

Application No: 22/4743M

Location: 22, LONDON ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7JS

Proposal: Change of use from offices to four residential units on first and second floors accessed via a new brick entrance with stairs, a scheme of critical structural repairs to the building and clock, as well as repairs to make the building watertight. The ground and basement will be use class E(a), E(b), E(c).

Applicant: Mr Phil Bradby, Mango Homes

Expiry Date: 14-Jun-2023

SUMMARY

The proposed development seeks full planning permission for the change of use and conversion of a former bank with associated offices above to commercial uses on the ground floor and basement (shops, financial/professional services or restaurants/cafes) with four one-bedroom residential apartments on the first and second floors above. The building is grade II listed and located on a prominent corner in the main thoroughfare in the centre of Alderley Edge.

The proposal is considered acceptable in principle in the local service centre location and the impact on neighbouring amenity is acceptable. As amended it is considered acceptable in impact on the listed building, subject to conditions. There are concerns raised by the Parish Council, and the call-in reason, relating to parking. No objection has been raised by the Highways officer. There is insufficient information provided with regard to ecology and as such the proposal is recommended for refusal.

SUMMARY RECOMMENDATION

REFUSE

REASON FOR REFERRAL

This application has been referred to Northern Planning Committee following a call-in request from Cllr Craig Browne for the following reasons:

“The application fails to demonstrate compliance with CELPS Parking Standards, in that no provision for vehicle parking has been included within the proposals; this is also contrary to the requirements of the Alderley Edge Neighbourhood Plan, which requires a minimum of one on-

site space per two-bed dwelling. As the proposal relates to a listed building, there is also potential conflict with policies HER1 (Heritage Assets) and HER4 (Listed Buildings) within the newly adopted Site Allocations & Development Policies Document; therefore, the application would benefit from additional scrutiny and discussion by the members of Northern Planning Committee.”

Subsequently the proposals have been amended. Whilst there have been amendments addressing concerns raised with regard to the listed building the objection relating to parking concerns remains.

DESCRIPTION OF SITE AND CONTEXT

The application relates to a Grade II listed former bank located on the corner of London Road and West Street in Alderley Edge. It fronts onto London Road the main route through the centre of Alderley Edge. The site is currently disused following closure of the branch of Barclays Bank. The site has a footprint of around 180 square metres. The building has three storeys plus a basement, with a small hard landscaped area to the west. It is on a prominent corner site, with a symmetrical arrangement of a pair of prominent bays and gables on the London Road frontage and a projecting clock over the pavement on the corner. The upper floors are brick with stone detailing and decorative features, with a stone facing to the ground floor. The building adjoins a cafe to the south, with other town centre uses in nearby buildings along London Road. The northern elevation comprises of three rendered gables with bays to the top floor, a mid-storey of brick with stone detailing and a stone facing to the ground floor. The building is a noticeable and significant feature within the street scene.

The west elevation is plainer of brick with simpler windows and externally mounted services and rainwater goods. There is a flat roofed windowless dormer projection on the west roof slope. This western side faces towards landscaped front gardens behind railings, serving residential properties set back from West Street. To the west are residential units, set back from the road with front garden areas bordered by metal railings.

DETAILS OF PROPOSAL

The application seeks full planning permission for the following:

- Change of use and alterations to the Ground and Basement floors to use class E(a), E(b), E(c). (Shops, restaurants and cafes, financial/professional services.)
- Change of use to four residential units on the first and second floors, with proposed glazed extension to the west elevation to house new access stairs and lift.
- Repairs to the building and clock including repairs to make the building watertight.

Revised plans/statements were received during the application process. The main changes relate to changes to the extension to the rear, with reduced scale and changes to materials.

An accompanying application for Listed Building Consent (22/4744M) appears later in the agenda.

RELEVANT PLANNING HISTORY

22/4744M - Listed building consent - Considered alongside the Full Planning application – not determined to date.

22/3676M - Listed Building Consent for removal of signage and banking facilities. Approved with conditions 04-Jan-2023

22/3675M - Removal of signage and banking facilities. Approved with conditions, 04-Jan-2023

18/6054M - Listed building consent for the installation of replacement boiler and flue. Withdrawn 07-Feb-2019

13/1293M - Listed Building Consent for Remedial works to the stonework, windows and timber doors. Replacement of existing asbestos flue. Upgrading external signage. Approved with conditions 20-May-2013

13/1285M - Planning: Replacement of existing flue at rear and installation of CCTV camera Advert: Replacement of 2no. existing individual letters and 1no. projecting sign. (Advertisement Consent). Approved with conditions, 30-May-2013

13/1284M - Planning: Replacement of existing flue at rear and installation of CCTV camera Advert: Replacement of 2no. existing individual letters and 1no. projecting sign. Approved with conditions, 30-May-2013

08/1598P - Removal of existing ATM and installation of new atm. Approved with conditions, 09-Sep-2008

01/0676P - 2 fascia signs (individual letters), 1 projecting sign and nameplate. Approved with conditions, 25-Apr-2001

01/0675P - 2 fascia signs (individual letters), 1 projecting sign and nameplate. Approved with conditions, 25-Apr-2001

00/1406P - Replacement cash machine & minor adjustment to sill level. Approved with conditions, 16-Aug-2000

70977P Antennae. Approved 01-Jul-1992

58210P - Installation of cash dispenser. Approved with conditions 31-May-1989

58124P - Installation of cash dispenser. Approved with conditions 31-May-1989

POLICIES

Cheshire East Local Plan Strategy (CELPS)

PG1 - Overall Development Strategy, Policy PG2 - Settlement Hierarchy, PG7 – Spatial Distribution of Development, , SD1 - Sustainable Development in Cheshire East, SD2 - Sustainable Development Principles, SE1 - Design, SE2 - Efficient Use of Land, SE3 - Biodiversity and Geodiversity, SE 7 Historic Environment, SE12 Pollution, Land Contamination and Land Instability, SE13 – Flood Risk Management, SC4 – Residential Mix, SC5 - Affordable Homes, IN1 - Infrastructure, IN2 - Developer Contributions, , EG 5 Promoting a town centre first approach to retail and commerce, CO1 – Sustainable Travel and Transport Appendix C Parking Standards.

Cheshire East Site Allocations Development Plan Document (SADPD)

GEN1 - Design principles, ENV 2 (Ecological Implementation), ENV7 - Climate Change, ENV12 - Air quality, ENV14 - Light pollution, ENV15 - New development and existing uses, ENV16 - Surface water management and flood risk, HER 1 Heritage Assets, HER 4 Listed Buildings, HOU 8 – Space, accessibility and wheelchair housing standards, HOU12 – Amenity, HOU 13 Residential standards, INF3 - Highways safety and access, INF6 - Protection of existing and proposed infrastructure, INF9 – Utilities, RET 1 Retail hierarchy, RET 3, Sequential and impact tests, RET 5 Restaurants, cafes, pubs and hot food takeaways. RET 7 Supporting the Vitality of town and retail centres, RET 9 Environmental improvements, public realm and design in town centres.

Alderley Edge Neighbourhood Plan

AE1 Alderley Edge Development Strategy, AE2 Design, Scale and Type of New Housing, AE3 Sustainable Housing Design, AE8 Supporting a Vibrant Village Centre, AE12 Local and Historic Character, AE13 Views and Townscape, AE17 Car Parking

Other Material Policy Considerations

National Planning Policy Framework (NPPF) 2021

National Planning Policy Guidance (NPPG)

Cheshire East Residential Design Guide

The Conservation of Habitats and Species Regulations 2017 (as amended)

CONSULTATIONS (External to Planning)

Head of Strategic Transport (CEC Highways) – No objections taking into consideration the accessibility of local services and public transport connections.

Environmental Protection (CEC) – Informatives have been requested with regards to construction works hours of operation and a site-specific dust management plan. A condition is required for the works to be in accordance with the recommendations of the submitted acoustic report.

Safeguarding authority for Manchester Airport – No objections raised, an informative is requested regarding procedures for cranes and tall equipment notifications.

Alderley Edge Parish Council –

The Parish Council provided initial comments as follows, key points are as follows:

- Recommending calling the application in to the Northern Planning Committee.
- Concerns regarding parking provision
- Impact of the initially proposed glazed extension.
- bin storage provision
- incorrect classification - A1/A2/A3 no longer valid
- building to be retained as a historic feature
- stone washing as similar historic buildings on London Road
- Would like night safe to be retained.

Following receipt of amended plans the Parish Council has been reconsulted. The Parish Council objects due to the lack of on street parking. If the planning officer is minded to approve the Parish

Council recommends a condition explicitly requiring the developer to provide a material contribution to fund any future TRO (traffic regulation order) for car parking.

OTHER REPRESENTATIONS

One objection on behalf of a local group – **The Edge Association** (summary of comments):

- Glass enclosure not in keeping
- Parking - if arrangements can be made for four parking spaces in the vicinity this part of the objection would be removed.
- Request for stone cleaning
- Request for reinstatement of night safe
- Despite objections – supportive of renovation work

OFFICER APPRAISAL

Principle of Change of Use

Alderley Edge is identified as a Local Service Centre within PG 2 of the CELPS, where small scale development to meet local needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities. The site is within a local centre boundary as identified within the adopted policies map. SADPD policy RET 1 requires that *“Development proposals should reflect the role, function and character of the relevant retail centre in the hierarchy to promote their long-term vitality and viability.”* Alderley Edge Neighbourhood Plan Policy AE1 states that new residential development will be supported within Alderley Edge village where proposals are located within the settlement boundary. The site is within Focus Area D as identified in the Alderley Edge Neighbourhood Plan (NP). The NP describes the area as follows, *‘The area covers the centre of the village with its retail and commercial uses. Development is generally denser and higher along London Road with network of small side street leading from this with terraced housing. Larger houses and lower density development beyond that, with a general leafy character, significant amount of open space, green frontages and views to The Edge.’*

The building was built as a bank and was previously used as such on the ground floor with staff area, kitchen, toilets and storage on the first floor. The second floor is largely vacant and it is noted that there is damage from water ingress. The clock and parts of the building are in need of repair.

The proposal was submitted to include change of use of the ground floor and basement to use classes A1/A2/A3. Use Class E (Commercial, Business and Service) was introduced on 1 September 2020, under the Town and Country Planning (Use Classes) (Amendment) England Regulations, an amendment to the earlier 1987 Use Classes order. Class E includes the majority of former use class A1 (shops), as well as former A2 (financial and professional services) and A3 (restaurants and cafes). The application description has been changed in accordance with the above to seek permission for the following at ground floor / basement: E(a) (retail, other than hot food), E(b) (sale of food and drink for consumption on the premises, i.e. cafes / restaurants), and E(c), (provision of financial, professional (other than health/medical) services).

The site plan indicates space for waste/recycling, set back from the pavement with some screening from planting beds. This would also serve the upper floors as well as the commercial lower floors. Under SADPD policy RET 7, in a local centre, development proposals for use class E(a) retail development will be supported in principle. In accordance with RET 5, a condition may be required for opening hours, noise, odours and fumes in the case of a use for restaurants and cafes.

The proposals include conversion of the upper two floors to form 4 one-bedroom residential apartments. The listing description includes mentions that the upper floor was originally designed to be a manager's flat. The principle of upper floor residential use in town centre is supported under RET 8, and although this is defined as a local rather than town centre, a similar case can be made for the benefit of access to facilities and services and adding to the vitality of the centre through additional surveillance and supporting the evening economy. The proposals would also bring back a vacant listed building into operation, which is in need of repair.

The conversion of an existing building from a bank and associated offices above to commercial in specific subsections of class E as specified above, with residential units on upper floors in this location is considered acceptable in principle, subject to compliance with other development plan policies.

Affordable Housing

Policy SC5 of the CELPS refers to Affordable Housing. It states that in residential developments, 30% affordable housing will be provided in developments of 15 or more dwellings (or 0.4 hectares) in Principal Towns and Key Service Centres or in developments of 11 dwellings or more (or that have a combined gross floorspace of more than 1000sqm) in Local Service Centres and all other locations. Given the scale of the development there is no affordable housing requirement for this application.

Design, Character and impact on the Heritage Asset

Policies SE 1 and SD 2 of the CELPS and GEN 1 of the SADPD between them set out design criteria for new development which is underpinned by achieving high quality design. Design matters that should be considered, include height, scale, form and grouping of development, choice of materials, external design features, massing of development and impact upon the street scene. CELPS Policy SE 7 supports proposals which do not cause harm to or better reveal the significance of heritage assets. SADPD policy HER 4, in line with NPPF paragraph 16, requires the Council to have special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest that it possesses. Also relevant are policies AE2, AE3 and AE 12 of the Alderley Edge Neighbourhood Plan and chapters 12 and 16 of the NPPF.

The site is a Grade II Listed Building. The building was designed as a bank by architect Percy Scott Worthington, for the Union Bank of Manchester Limited, dated to 1904. The list description describes the building as follows:

“Partly ashlar buff sandstone, partly red brick. Stone-slate roof and stone ridge. Jacobean style. 3-storey symmetrical 3-bay front. End bays have curving bay windows with 5-light mullioned

and transomed windows on the first 2 storeys and a 4-light mullioned and transomed windows in stone coped and ornately finialled gables. Central semi-circular headed ovolo moulded doorcase with company arms and motto under pediment above. Just below eaves is date and decorative lead guttering. On corner of West Street is carved stone bracket supporting clock. West Street front is of 3 storeys with a triple stuccoed gable each containing a bowed oriel with some blue and cream terracotta work. Mullioned and transomed windows on ground storey and mullioned windows on 1st.”

The front and flank elevation remains largely intact, there has been a degree of change at the rear. On the ground floor, there is a high degree of survival of the of the original banking hall ceiling which was previously concealed above a suspended ceiling, and this should be integrated into the internal fit out. At basement level over half of the original tiling and cellar plan survives, along with a mid-20th century vault door, again these elements should be retained. The night safe has been removed subject to a previous application and therefore cannot be retained.

The existing internal stairwell is narrow and therefore a new stairwell is proposed. The proposal has been amended during the course of the application to remove an initially proposed glass extension to the rear, which was to contain a lift and stairs to the apartments. The has been revised to a brick extension of a smaller footprint to include a staircase only. This would not be prominent from the main thoroughfare of London Road. It is set in from the side building line on West Street and off the plainer rear elevation, on the west side of the building, towards the carpark and other buildings of lesser townscape merit. The Conservation Officer is satisfied that the amended addition is of an appropriate scale and design to appear as subservient to the host building, and the provision of an external staircase will assist with the restoration of the interior to the building and return it to an active use at all floor levels, after a long period of decline.

An initially proposed mezzanine has also been removed from the proposals following feedback from the Conservation Officer who had raised concerns over the limited information and potential impact on roof structure and cornice features. In the event that the application is approved, the following conditions are recommended:

- A sample panel of brickwork to be approved prior to commencement. This panel would be required to demonstrate the proposed colour, texture, facebond and pointing, and to remain on site until the work is completed.
- Making good of existing fabric both internal and external to match existing adjacent fabric
- Restoration of the banking hall ceiling in accordance with a detailed schedule of work, to be approved prior to works commencing on the ground floor.
- Schedule of repairs for the roof, attic space, dormers, upper ceilings and walls, prior to works commencing on the relevant part of the development.
- Retention of the external clock and schedule of repairs
- Details of retention of basement features/tiles.
- Details of windows and doors, secondary glazing to submitted to a scale of not less than 1:20
- Details of proposed ventilation system including details of vents/grills positions, size and method of installation.
- No external cleaning of the facades without agreement in writing with the LPA of a detailed specification/methodology.

Any new signage for a new business at ground floor would be subject to separate advertisement consent and listed building consent which must be obtained prior to installation of signage in the interest of protecting historic fabric and appropriate visual appearance.

The proposals would secure the future use of an empty listed building. Subject to conditions, it is considered that the amended proposed works would be acceptable in terms of the impact on the listed building, and the wider character of the area. The two key prominent facades would be retained and reinstatement of the previously hidden banking hall ceiling would be a significant benefit. The proposal as amended would overall retain this historic significance of the listed building, subject to matters discussed below.

Living Conditions

CELPs Policy SE1 states that development should ensure an appropriate level of privacy for new and existing residential properties. Policy HOU12 of the SADPD states development proposals must not cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive users or future occupiers of the proposed development due to loss of privacy; loss of sunlight and daylight; the overbearing and dominating effect of new buildings; environmental disturbance or pollution; or traffic generation, access and parking. HOU 13 along with table 8.2 provides minimum separation distances. Policy HOU 8 requires new residential development to meet the Nationally Described Space Standards.

There are residential properties fronting West Street close to the application site. The addition of the stairwell extension would be within a recessed area of the site, positioned and scaled such that it would not conflict with separation distances within HOU 13 and Table 8.2 of this policy, and would not result in an overbearing impact or affect natural light to adjacent properties. There would be no windows to the rear of the extension and no overlooking concerns from new windows proposed on the rear elevation. As such it is not considered to present harm to neighbouring residential amenity. Parking matters are considered in the highways and access section below.

Nationally Described Space Standard requires a one-bedroom unit to have a minimum gross internal floor area of 39 sqm (or 37sqm where a shower room is provided rather than bathroom), and 50sqm for a two-person, one bedroom unit. The table below demonstrates how the proposed units would comply with required floor areas. All measurements are in square metres and are approximate.

	NDSS minimum (1 person, 1 bedroom)	NDSS minimum (2 person, 1 bedroom)	Apartmt 1	Apartmt 2	Apartmt 3	Apartmt 4
Internal Floor space	39 (37)	50	52	50	53	54
Bedroom area	7.5 (single bedspace)	11.5 (double or twin bedspace)	10	11	11.4	13
Built in storage	1	1.5	2	2	2.5	2

The four units would each be acceptable for one-bedroom dwellings, under the Nationally Described Space Standard, taking into consideration the overall gross internal floor areas, storage requirements and bedroom sizes.

The bedroom windows to two of the apartments on the west elevation are located approximately 5m from the side elevation of the neighbour on West Street. This is a significant shortfall in the separation distances outlined in policy HOU13 of the SADPD. These windows are also framed by an existing building to the south and the new staircase extension to the north. Their outlook would therefore be compromised by existing buildings, and the staircase extension. The second-floor window would have some outlook above the adjacent buildings, but for the first-floor bedroom this would be very limited. As a result, there is conflict with policies HOU 12 and 13 of the SADPD.

Highways and Access

Policy CO1 of the CELPS considers matters of highway safety. Appendix C of the Cheshire East Local Plan identifies minimum Parking Standards for residential development in Principal Towns and Key Service Centres and for the remainder of the borough. Appendix C states that the identified parking standards will only apply where there is clear and compelling justification that it is necessary to manage the road network. Policy INF3 of the SADPD refers to highway safety and access, stating development should provide safe access to and from the site for all highway users.

The site is within a Local Service Centre as identified in the CELPS, with good accessibility to local services. The site is approximately 0.2 miles from Alderley Edge train station with connections to Manchester Piccadilly, Manchester Airport and Crewe. London Road is on a bus route (130) which leads to Macclesfield, Alderley Park, Wilmslow, Handforth and Manchester Airport.

Due to site constraints, there is no potential for off street parking within the site. There is restricted parking on nearby streets and a carpark on South Street. The Highways consultee raises no objections with regards to the proposed commercial use on the ground floor, given the high street location.

In terms of the residential requirements, CEC parking standards would require one space per apartment. The building is currently not in use but has previously been a bank with offices on upper floors. As such even without a change of use application it could be put back into a permitted use which would create a demand for parking beyond that of the existing or the proposed.

The Highways consultee has assessed the proposals, and noted that there is some on street parking available after 6pm. The proposal also includes on site cycle storage, details of which can be conditioned. Taking into account the location with access to local services and transport links no objection has been raised by CEC Highways.

Parking issues was one of the reasons why the application was called in by the Ward Member. The Parish Council has requested that in the case of an approval that a condition be added for the developer to provide a material contribution to fund any future traffic regulation order for car

parking. It is acknowledged that on street parking is limited in the area, however no objection has been raised in the Highways officer's assessment, based on the proposal without additional parking arrangements. Having regard to these comments and the location of the site, being in very close proximity to the railway station and bus stops, the proposal is considered to be acceptable in highways terms.

Noise

Under SE 12 of the CELPS seeks for development to be located and designed so as not to result in a harmful or cumulative impact on noise among other criteria. The policy includes that development for new housing or other sensitive development will not normally be permitted where noise levels are unacceptable unless there is no reasonable prospect that these can be mitigated against. Following an initial objection from the Environmental Protection team regarding the potential impact from road traffic, the railway line and retail units, and acoustic report was submitted in support of the proposal. The report's methodology, conclusion and recommendations are accepted and a condition is recommended for the suggested mitigation within the report to be implemented. As the building is listed details of ventilation will be required for approval prior to installation.

Nature Conservation

CELPS policy SE 3 requires that development must aim to positively contribute to the conservation and enhancement of biodiversity and geodiversity and not negatively affect these interests. Development proposals which are likely to have a significant adverse impact on legally protected species will not be permitted except where the reasons for or the benefits of the proposed development outweigh the impact of the development. Policy ENV 2 of the SADPD is also relevant.

Paragraph 180 of the NPPF requires local planning authorities when determining planning applications to apply principles including that if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigates or as a last resort compensated for, then planning permission should be refused.

The initial proposal included mezzanine accommodation within the roof space. Additional works to the roof and roofspaces are listed within the submission. The Nature Conservation requested a bat survey due to the potential for works to the roof resulting in disturbance on roosting bats, a European Protected Species. All species of bats are protected under the Conservation of Habitats and Species Regulations 2017 and the Council is required to ensure compliance with the regulations in carrying out planning control duties. In accordance with current legal circular the survey work to establish the presence or absence of a protected species such as bats, should be carried out prior to any planning consent being granted.

The agent has advised that a survey was undertaken but that due to the amendments to the scheme having less impact on the roof voids that a report has not been completed. It is understood that some initial urgent repair works have taken place to the roof. However, there are still works that would be required to implement the scheme which could have an impact on the roofspace. Renovating and converting a building are included in a list of activities that can affect bats in government guidance "Bats: protection and licences". There was evidence during the site visit of water ingress and repairs needed to dormers. There are roof works listed within

the submitted revised documents. The Conservation Officer has requested details by condition of works including to the roof, roof void, upper ceilings and dormers prior to commencement of works to the relevant part. The Nature Conservation Officer is of the view, from a photograph of the roof, that there appear to be gaps big enough for a bat to get into the roof space. As a bat survey has not been provided, the presence of bats, or whether the proposal could adversely affect them cannot be ruled out. As such it has not been demonstrated that the proposals would comply with the Habitat Regulations.

There is insufficient information to confirm whether or not the building has bat roost potential, and to assess whether the proposed works are likely to have any impact on bats if a roost is present. Therefore, the application is not considered to be compliant with policy SE3 of the Cheshire East Local Plan Strategy, ENV 2 of the SADPD and chapter 15 of the NPPF.

Other Matters

Manchester Airport has raised no objection to the change of use. An informative has been provided with a link to the procedures for crane and tall equipment notifications. The site is within Flood Zone 1 where there is a low risk of flooding. United Utilities have been consulted but no response has been received. The site is an existing building with existing sanitation facilities within an urban area where services are available and as such it is considered acceptable in terms of impact on the wider drainage and water infrastructure.

Planning Balance

The proposed development for the change of use is acceptable in principle in this location and the proposal as amended raises no issues with regards to the impact on neighbouring amenity.

The benefits in this case include securing the reuse and repair of a listed building that is currently vacant, maintaining the vitality of the main high street of Alderley Edge, and the provision of 4 additional residential units which would make a small contribution to the housing land supply. The conversion of the building would also bring the usual economic benefit to the local shops and services for the duration of the construction and would potentially provide local employment opportunities in construction and the wider economic benefits to the construction industry supply chain. There would be an economic benefit to local services longer term by virtue of new residents spending money in the area, and through employment and the supply chain to support the services provided in the uses in the lower floors, although this is balanced against the previous uses which would have also had economic benefits. Overall it is considered that there would be a gain in economic benefit to the area from the proposals, although limited. These factors are considered to carry moderate to substantial weight in favour of the proposal.

There are however factors which weigh against the proposal, which include the lack of evidence to confirm whether or not the proposals would have an impact on a protected species. As this relates to a protected species, substantial weight is afforded to this harm. The shortfall in separation distance from the side elevation of the neighbour on West Street to west elevation bedroom windows serving the proposed apartments, and conflict with policies HOU12 and HOU13 also attracts moderate to substantial weight against the proposal.

The benefits of the reuse and repair of the listed building are acknowledged, but due to the specific policy conflict relating to protected species and living conditions of future occupiers, and the Council's duties with regard to protected species overall it is considered that the benefits identified would not overcome the specific harm in this case.

CONCLUSION

The proposed development for the change of use is acceptable in principle in this location and the proposal as amended raises no issues with regards to the impact on neighbouring amenity. The amendments are acceptable in impact on the listed building subject to conditions. Issues relating to carparking have been raised by the parish council, however it is considered on balance due to the accessibility of local services and transport connections and with no objection raised by the Highways consultee it is considered that the impact on parking and the local highways network would not justify a refusal. The proposal however has not been supported by a bat survey to confirm whether or not there is potential for a bat roost. Given that there is likely to be works which could result in disturbance of the roof voids there is insufficient evidence to confirm that there would not be a conflict with policies SE 3 of the Cheshire East Local Plan, ENV2 of the Site Allocations and Development Policies Document and chapter 15 of the National Planning Policy Framework. In addition, the separation distance between west facing bedroom windows and the neighbouring property falls well below the recommended distances in the local plan, which will be to the detriment of future occupiers. The proposal is therefore also contrary to policies HOU12 and HOU13 of the SADPD. Given that the benefits in this case do not outweigh the identified harm, a recommendation of refusal is made.

RECOMMENDATION:

Refuse for the following reasons:

- 1. The proposal includes works to convert and renovate a disused building which is identified in government guidance "Bats: protection and licences" as an activity which can affect bats. The lack of evidence to establish the presence of, and no adverse impact on, any potential bat species results in insufficient information to demonstrate compliance with policies SE3 of the Cheshire East Local Plan Strategy, policy ENV2 of the Site Allocations and Development Policies Document, Chapter 15 of the National Planning Policy Framework, and The Conservation of Habitats and Species Regulations 2017 (as amended).**
- 2. The position of habitable room windows on the proposed west elevation of the building, in relation to adjoining buildings and the proposed extension, would result in substandard living conditions for future occupiers of the property in conflict with policies HOU12 and HOU13 of the Site Allocations and Development Policies Document.**

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning in consultation with the Chairman

(or in his absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.



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