Design

The proposed houses are fairly traditional in appearance, with the semi-detached properties facing Branden Drive having a traditional pitched roof and the properties to the rear a hipped roof, in order to reduce the impact on the amenity of neighbouring properties. Both buildings would have a gable feature to the front. It is stated that the dwellings are to be constructed from brick under a tile/slate roof with timber windows and doors. The ridge height of the dwellings fronting Branden Drive would be 8m, with an eaves height of 5.5m. The ridge height of the building to the rear of the site has been reduced from the previous scheme to 6.8m; it was 7.8m on the previous application. Furthermore the ground levels are proposed to be lowered by some 0.9m in order to further reduce the impact on neighbouring properties, in particular no. 9 Branden Drive to the North/East and Legh House to the South. This is also proposed to create a level site layout for these properties. These changes together with the hipped roof design are considered to be acceptable in design terms.

The site lies in a predominantly residential area and the area is characterised by a mixture of dwelling styles with a row of traditional cottages to the north/east, more modern properties to the east and west and a modern flat development to the south. The site lies opposite the Cross Town Conservation Area.

The Council's Conservation Officer raises no objections to the proposal subject to the imposition of appropriate conditions regarding materials, rainwater goods and fenestration. He considers that the massing to the frontage is in reasonable proportion to neighbouring properties on Branden Drive.

Some of the objections are that the development would adversely impact on the character and appearance of the area and Conservation Area opposite. However it is considered that the proposal would sit comfortably in the street scene and would not adversely impact on the character and appearance of Conservation Area. Similarly whilst the proposal is located in close proximity of the listed church, it is not considered that the proposal would result in an adverse impact on its setting.

Amenity

The site is surrounded on all sides by residential properties whose rear elevations face towards it. Properties on Branden Drive to the west of the site and Legh House to the south are set down at a lower level in relation to the current site levels. As part of the proposal it is proposed to reduce site levels thereby creating a level site for the properties and the associated parking/turning area.

Local Plan policies H13, DC3 and DC38 deal with the issue of amenity. Policies H13 and DC3 state that development which would adversely affect the amenities of the occupiers of adjoining or nearby houses will not normally be permitted. Policy DC38 sets out guidelines for maintaining light, privacy and space between buildings. The guidelines require a distance of 25m back to back and 21m front to front where habitable rooms face habitable rooms and 14m where habitable rooms face non habitable rooms or blank walls.

A number of objections have been received from nearby residents on the grounds of loss of amenity in terms of loss of privacy, overlooking of properties and gardens, noise and loss of light.

With regard to the impact of the proposal on the row of cottages fronting Branden Drive, these properties contain windows in their rear elevations facing towards the site that appear to serve kitchens or kitchen/diners at ground floor and bathrooms at first floor. Kitchen/diners are considered to be habitable rooms. The properties also have modest rear garden areas that are enclosed by a brick wall which marks the boundary with the site. They currently have an open outlook to the rear over the car park to the rear of the yoga centre and rear gardens to properties fronting Richmond Hill.

The new properties would lie to the south west of the cottages and would therefore have the potential to restrict the amount of sunlight received to the rear of these properties at certain times of the year, with a particular impact on 9 Branden Drive, which would be 7m from the rear elevation of plot 3 with the rear curtilage boundary 4m away. It is considered that this impact would be particularly harmful to the rear elevation of this property in the afternoon hours.

It is noted that the proposed building would be reduced by 1m in height and stepped 2m further away from this boundary than on the previous application. However the relationship between these two properties is still considered to be too tight and there would be an adverse overbearing impact on the amenity of no 9, both on the rear facing ground floor habitable room and the small rear amenity space to this property. This would be exacerbated by the 'enclosure' of plots 1 and 2 on the side amenity space of no 9. Therefore the concerns raised by the Inspector in the dismissed appeal regarding the amenity impact on no 9 are not considered to have been adequately addressed.

In terms of privacy and overlooking, given the juxtaposition of the dwellings, it would mean that views onto the rear of the cottages would be oblique. The proposed first floor side window facing North would be obscurely glazed. There would be no adverse privacy impact on these cottages.

With regard to properties on Richmond Hill, the distance between the rear elevations of the properties would be 25.6 metres to no 1 and 23.3m to no 2, identical to on the previously refused application. The distance to no 2 is substandard in terms of policy DC38, an issue which was of concern to the Inspector on the dismissed appeal. The Inspector considered that the relationship in terms of distance between the existing and proposed dwellings is not so unusual that it would justify a relaxation of the guidelines in policy DC38 and considered that this relationship would have an adverse impact on no 2 in terms of overlooking and to some extent an overbearing impact. This issue has not been addressed by this revised application, as whilst the massing of the dwellings has been reduced slightly, the position of the rear wall of the dwellings relative to no.2 Richmond Hill remains the same.

The properties numbered 15, 17, 19 along Branden Drive to the west of the site have rear elevations of which face towards the proposal. These properties are set at a lower level than the appeal site and contain habitable room windows in the rear elevations and have garden areas to the rear of the properties. There is existing mature landscaping to the rear of no.s 17 & 19 which serves to restrict views into and out of the site. The rear boundary to no.15 is

marked by a boarded timber fence. The side of the proposed dwelling at Plot 2 would be located 14.5m away from the rear elevation of 15 Branden Drive. DC38 requires a minimum distance of 14m between habitable rooms and blank gables but does state that 2.5m should be added to the distance per additional storey. As previously stated, the existing site levels would be reduced as part of the proposal. According to the submitted plans, this would result in a difference of approximately 1.6m between the floor level of the new semis and 15 Branden Drive. Whilst this isn't the equivalent of a full storey, it is considered that the height difference together with the fact that a single storey building is being replaced by a two storey building with the gable facing towards no.15, means that the proposal needs to be assessed in order to ensure that it is not overbearing on the property at no.15. The relative ridge of the new dwelling would be 0.8m higher than the existing building, but the highest part of the building would be 6m nearer to no.15. However, the new dwellings would not project as far back into the site as the existing building. Therefore, on balance, it is considered that whilst the replacement of the existing buildings by the dwellings will have some impact on the amenity of the occupiers of No.15, this impact would not be significant enough to warrant refusal of the application.

With regard to the impact on no.s 17 & 19, it is not considered that the amenity of the occupiers of these properties would be significantly affected by the proposal. There would be a distance of 23m between the front elevation of plots 3 and 4 and the rear elevation of no.17. No guideline distance is specified for front to rear within DC38, with front to front being 21m and back to back 25m. At 23m, the distance falls between the two standards and it is considered that the distance together with existing screening to the rear of no. 17 & 19 means that the impact on these properties would be at an acceptable level.

A block of flats (Legh House) is located to the south of the site, the rear elevation of which contain habitable room windows facing towards the site. The side elevation of plot 4 would be located between 2.4m and 4.2m away from the shared boundary. The ground level of the adjacent site is much lower than the application site, with a steep embankment located between the two sites. The distance to the rear elevation of these flats and plot 4 would be 13m. This is below the distance stipulated in policy DC38, which states that there should normally be a distance of 14m plus an additional 2m where the difference in ground levels exceeds 2.5m, which it would be in this case.

It is noted that there is some considerable high level natural screening along this boundary. Also the existing rear facing windows at ground floor already look out onto a steep embankment and so the impact on these windows would not be of significant concern. However it is considered that there would still be an adverse overbearing impact on the first floor rear windows and second floor dormer windows to these flats, particularly where there are currently unrestricted views across the existing car park. Again this is an issue that was raised at the appeal by the Inspector and a reason for it being dismissed. Overall despite the reduction in height, alteration in design and siting from the previously refused scheme the proposal is still considered to have a materially adverse overbearing impact on these flats and would remain contrary to policy DC38.

Overall it is considered that the proposed development would have a materially adverse impact on the residential amenity of neighbouring occupiers and that it would be contrary to policies DC3, DC38 of the Local Plan.

Ecology

The Council's Nature Conservation Officer has been consulted on the application and raises no objections noting that he does not anticipate there being any significant adverse ecological impacts associated with the proposed development.

Landscaping & Trees

There are a number of trees located along the southern boundary of the site.

As with the previous application, the Council's Forestry Officer does not consider that any of the trees are worthy of retention in their own right.

CONCLUSIONS AND REASON(S) FOR THE DECISION

To conclude, the proposed development by virtue of its size, design and position relative to adjoining property, would be unduly dominant when viewed from adjoining property, causing an unacceptable loss of light, privacy, overshadowing and overbearing impact to the detriment of the residential amenities of the occupiers of those properties. It is not considered that the amendments that have been made to the scheme adequately overcome the amenity concerns raised by the Inspector when dealing with the appeal against the previously refused application. The approval of the development would therefore be contrary to policies H13, DC3 and DC38 in the Macclesfield Borough Local Plan and cause harm to the objectives of those policies.

Application for Full Planning

RECOMMENDATION: Refuse for the following reasons

1. R07RD - Development unneighbourly



Application No: 11/4188M
Location: 43B, HAWTHORN LANE, WILMSLOW, SK9 5DG
Proposal: EXTENSION TO HOUSE
Applicant: PAUL GRAHAM
Expiry Date: 06-Feb-2012

Date Report Prepared: 8th February 2012

SUMMARY RECOMMENDATION

Approval subject to condition

MAIN ISSUES

Impact on the character and appearance of the existing site and wider street view;
Impact on the character of Hawthorn Lane Conservation Area;
Impact on the residential amenity of nearby properties; and
Impact on highway safety,

REASON FOR REPORT

This application was called to committee by Councillor Fitzgerald on the grounds that the proposed development would impair the density of buildings within the Conservation Area; and the bulk and mass would be unsympathetic to the character of the area.

DESCRIPTION OF SITE AND CONTEXT

This application relates to a semi detached, two storey dwellinghouse located on the southern side of Hawthorn Lane. Hawthorn Lane is characterised by large detached and semi-detached dwellings set within spacious plots. Houses are set back from the Lane with established, landscaped gardens to the front. There is a clear variation in the age and design of properties within the immediate streetview comprising a mix of Victorian and Edwardian properties.

DETAILS OF PROPOSAL

Planning approval is sought for a two storey side and rear extension and single storey rear extension.

RELEVANT HISTORY

68483P TWO STOREY SIDE EXTENSION
Approved, 7th October 1991

97/1970P DEMOLITION OF EXISTING SINGLE STOREY EXTENSION. ERECTION OF
TWO STOREY SIDE EXTENSION AND ALTERATIONS
Approved with conditions, 28th November 1997

- 02/3103P TWO STOREY SIDE EXTENSION
Refused, 25th March 2003
- 03/1258P TWO STOREY SIDE/REAR EXTENSION (RESUBMISSION 02/3103p)
Approved with conditions, 7th July 2003
- 11/1975M TWO STOREY EXTENSION TO EXISTING HOUSE INCORPORATING TWO
NEW BEDROOMS, IMPROVED LIVING ACCOMMODATION AND INTEGRAL
GARAGE.
Withdrawn, 3rd November 2011

POLICIES

Regional Spatial Strategy

- DP1 Spatial Principles
DP7 (Criteria to promote environmental quality)

Local Plan Policy

- BE1 Design Guidance
BE2 Preservation of the historic environment
BE3 Development must preserve or enhance the Conservation Area
DC1 New Build
DC2 Extensions and Alterations
DC3 Amenity
DC6 Circulation and Access
DC9 Tree Protection
DC38 Space, Light and Privacy
DC43 Side Extensions to Houses

National Planning Policy Guidance

- PPS1: Delivering Sustainable Development
PPS5: Planning for the Historic Environment

OTHER REPRESENTATIONS

17 representations have been received, each raises objection to the proposal. To summarise, comments received relate to the detrimental impact the proposed development would have on the character and appearance of the Conservation Area by virtue of scale and design. Concern was also raised in regards to the impact the proposal would have on the amenity of neighbouring properties by virtue of loss of privacy, daylight and overbearing nature.

OFFICER APPRAISAL

Principle of Development

The application site is situated on an established residential road within a predominantly residential area and the Hawthorn Lane Conservation Area. The principle of development in this location is therefore subject to compliance with Local Plan policies BE1, BE2, BE3, DC1 and DC2 which seek to promote a high standard of design which is compatible with the

character of the existing site and of the immediate locality, which preserves or enhances the character of the Conservation Area. Local Plan policies DC3 and DC38 which seek to protect the residential amenities of neighbouring properties. Local Plan policy DC9 which seeks to ensure the long term retention of existing trees and DC6 which seeks to maintain appropriate and safe access to and from a site.

Planning History

Planning approval was granted on this site in 2003 for a two storey side and rear extension of a very similar scale to that proposed (planning approval 03/1258P). There have been no changes to the relevant Local Plan policies since that approval and as such that approval forms a material consideration. Planning approval 03/1258P was not implemented.

Highways

The proposal would provide 2 no. additional bedrooms, resulting in a five bed dwelling. Provision would be made for the parking of 3 no. vehicles on the site, 1 no space within an integral garage and 2 no. spaces to the front of the dwelling. This is considered sufficient for a property of this size and there no highway safety concerns in this respect. The proposal is considered to adequately accord with Local Plan policy DC9.

Design

Planning approval is sought for a two storey side and rear extension. Essentially, this application seeks to address concerns raised in regards to scale and massing of previously withdrawn planning application reference 11/1975M. Clear attempts have been taken to reduce the proposed extension to reflect the scale and form of planning approval 03/1258P. The proposed extension would extend 5m in width, extending forward of the front elevation by approximately 2m. The extension would extend beyond the rear elevation by 5.3m at two storey, with an additional 1m projection at single storey.

The proposed extension would have a hipped roof and materials are stated to match the existing property.

Though the proposal would differ in scale and appearance from the existing property, the development would reflect the scale and bulk of similar developments in the area, including an existing extension to the other half of the semi. A distance of 1m would remain between the proposed extension and the site boundary, with 4m remaining between the proposed extension and no.45 Hawthorn Lane. The proposal to close the gap between the original property and the site boundary would not be considered out of keeping with the area.

No objections have been raised by the Councils Design and Conservation Officer and for the reasons outlined above the development would not be considered to significantly detract from the character of the site, wider street view and of the Hawthorn Lane Conservation Area.

Amenity

Consideration has been given to concerns raised in respect of residential amenity, with particular reference given to the impact on no.43A and no.45 Hawthorn Lane.

No.43A is positioned to the east of the application site. This neighbouring property has benefited from a two storey side and rear extension of a similar scale and form to that

proposed here. The case officer visited this neighbouring site. The proposed extension would not cross the 45 degree line taken from rear facing habitable room windows to this neighbouring property. There are 2no. side facing windows to the west facing elevation of this neighbouring extension. One window serves a kitchen diner at ground floor and a first floor window serves a bedroom. The first floor window is obscure glazed and each of these rooms are served by additional windows within the rear, south facing elevation. Taking these factors into account the proposal would not be considered to result in a significant loss of day light that would warrant the refusal of this scheme.

Sliding patio doors are proposed at ground floor within the east facing elevation of the proposed extension, with a bedroom window proposed at first floor. Spacing distances between the proposed extension and those side facing windows of no.43A are substandard to those outlined in policy DC38. It is considered that the degree of overlooking incurred by the ground floor window could be mitigated through improved boundary treatment, which can be dealt with via condition. The window proposed at first floor is indicated to be obscure glazed. In this respect the proposed development would not be considered to result in a detrimental loss of privacy to this neighbouring property.

No.45 Hawthorn Lane is situated to the west of the application site. A distance of approximately 4m would remain between the proposed extension and this neighbouring house. There are a number of side facing windows to the east facing elevation of this neighbouring property. Following a case officer site visit it is clear that none of these windows serve habitable accommodation. 5 no. windows are proposed to the west facing elevation of the proposed extension. Four of these windows (2no. at ground floor and 2no. at first floor) are to serve none habitable accommodation. A fifth window is proposed at first floor which would serve a bedroom. Windows proposed at first floor are to be obscure glazed, with the proposed window serving the bedroom also being non-opening. Taking account of the measures taken these windows are not considered to lead to an unacceptable loss of privacy.

The proposed extension would not cross the 45 degree line taken from rear facing habitable room windows to no.45 Hawthorn Lane. Specific concern was raised by this property with respect to a loss of privacy by virtue of a first floor bedroom window to the rear elevation of the proposed extension. It is accepted that this window would offer views of the rear garden of this neighbouring property, however due to the depth of the proposed extension this window would not offer views of the rear the rear patio area. Taking account that this property is located within an established residential area, it is considered that the proposed extension would not result in a degree of overlooking which is not already experienced by the existing site circumstances. There would be no significant harm to living conditions.

Sufficient distance would remain between the proposed extension and nearby properties to the north and south to not incur a detrimental impact on residential amenity by virtue loss of privacy, daylight or overbearing nature that would be contrary to Local Plan amenity policies.

CONCLUSIONS AND REASON(S) FOR THE DECISION

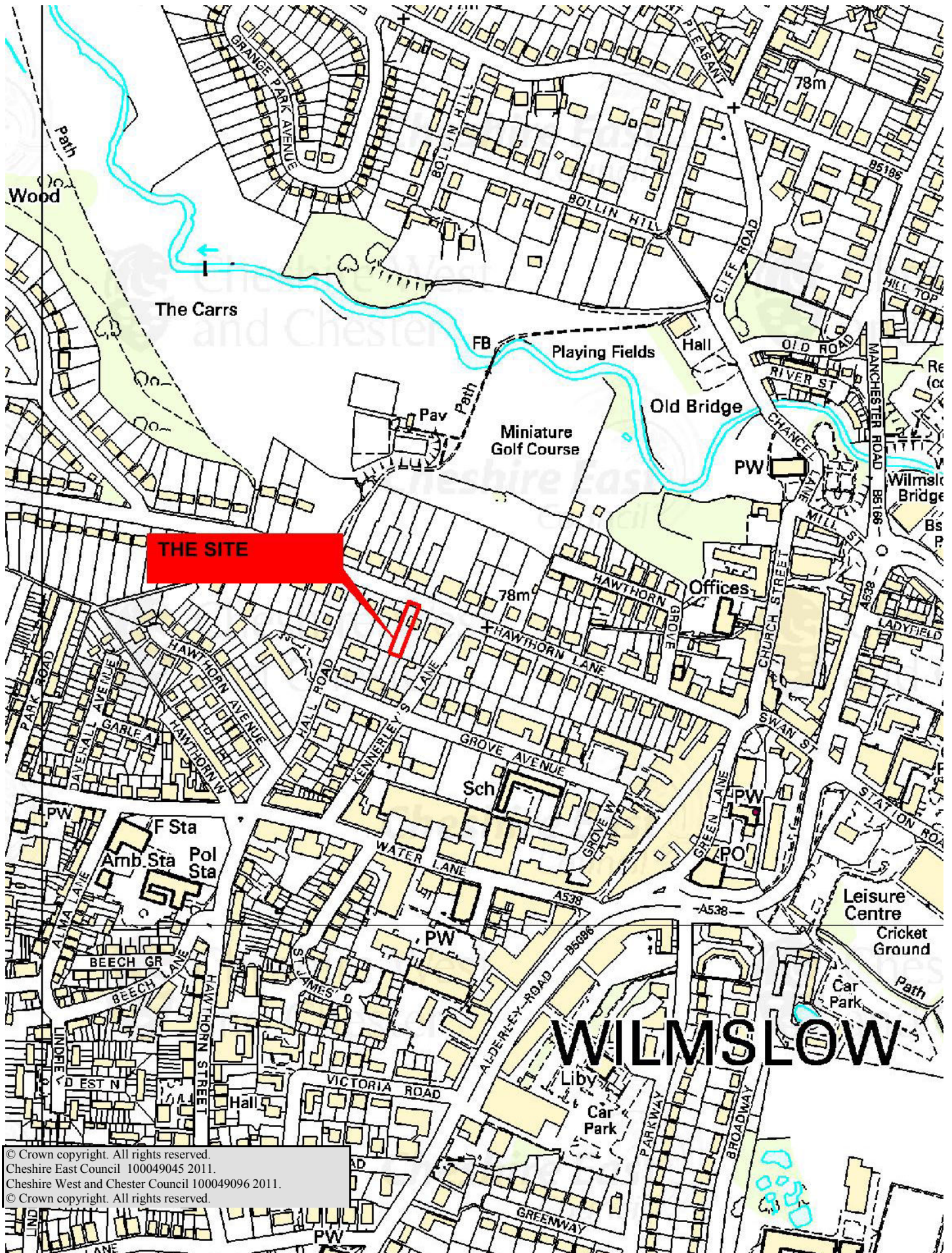
In conclusion, consideration has been given to the objections raised. However, taking account of the site circumstances, the scale and massing of the proposed extension is not considered to detract from the character or appearance of the street view or of Hawthorn Lane Conservation Area. Subject to a condition to ensure that first floor side facing windows to Bedroom 4 are obscure glazed and improved boundary treatment, the proposal would not

have a significant detrimental impact on the amenity of nearby properties. The proposal would provide adequate on site parking and there are no highway safety concerns. The proposed development is considered to adequately accord with the relevant policies of the Local Plan listed above and a recommendation of approval is given.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. A01AP - Development in accord with approved plans
2. A03FP - Commencement of development (3 years)
3. A06GR - No windows to be inserted
4. A06HP - Use of garage / carport
5. A17EX - Specification of window design / style
6. A25GR - Obscure glazing requirement
7. A26GR - Obscure glazing requirement
8. Boundary treatment



Application No: 11/4495M

Location: WILMSLOW GOLF CLUB, WARFORD LANE, GREAT WARFORD, CHESHIRE, WA16 7AY

Proposal: PROPOSED SWING STUDIO, OUTDOOR PRACTICE AREA, CAR PARKING AND ASSOCIATED DEVELOPMENT

Applicant: MR KEITH MELIA

Expiry Date: 02-Mar-2012

SUMMARY RECOMMENDATION:

Approve subject to conditions

MAIN ISSUES:

- Principle of development – green belt assessment
- Design, character and appearance
- Impact on residential amenity
- Highways and parking
- Impact on trees
- Ecology

1. REASON FOR REFERRAL

This application is included on the agenda of the Northern Planning Committee as the site area is over 1 hectare.

2. DESCRIPTION OF SITE AND CONTEXT

This application site is part of Wilmslow Golf Club, comprising the existing practice ground which is situated on the eastern side of the golf club. The main access to the golf club is taken from Warford Lane however access to the practice ground is taken from Foden Lane. To the south and west of the site is the golf course, to the north west an agricultural field and to the south east a field used for equestrian purposes. Opposite the site on the eastern side of Ford Lane is a forestry nursery with a residential property Foden House, opposite the north east corner of the site.

Wilmslow Golf Club consists of an 18 hole golf course which has been in its current location since 1909. It has 678 playing members ranging from 7-90+ in various categories including, full, midweek, intermediate, country and overseas. The practice ground was granted permission in 1979 and has been in situ as part of the golf club since.

3. DETAILS OF PROPOSAL

The application seeks permission for a new building (comprising of a swing studio teaching facility, two undercover practice bays and a WC/changing room and store), an artificial grass tee area, a new extended car park, a putting green, short game area, and engineering operations comprising some ground levelling and formation of bunkers.

4. RELEVANT HISTORY

16781P Change of use from agricultural to practice ground – *Approved 24th January 1979*

5. POLICIES

Regional Spatial Strategy

- DP1 (Spatial Principles)
- DP2 (Promote Sustainable Communities)
- DP4 (Making the Best Use of Existing Resources and Infrastructure)
- DP7 (Promote Environmental Quality)
- RDF2 (Rural Areas)
- RDF 4 (Green Belts)

Local Plan Policy

- GC1 (New buildings in the green belt)
- BE1 (Design principles for new development)
- DC1 (High quality design for new build)
- DC3 (Protection of the amenities of nearby residential properties)
- DC6 (Circulation and Access)
- DC8 (Requirements for Landscaping)
- DC9 (Tree Protection)
- DC33 (Outdoor commercial recreation facilities)

Other Material Considerations

- PPS1: Delivering Sustainable Development
- Planning Policy Statement: Planning and Climate Change Supplement to PPS1
- PPG 2: Green Belts
- PPS7: Sustainable Development in Rural Areas
- Draft National Planning Policy Framework

6. CONSULTATIONS (External to Planning)

Environmental Health: Make the following comments:

Areas of concern relating to light overspill and hours of operation have been fully answered in the information submitted in support of this application.

The proposal is not a driving range. The only external lighting detailed is that of “soft lighting to provide directional aides between the building and car park for users in the twilight hours” (paragraph 5.4 Potential Lighting).

The hours of operation proposed are 0830 hrs to 2200 hrs in summer and 0800 to 1700 hrs in winter defined as 1st November to 28th February.

I confirm this section has no objection to the above application.

Highways: The views of the Strategic Highways and Transportation Manager have not been received at the time of writing the report. They will be reported as an update. Following pre-application discussions an objection is not anticipated however formal comments will be reported once received.

7. VIEWS OF THE PARISH COUNCIL:

Chorley Parish Council does not object to this application. The following comments were also made:

Our chief concern when viewing any business plans along Foden Lane is of course the number and type of vehicles it might involve. We are satisfied that the architect has provided an entrance with safe and clear visibility for vehicles travelling to the club and along the lane.

Great Warford Parish Council was also consulted as the site abuts the Parish Boundary. The following comments were made

They do not consider the land where the proposed development to be is in the Parish of Great Warford. They trust Chorley PC has responded. No objections to the development were raised but the members are very concerned about the increase in traffic on Foden Lane which is very narrow in places.

8. OTHER REPRESENTATIONS:

An anonymous letter of objection has been received in relation to the proposal, the salient points being:

- Foden Lane is narrow with few passing places near the entrance and not suitable for development of this nature due to increase in traffic;
- Noise and disruption for people living in Foden Lane;
- This is a commercial development, and not viable as a members only facility;
- Facility is out of keeping with surroundings, large scale development on a field.

9. APPLICANT'S SUPPORTING INFORMATION:

A Design and Access Statement has been provided and can be seen in full on the planning file however the salient points are:

- The proposed building is in simple form with a mono pitch roof and timber clad;
- The building would have 2 bays, one secured by roller shutter doors;
- The car park would provide 20 spaces;

- To the south east of the car park the proposal includes a putting green enclosed on 2 sides by a 5 metre wide strip of landscaping;
- To the south west of the building the proposal includes a practice teeing area which would be slightly raised;
- The Cheshire Landscape Character Assessment indicates the site is in a Landscape Character Type 10 comprising lower farms and woods. More specifically it is in the Marthall Character Area defined as a medium scale landscape of mixed arable and pastoral farmland;
- The golf course is well planted with mature trees and a large block of woodland in the centre of the course;
- The proposal does not undermine any landscape qualities and would not contribute to any identified issues within the Landscape Character Assessment;
- The proposal does not change the use of the land;
- The building is relatively small and compact. It would be set back from Foden Lane and due to mature vegetation views would be restricted;
- The position of the teaching bay is determined by its location at one end of the practice ground;
- The proposed car park is determined by its proximity of the building and access and it is essential it is positioned to the side of the building so stray balls do not hit cars;
- The proposal includes extensive landscaping including hedge planting to supplement the existing hedgerow and tree planting around the practice ground. There would also be forest planting along the north west boundary;
- The proposal has been discussed with the Highways Department. The visibility splays have been measured and existing visibility is acceptable. The access is unaltered due to the need to retain the large Oak tree immediately south of the access and the retention of the mature hedgerow.
- The car park provides 3 disabled parking spaces and the teaching bay is accessible for disabled people;

A Planning Statement has been provided and can be seen in full on the planning file however the salient points are;

- The substantive use of the site would maintain the openness of the green belt and help support the purposes of including land within it;
- The building would allow teaching and practice to take place all year round and in all weather conditions. This is vital in making the golf professional's business viable.
- The building is essential for outdoor recreation and would not be inappropriate development. It has no unnecessary facilities.
- The proposal has been assessed against the criteria in Policy DC33 and is considered to comply.

10. OFFICER APPRAISAL

Principle of Development – Green Belt Assessment

The site is currently in use as a practice ground for the golf club, established under planning application 36364P. The use of the site as a practice facility has therefore been established and this proposal does not involve a material change of use of the land. However the

proposal includes development on the site consisting of alterations to contour levels, a reconfigured car park, amended access drive, laying of an artificial grass tee area, a raised tee, pathway from the car park and a new building providing teaching facilities, undercover tee area, a store and WC.

Policy GC1, which reflects paragraph 3.4 of PPG2, 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 (amongst other things):

‘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 within it.’

Paragraph 1.5 of PPG2 states the purposes for including land within the green belt are:

- To check the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns from merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

PPG2, paragraph 3.5, gives examples of essential facilities as ‘small changing rooms or unobtrusive spectator accommodation for outdoor sport, or small stables for outdoor sport or outdoor recreation.’ It is worth noting that this list is not exhaustive and does not rule out other such facilities being described as essential. The key question is whether the Local Planning Authority is satisfied that the facilities are genuinely required for the use of land which preserves the openness of the green belt and does not conflict with the purposes of including land within it.

The proposed building comprises two main elements, a swing studio and two undercover driving bays. A small store and changing room/WC are also provided to the rear of the undercover bays. The swing studio would be used by the golf professional to teach, utilising technology such as radar, cameras, recording equipment and viewing screens. The facility would also allow teaching to take place all year round and in all weather conditions. The submitted Planning Statement contends that the teaching and tuition service provided by the professional are a vital component of making his business viable and allowing year round and all weather facilities would enhance its viability. The facility would allow the Golf Club to compete with other clubs in the area and meet demand for such a facility.

The building would also provide two undercover bays which in proportion to the scale of the site is minimal. This would allow use of the practice ground in all weather conditions. It is clear there are no unnecessary facilities included in the building, a small toilet/changing facility and store are not excessive and can be considered basic requirements. The use of the land as a practice ground has previously been established.

The site is currently used as a practice ground however it does not contain any buildings. There is a small car park adjacent to Foden Lane serving the practice area at present. It is clear therefore that there would be some impact on openness as a result of the proposed

development which involves a building, an enlarged car park and some engineering works to alter land levels. However the development would be minimal and contained mainly in the south east corner of the site. The practice ground is relatively large and the prevailing character and openness of the site would be maintained with limited impact.

It is considered an appropriately worded condition should be added to ensure the facility is not used as a public driving range. A public driving range would be a more intense use, raising additional concerns that would need to be carefully assessed and potentially being of a more semi-urban character. It would also raise other concerns in relation to highways and therefore a condition to this effect is considered necessary.

In conclusion, it is not considered the proposal is inappropriate development in the green belt and therefore it is not necessary to consider whether there are very special circumstances that justify inappropriate development. It is worth noting here that no very special circumstances were put forward by the applicant as they do not consider the development to be inappropriate.

Design, character and appearance

There are no existing buildings on the site that can be utilised and therefore this proposal includes a new building. The position of the building has been determined by the location of the existing established practice ground. Policy DC33 seeks to ensure new buildings are sited in close proximity to existing buildings wherever possible. There are no existing buildings on this practice ground and all existing buildings at the golf club are situated to the west adjacent to Warford Lane. Providing a building near to existing buildings has been disregarded for a number of reasons, mainly that it would require the existing 12th tee and fairway to be used as the practice ground resulting in the reconfiguration of the golf course. This is considered a prohibitive option. Secondly due to the position of an overflow car park and access road to the north of this area it is highly constrained. An indoor studio was also considered however disregarded as it would require a larger building than is being proposed and would not offer the same benefits as an outdoor facility. The existing buildings on the site could not be utilised as they are already in use, either as the clubhouse or for storage of machinery and tools and other uses. The use of these buildings would simply result in pressure for further buildings on the site. Given the proposal is to site a building on an established practice ground which contains no buildings, and the evidence of consideration of alternatives put forward, it is considered that a new building in the location proposed is acceptable.

The building would have a footprint of approximately 103 square metres, being 13.4 metres wide and 7.7 metres deep. It would have a monopitched roof 3.5 metres high at its maximum. It would be clad in timber giving it the appearance of an agricultural building similar to other rural buildings. The building would be well screened from Foden Lane, with limited visibility from public vantage points. The existing hedgerow and trees along the site boundary would screen the development somewhat. The building would be most visible from longer views to the south east where the land is lower than the application site. The proposed planting in the south east corner of the site would enhance the screening of the site. For these reasons it would not be prominent in the landscape setting.

The proposal includes roller shutter doors to the Swing Studio, this is for security purposes given the equipment that would be kept in the building. The undercover bays would be

open fronted. Given the genuine need for security in this aspect is not considered excessive and would serve a particular purpose whilst keeping its impact to a minimum. However a condition should be attached to ensure the doors are painted an appropriate colour.

The site is currently used as a practice ground and is therefore closely mown and has the appearance of a golf course. The proposed level changes and other works including the formation of bunkers would have limited impact on the landscape setting given the appearance of the existing site.

Policy DC33 also requires that any necessary lighting should be accommodated without undue intrusion or significant impact upon the immediate locality or wider environment. The proposal does not include any floodlighting, however lighting is proposed in the form of soft lighting for directional guidance between the car park and the building. The building itself would also have internal lighting, however due to its open nature this would have some external impact. The site is located in a rural area that is characterised by very limited light pollution. There are no street lights along Foden Lane. However the proposed lighting would be extremely limited with no lighting of the fairways or other practice areas. I do not consider it would significantly detract from the character of the area or result in undue intrusion to the character of the countryside. If approved, a condition should be attached to require details of the lighting to ensure it is appropriate. A further condition should also be attached to ensure no floodlighting is installed.

Impact on Residential Amenity

The main concern in relation to residential amenity is the potential intensification of the use of the site, and resulting disturbance to nearby residents. The closest residential property is Foden house which is on the east side of Foden Lane opposite the north east corner of the site. The car park and buildings are to be located on the

The Planning Statement makes reference to complaints in the past from the residents of Ford house in respect of balls straying into their curtilage. This scheme has addressed those concerns by reorienting the practice ground in a southeast/northwest direction. This would help to direct balls away from Foden house and should therefore improve the current situation. Tree planting is also proposed along the boundary with Foden Lane which would 'catch' stray balls and further enhance the situation. The above measures would be sufficient to mitigate any increase in activity at the site.

At present the site has no restrictions on its hours of use, although it is obviously dictated by available daylight. This proposal does not include any floodlighting however hours of use are proposed of 0800 hours to 2200 hours in the summer and 0800 hours to 1700 hours in the winter. Winter is defined as 1st November to 28th February. Further different hours of use are proposed for the building, being 0830 hours to 1800 hours in the summer and 0830 hours to 1600 hours in the winter. These hours are appropriate and would appear to accord with available daylight. The Environmental Health section has no objection to these hours and attaching a condition to this effect would be considered reasonable, given the intensification of use, and they would ensure there is no significant injury to amenities in terms of noise and disturbance.

Whilst the scheme would likely result in some increase in traffic along Foden Lane, this would not be so significant as to significantly harm living conditions for residential properties on the lane.

As previously discussed ball collection and mowing activities would be limited, ball collection would take place once a day, twice a day at busy times. The grass would be mown once a week. This level of activity would not be significant and would not be detrimental to amenities at Foden House.

Highways and Parking

Access to the site is currently taken from Foden Lane. This access will be unchanged. Foden Lane is a narrow country lane which is single track width in places. Highways comments have not been received at the time of writing the report and will therefore be reported as an update however this application was subject to pre-application discussion and no significant issues were raised at that stage.

There would be an increase in traffic as a result of the development as the use would likely intensify due to the improved facilities. The existing access would be retained, this was approved as part of the original application for the practice ground. Although Foden Lane is derestricted, due to its narrow width vehicles are likely to travel much slower than that. At the time of the site visit it was observed that passing traffic was travelling considerably less than 60mph. Further it was observed that the road is infrequently used.

The existing car park is informally laid out with space for 12 cars. The proposal would create a new car park with space for 20 cars. It would be laid with crushed stone and spaces formally delineated by contrasting material. Three of the 20 spaces would be for disabled parking.

Impact on Trees

The proposal includes some level changes to form the practice tee area however these would appear to be outside the root protection area of any existing trees. The existing access will remain and is already compacted within the rooting environment of a group of Alder and two mature Oak trees on the boundary with the road. Any alterations to the surface of the access is unlikely to have any significant impact, however the Council's Arboricultural Officer considers it prudent to ensure any works including vehicular movement/plant associated with the development are controlled by conditions requiring the submission of a method statement and tree protection scheme. These conditions are considered appropriate and reasonable. The proposed building would not impact upon any existing trees.

Ecology

Due to the nature of development it is not anticipated there would be any significant ecological issues. Native landscaping is being proposed which would have ecological benefits. The Nature Conservation Officer has requested that a condition safeguarding nesting birds should be attached to any approval to require a detailed survey prior to any works between 1st March and 31st August.

11. CONCLUSIONS

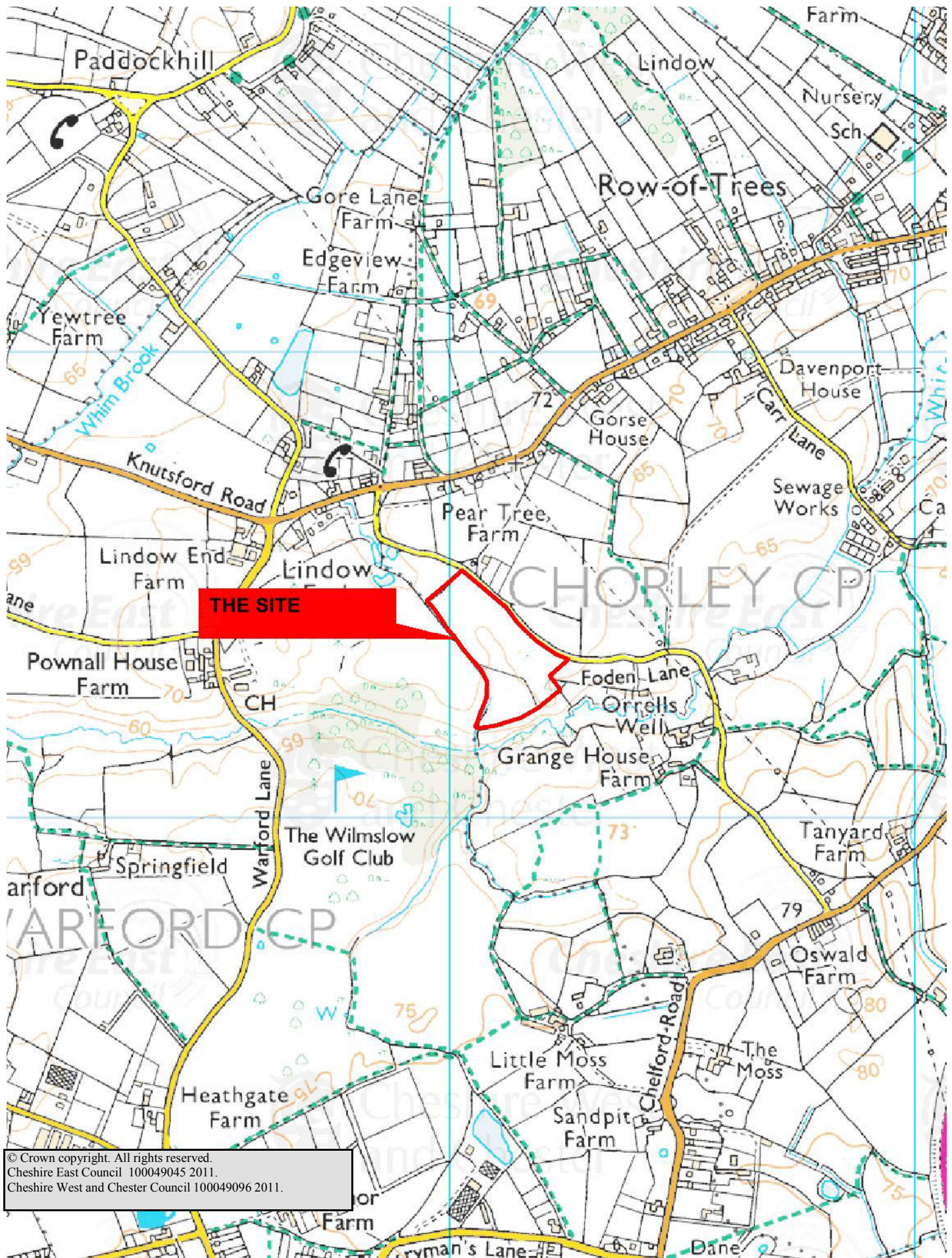
The proposed development relates to an existing established practice ground at Wilmslow Golf Club. This scheme is specifically for enhanced facilities at the site and engineering operations consisting of grading of the land and other landscaping works. As discussed above the proposed building is not considered inappropriate development in accordance with Local Plan Policy GC1 and national guidance in PPG2 and does not conflict with purposes of including land within the green belt. It has been demonstrated it is an essential facility for outdoor recreation. The proposed building has been designed to harmonise with the rural setting and it would not be overly prominent. Development has been kept to a minimum and sensitively designed. There is likely to be an intensification of use of the facility which raises important highways considerations. Foden Lane is a single track road, however the access has previously been approved for the use of the site and it will primarily be for use by members of the golf club and their guests and not a public driving range. All other considerations have been taken into account with particular reference to residential amenity, existing trees on the site and ecology.

Taking the above into account the application is considered acceptable and in accordance with the relevant policies in the development plan. Members are therefore recommended to approve the application.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. A01AP - Development in accord with approved plans
2. A01HP - Provision of car parking
3. A01TR - Tree retention
4. A02TR - Tree protection
5. A03FP - Commencement of development (3 years)
6. A03TR - Construction specification/method statement for access
7. A05EX - Details of materials to be submitted
8. A06NC - Protection for breeding birds
9. A08MC - Lighting details to be approved
10. A11LS - Implementation of landscaping scheme submitted with application
11. A13GR - Hours of use - building
12. Hours of use - practice ground
13. No additional lighting shall be installed
14. Details of surfacing materials
15. No grading/mounding other than shown on the approved plans
16. Details of security barrier to be submitted and approved
17. No fencing or netting
18. Use by members of the golf club and pre-booked lessons only



Application No: 11/4367M

Location: WILMSLOW GARDEN CENTRE, MANCHESTER ROAD, WILMSLOW, SK9 2JN

Proposal: Redevelopment of Garden Centre Following Fire to Include Main Garden Centre Retail Building, Restaurant, Open Sided Canopy, Store and Associated External Works and Landscaping

Applicant: KLONDYKE PROPERTIES LTD

Expiry Date: 07-Mar-2012

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

- Impact on the character and appearance of the surrounding area and existing buildings, issues of layout and site planning including height, scale and massing of proposed buildings
- Whether it is appropriate development in the Green Belt or whether very special circumstances have been demonstrated.
- Impact on parking and highway safety.
- Impact on ecology, the existing trees and landscape.
- Any implications for the residential amenity of neighbouring properties.
- Impact upon sustainability

Date Report Prepared:**REASON FOR REPORT**

The development is in excess of 1,000 sq m floorspace and therefore is a major planning application to be determined by Committee.

DESCRIPTION OF SITE AND CONTEXT

A large fire destroyed the original garden centre building located to the northern part of the site in the summer of 2011. This building had to be demolished in the interests of public safety soon after the fire. A temporary replacement sales building of circa 1000 sq metres floorarea has recently been erected to that part of the site which previously incorporated outdoor sales and plant areas. The Garden Centre is therefore still trading at the site, although in a reduced capacity.

The original garden centre comprised a shop of approximately 2,402m², an open-sided canopy of 401m², enclosed polytunnels of 300m², an open sales area of 6,242m² and a

service yard of 480m². Additionally in 2009 permission was granted for alterations and extensions which comprised circa 312m square extension to the café facility. The scheme was part of a larger refurbishment scheme that was not implemented at the time of the fire.

The building which had to be demolished comprised five glasshouses clad in white polycarbonate roofs and glazed walls. The offices, toilets and coffee shop kitchen are located within two brick and tile clad buildings. There is car parking for 207 cars, including 9 accessible spaces. The amount of car parking is unchanged, as is the site access via Manchester Road.

The garden centre site is bounded to the east by Manchester Road, residential dwellings to the south, open fields to the west and the River Dean to the north. The land slopes down towards the River Dean but is well screened by an area of woodland which is accessible by both customers of the garden centre as well as members of the public.

The application site is located within the North Cheshire Green Belt but it is bounded by a predominantly residential area to the south and east.

DETAILS OF PROPOSAL

This application seeks full planning permission for the erection of a new purpose built garden centre and ancillary restaurant, open sided canopy, store and associated external works and landscaping. The proposed garden centre building will be sited to the same position within the site to the former building and will comprise a total of 3831m square of floorspace, including retail sales, covered open canopies and ancillary restaurant and office facilities. The design will be updated and be updated to modern standards of construction in terms of thermal insulation and energy efficiency.

In addition to these works, it is also proposed to implement the upgrade of the woodland that occupies the northern part of the site and transform it into an attractive place for members of the public/customers to visit in line with the scheme of extensions and alterations granted permission in 2009 but un-implemented when the fire at the site occurred.

RELEVANT HISTORY

- 09/1746m Demolition/removal of 382m sq of existing canopies and storage containers, erection of 683msquare of open-sided canopies, erection of 312msquare extension to existing coffee shop for additional seating and an educational classroom; all in accordance with application drawing nos, c0809-03b, 05e, 07b, 09c, 10b and 11a all for the use as a garden centre.
Approved with conditions 3/9/2009
- 08/2739P Demolition/removal of 458 sq metres of existing canopies, walkway and storage containers, erection of 696 metres square of open-sided canopies, erection of 358 square metre extension to existing coffee shop for additional seating and an educational classroom.
Withdrawn 10/03/2009

- 02/2068P A canopy in glasshouse, construction of part of an existing plant sales area, the levels of which are to be raised to provide a safe area with retaining walls, balustrades and access ramps
Approved with conditions 11/06/2002
- 02/0138P Provision of canopy in glasshouse; construction over an existing external plant sales area with raised levels by provision of retaining walls, balustrades and disabled access ramps; and extension of existing sales and storage glasshouse
Refused 27/03/2002
- 01/2243P Provision of a canopy in glasshouse; construction over an existing external plant sales area and extension of an existing sales and storage glasshouse
Withdrawn 07/11/2001
- 20240P Continuation of use as garden centre with alterations to layout
Approved with conditions 31/10/1979

POLICIES

Regional Spatial Strategy

DP1 (Spatial Principles)

RDF4 (Green Belts)

EM1 (A) (Integrated Enhancement & Protection of the Region's Environmental Assets – Landscape)

EM1 (B) (Integrated Enhancement & Protection of the Region's Environmental Assets - Natural Environment)

EM1 (D) (Integrated Enhancement & Protection of the Region's Environmental Assets - Trees, Woodlands and Forests)

Local Plan Policy

BE1 (Design Guidance)

GC1 (New Buildings)

NE7 (Woodlands)

NE11 (Nature Conservation)

S2 (Out of town retailing)

DC1 (Design – New Build)

DC2 (Design – Extensions and Alterations)

DC3 (Amenity)

DC6 (Circulation and Access)

DC9 (Tree Protection)

DC35 Materials and Finishes

DC37 Landscaping

Of the remaining saved Structure Plan policies, only policy T7: Parking is of relevance.

Cheshire Replacement Waste Local Plan (Adopted 2007)

Policy 11 (Development and waste recycling)

Other Material Considerations

PPS1 Delivering Sustainable Development

PPG2 Green Belts

PPS4 Planning for a Prosperous Economy

PPS7 Sustainable Development in Rural Areas

PPS9 Biodiversity and Geological Conservation

PPG13 Transport

Circulars of most relevance include: ODPM 06/2005 Biodiversity and Geological Conservation; ODPM 05/2005 Planning Obligations; and 11/95 The use of Conditions in Planning Permissions.

Chief Planners letter March 2011

CONSIDERATIONS (External to Planning)

Strategic Manager Highways: The proposal does not increase the floorspace over and above that already approved. As the approved floorspace was previously considered to comply with the parking standard, there is no traffic impact issues to consider. The number of car parking spaces remains the same as in previous application at a total of 212. The main access to site will remain unchanged and is taken from Manchester Road. No objection is therefore raised, subject to conditions and the implementation of a travel plan.

Environmental Health (Amenity) : No objection subject to conditions.

OTHER REPRESENTATIONS

One email of support has been received from a neighbouring property that offers conditional support on the basis that the amended gabled roof forms of the garden centre building remain gabled away from his property and that the height is no higher than the height of the building it replaces. Two emails of conditional support from adjoining residents in Sefton Drive, on the basis of a high quality boundary treatment is provided but also maintains the trees as a screen.

One email of objection on grounds of location of the proposed bin store and to the size of the restaurant within the building and on the grounds of a loss of amenity by virtue of cooking smells and noise. This objector considers this to result in him not being able to use his garden

APPLICANT'S SUPPORTING INFORMATION

A Supporting Statement and Woodland Access & Management Plan were submitted with the planning application. The Supporting Statement contains information on the application site, the background to the development proposals, the policy background, a Design and Access Statement, and a Transport Statement. An Energy Assessment and Draft Staff Travel Plan are also submitted

Copies of the documents can be viewed in full on the application file.

OFFICER APPRAISAL

Section 38 of the Planning and Compensation Act 2004 requires a plan led approach to decision making in that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

In this case the development plan consists of the Regional Spatial Strategy for the North West, the Cheshire Replacement Waste Local Plan and the Macclesfield Borough Local Plan.

Principal of Development

The main issues in this application are the impact of the proposed development on the character and appearance of the surrounding area, whether the proposed development is appropriate development in the Green Belt or whether very special circumstances have been demonstrated that are necessary to be demonstrated in green belt policy terms, the impact on parking and highway safety, nature conservation, existing trees and landscape, and any implications for the residential amenity of neighbouring properties.

Green Belt Issues

Paragraph 3.4 of PPG2 states that the construction of new buildings inside a Green Belt is inappropriate unless it is for one of five purposes listed within the paragraph. Local Plan policy GC1 repeats this advice and states that within the Green Belt approval will not be given for the construction of new buildings unless it is for a limited number of purposes without very special circumstance being demonstrated.

The proposal is inappropriate development. In order to justify the inappropriate development within the Green Belt it will be necessary to consider if the harm caused by reason of inappropriateness is outweighed by other material considerations.

It is important to recognise that the part of the site which this proposal relates to is currently open only because the dangerous, fire damaged garden centre structure and buildings that previously existed had to be demolished after the fire and there was no opportunity to implement the extant 2009 permission for extensions to the building, including a sizeable extension of the existing ancillary café/restaurant facility.

The introduction of a large retail shed type building to this area now, after the recent demolition of the original of garden centre sales building and associated open canopies would reduce the general openness of the area as opposed to the relatively recent past. However, it is accepted that the fire which occurred at the site was a unforeseen event that could not have been predicted and the demolition of the entire building that had to be undertaken was necessary in health and safety terms.

Had the extensive fire not occurred in the summer of 2010 and necessitated the demolition of the building complex completely soon thereafter the building would still be in situ. This is considered to be a very important material consideration in this case to which significant weight should be attached.

This proposal, in effect, seeks to replace that facility which has been lost, whilst not being any larger than what was previously permitted in 2009 when the extensions to the ancillary restaurant and open canopies were allowed as part of an unimplemented, but still extant, refurbishment of the facility.

In terms of general mass, scale, site coverage, height and floor area, this proposal, whilst a modernisation of the building from the ad-hoc collection of buildings and structures which previously formed the garden centre complex, has been designed to respect the previous scale, position, height and predominantly glazed structure of the former building.

In general terms the proposal has been designed to mirror the floorspace of the original garden centre buildings (previously 3832 m sq including the previously approved extensions as opposed to the current proposal of 3831 m sq). The height of the proposal is no greater than the garden centre buildings that were originally in situ.

With over 28% of the garden centre curtilage being the 1.1 ha of woodland that is open to the public as a free recreational facility. In 2009 as part of the Applicants proposals to improve the site it was decided to carry out an assessment of the woodland to establish what was there, whether it should continue to be open to the public and if so, what improvements, if any, could be undertaken. The Environmental Project Consulting Group was commissioned to undertake the work. The main conclusions of the study were:

- That the woodland is poorly managed and becoming overgrown with Hawthorn and Elder;
- There are large areas of hardcore thought to be the remains of the First World War Prisoner of War Camp;
- There is evidence of protected species;
- The woodland could be improved for public access including upgrading the existing paths, creating a picnic site, creation of a demonstration wildlife garden, creation of a new pond, creation of a badger sett and the provision of bird nesting and bat roosting boxes.

It is also proposed to make available spare seating capacity at Wilmslow Garden Centre for outside organisations to use when the restaurant demand is low on week days. The classroom will be an area of the restaurant which can be sectioned off internally. The classroom will have available up to 30 chairs suitable for children and be available to school parties, horticultural societies, gardening clubs and other groups. The woodland is available to these parties (accompanied) to learn and observe wildlife and to return to the classroom to carry out projects on the experience. Adjacent to the classroom will be an educational garden that allows children to 'get their hands dirty' and to manage their own school allotment, together with practicing garden designs.

In the circumstances, it is considered that the applicant has demonstrated very special circumstances; had it not been for the fire that destroyed the building the garden centre would exist today, in addition, the Applicant has acted promptly in seeking to maintain their presence and employment at the site within the temporary garden centre sales building and by seeking to bring the current proposal forward promptly. The proposed building would be

located on an existing sales area of the garden centre and therefore they would not result in encroachment into the Green Belt. In addition, the improvement to the woodland, which formed part of the 2009 approval has previously been accepted by the Council as mitigation for the increased development of the . The improvements to the woodland, which include full access for wheelchair users via upgraded paths remain as part of this scheme. On, the proposed development is considered to comply with Green Belt policy.

Site layout and design

Local Plan policies BE1, DC1 and DC35 address matters of design and appearance. Policy BE1 states that the Council will promote high standards of design and new development should reflect local character, use appropriate materials and respect form, layout, siting, scale and design of surrounding buildings and their setting. 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.

The proposed building would be one single structure that would incorporate a main garden centre retail sales building comprising circa 1985m sq of sales, ancillary staff and office accommodation ; circa 940 m sq of open sided sales canopy; circa 570 sq m of ancillary restaurant facility and kitchen/customer toilets.

The building form largely replicates the scale and position of the building that previously existed on site. The main sales building will have a curved roof design of 5.6m to the top of the roof light. The restaurant building will have a pitched roof of 5.1m tall. The roof of the open canopy structure has been gabled away from the adjoining residents. The open canopy will be enclosed to the rear (adjoining the neighbouring residential properties in Sefton Drive by 2m high fencing panels and the canopy will be constructed from a steel frame with a opal polycarbonate roof. The proposed restaurant would be sited to the northern part of the site, and would comprise of red interlocking concrete roof tiles, in keeping with the adjoining residential property and external walls would be formed of a timber finish in Kingspan 'Western red Cedar'. Likewise the external walls of the main garden centre sales building will be formed of same facings as the restaurant building and have a series of curved roofs formed of a dark grey coloured PVC membrane with opal polycarbonate roof vents. The building would have a hipped roof, would have an eaves height of 2.7 metres and a ridge height of 5 metres. It would be approximately 0.7 metres lower than the existing building.

Retail Impact of the Proposal

Policy S2 of the Macclesfield Local Plan requires proposals for new shopping, leisure and entertainment development outside established town and district centres to meet a number of criteria, including

1. Proven need for the proposal
1. Where it can be demonstrated that no sites or buildings are suitable, viable or likely to become available within a reasonable time period within the town or district centre, preference will be given to edge of centre locations and secondly out of centre locations where the following tests are satisfied
 - i. no demonstrable harm to vitality and viability of existing nearby centres
 - ii. the proposal should be easily and safely accessible from the surrounding area by a choice of means of transport

- iii. the proposal should have no adverse impact upon amenity
 - iv. should not conflict with other policies in the Plan
- 3 In addition, all retailing above 2500sqm will be required to be supported by the following evidence
- i. the likely cumulative effects together with recently completed developments and outstanding permissions in the catchment area of existing nearby centres
 - ii. the likely changes in travel patterns over the catchment area including the proportion.

It is considered that given that the proposal is a replacement on a almost identical footprint to the existing garden centre sales building which was destroyed by fire in the summer of 2011 that a Sequential Assessment are not required in this instance given that the proposal does not in effect propose any greater retailing floorspace than the existing on site situation which was only curtailed due to the complete demolition of the garden centre due to health and safety concerns.

Policies EC10 to EC19 of PPS4 set out the key policy tests that planning applications for economic development including town centre uses have to satisfy. Policy EC11 concerns economic development other than town centre uses. Policy EC12 entitled 'Determining Planning Applications for Economic Development in Rural Areas' is relevant Policy EC.10 of PPS4 states that a positive and constructive approach should be taken for applications for economic development. Policy EC.12, with reference to economic development in Rural Areas states that support should be given to small scale economic development where, if remote from service centres, the site may be an acceptable location for development even if not readily available by public transport.

The Draft National Planning Policy Framework identifies that there is a presumption in favour of sustainable development and that significant weight should be attached to proposals of economic growth and proposals which enable the delivery of sustainable development proposals. With regard to the rural economy the Framework identifies that the support should be given to the sustainable growth of a rural business, and to support the expansion of tourist and visitor facilities in appropriate locations where identified needs are not met.

However, it has to be remembered that this proposal could be easily adapted to more mainstream type retailing uses and as a fresh proposal allows greater control over the range of goods to be sold, in the interests of the continuing retail functions of adjoining retail centres. A condition is therefore recommended to control the range of goods and places limits upon the sale of foodstuffs for consumption elsewhere. This is in line with advice within PPS4

Highways

There are no Highway objections to the proposals contained within this application since the car parking provision already exists. In 2009, circa 645 sq metre of floorspace was approved, mainly in the form of an extension to the ancillary restaurant. This was accepted in 2009 as a reconfiguration of the site and the increase in the size of the coffee shop/restaurant will have a degree of double counting in respect of the garden centre patrons.

In view of the fact that peak visits to the site are at the weekend and outside of the main peak highway flows the Highway Engineer does not have any concerns in respect of traffic generation to the site and impact on the adjacent highway network.

A draft Travel Plan has been submitted which demonstrates a welcome willingness to support sustainable travel choices of the staff at the site. This is a benefit of the current scheme.

There are a number of bus services currently operating within a reasonable walking distance from the site and provides the occupiers of the site the ability to use sustainable travel modes.

Overall, there are no highways objections to the proposal.

Amenity

The application site is bounded by residential properties to the southern boundary and on the opposite side of Manchester Road to the east of the site. No objections have been raised by the properties to the south of the site but one email of objection was received from the resident adjoining the restaurant development at 145 Manchester Road. The grounds for the objection are based upon the concern about the perceived intensification of the restaurant activity and the siting of the bin store and potential vermin being attracted to the enclosed bin store.

The proposed restaurant is ancillary to the main garden centre use and will only be open to the public during 09:00 hour to 17:30 hours Monday to Saturday and 10:30 hours to 16:30 hours on Sundays.

Due to the siting and scale of the proposed building as compared to the development that previously existed including an external seating area which was utilised by the existing restaurant facility on site, the hours of operation of the site the existing and proposed boundary treatments, including a 2m high close boarded fence to the shared boundary existing dwellings it is not considered that the proposed development would be detrimental to neighbouring amenity.

Landscaping

The developer has considered the landscape context with trees defining the car park area and shrub beds providing privacy and screening. A detailed planting plan is required that demonstrates the type and size of planting that has been chosen, how it will be planted and maintained to ensure good establishment. Screen planting to Manchester Road is welcomed because it creates a pleasant 'garden' area for visitors. It is recommended that this is continued around the side of the grass area to provide screening for the neighbouring bungalow. This will provide additional privacy and envelop this space for visitors.

The existing paths within the woodland are slippery and the steps are in poor repair or none existent. A detailed plan showing where the new paths will be located and the structure of these paths has been provided

The existing planting is to be enhanced to the entrance of the site by additional shrubs, to compliment the new development and promote the regeneration of the site. Whilst not within

the scope of this application, the Applicant has advised that the untidy selection of banner advertisements that predominate around the site entrance are to be removed and a purpose built gantry sign is to be the subject of a future application for advertisement consent.

The Landscape Officer has considered the additional woodland management plan and landscaping plans that have been submitted and supports the proposals..

Trees

Some trees that were present around the building and to the boundary were lost as a result of the fire. The slight reconfiguration of the car park, increasing from the existing 209 spaces to 212 spaces will not impact upon any existing trees within the site. The proposed planting within the car park is welcomed.

The Forestry Officer has carried out an initial evaluation of the woodland to the northern boundary of the application site which abuts the River Dean. Generally, he concurs with the findings of the submitted report supplied by '*The Environmental Project Consulting Group*' in support of the previous 2009 application. The report sets out proposals for improved public access into the woodland, upgrading the existing pathway network, incorporating a picnic site and providing interpretive information for a new pond and other nature conservation improvements.

The improved access into the woodland site carries with it certain responsibilities and a 'duty of care' on the owner. It is evident that there are trees within the site which have suffered from wind damage in the past and there is evidence of one Crack Willow that has fallen onto the adjacent highway relatively recently. It is suggested that, whilst the issue of tree safety is not within the remit of this planning application, the applicant should be advised to carry out a risk assessment on the woodland which will then inform any improvements to public access being considered.

Ecology

There are not considered to be any major issues associated with the redevelopment of the garden centre and the proposed works in the adjacent woodland. Overall, the proposed upgrading of the paths in the woodland together with the proposed wildlife interpretation and habitat creation is welcomed and should lead to an overall gain for nature conservation.

A new pond is proposed within the woodland. This is welcomed and will make a valuable contribution to Local and UK Biodiversity Action Plan targets. The Councils Ecologist has considered the details and raises no concerns about the design.

CONCLUSIONS AND REASON(S) FOR THE DECISION

For the reasons explained, it is considered that the applicants have sufficiently demonstrated the very special circumstances required in order that this development might be considered positively.

The proposal complies with relevant Development Plan policy and will assist in the regeneration of a site that has been in use as a garden centre for many years and was the subject of a major fire that necessitated the wholesale demolition of the existing building complex.

The design of the scheme is in keeping with the historic function of the site and is virtually identical in scale and size than the previous buildings that had to be demolished.

The impact of the development on adjoining land uses and the living conditions of the wider community is acceptable.

Subject to the suggested planning conditions the proposal will have no adverse impact in terms of the retailing function of adjoining centres, highway safety, trees, landscape or ecology .

The on-going commitment of the Applicant to the delivery of a meaningful travel plan are considered to sit well with the Governments sustainability agenda.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A04AP - Development in accord with revised plans (numbered)
3. A04HP - Provision of cycle parking
4. A04LS - Landscaping (implementation)
5. A05HP - Provision of shower, changing, locker and drying facilities
6. A06EX - Materials as application
7. A06NC - Protection for breeding birds
8. A22GR - Protection from noise during construction (hours of construction)
9. A32HA - Submission of construction method statement
10. product restriction
11. boundary fencing to sefton drive as application
12. devt to be undertaken in accordance with renewable energy statement 1/12/11
13. waste audit recommendations to be implemented
14. Draft Travel plan

