

Application No: 11/0637M

Location: LAND AT STAMFORD LODGE, ALTRINCHAM ROAD, WILMSLOW,  
SK9 4LY

Proposal: ERECTION OF A NEW BAT HOUSE; FREESTANDING, SINGLE  
STOREY WITH ROOF VOID. GROSS INTERNAL AREA (GIA): 72.4 SQ  
M, GROSS EXTERNAL AREA (GEA): 85.3 SQ M

Applicant: WATERS REALTY HOLDINGS LTD

Expiry Date: 12-Apr-2011

**Date Report Prepared: 11 May 2011**

### **REASON FOR REPORT**

The proposal is presented to the Strategic Planning Board because it is the sister application of 11/0644m and it is appropriate to consider these items at the same time

### **SUMMARY RECOMMENDATION**

Approve subject to conditions

### **MAIN ISSUES**

- Compliance with Green Belt policy
- Ecological Impact
- Impact on landscape character in Area of Special County Value

### **DESCRIPTION OF SITE AND CONTEXT**

The site is a Major Developed Site within the Green Belt having previously been occupied by CIPA-Geigy Life Sciences as a pharmaceuticals testing facility/ laboratory and offices.

The site comprises 15 hectares and is located on Altrincham Road approx 3km north west of Wilmslow. The majority of buildings within the complex, located within the central portion of the site have been demolished in the last few years, with the exception of Stamford Lodge itself, which is in a poor and declining state of repair, but is an important bat roost.

### **DETAILS OF PROPOSAL**

This proposal is the replacement bat house proposed by Waters Corporation to mitigate for the loss of the important bat roost within Stamford Lodge, which is proposed for demolition under application 11/0644M, elsewhere on this Agenda..

The proposal will comprise a brick built building of 7.6m height in an 'L' shape. Gross external floor area is circa 85m sq. The building will not be internally fitted out and will be sited in the optimum location to the rear of the site, close to the River Bollin and adjoining woodland area.

The replacement bat barn has been designed to mimic the facility within Stamford Lodge itself will be erected prior to any demolition taking place at the Lodge

As the building is located within close proximity to Stamford Lodge, it is considered that this proposed replacement is in accordance with best practise.

### **RELEVANT HISTORY**

This is the same as application 11/0644m reported elsewhere on this Agenda

### **POLICIES**

#### **Regional Spatial Strategy**

DP7 (Promote Environmental Quality)

EM1 (Integrated Enhancement and Protection of the Region's Environmental Assets)

#### **Local Plan Policy**

NE1 (Areas of Special County Value landscape Enhancement)

NE11 (Nature Conservation)

BE1 (Design Guidance)

GC4 (Major Developed Sites in the Green Belt)

DC1 (Design New Build)

DC8 (Landscaping)

#### **Other Material Considerations**

The Stamford Lodge Wilmslow Development Brief Dec 2002

National planning guidance in the form of PPS1: Delivering Sustainable Development, PPG2 Green Belts;; PPS9: Biodiversity and Geological Conservation,

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

**Manchester Airport:** No objection from the perspective of aerodrome safeguarding.

### **OTHER REPRESENTATIONS**

National Trust – no objection subject to conditions pertaining to the major development of the site.

### **APPLICANT'S SUPPORTING INFORMATION**

The following documents have been submitted in support of the application:

- Supporting Planning Statement
- Design and Access Statement

An Environmental Appraisal comprising:

- Ecological Assessment
- Landscape and Visual Assessment

All of these documents are available in full on the planning file, and on the Council's website.

In short, the proposal has been designed to mimic the existing provision within Stamford Lodge and is sited in the most appropriate location within the site to come to the bats' attention, whilst being discreet within the landscape and not impacting upon the woodland setting to the rear of the site..

## **OFFICER APPRAISAL**

### **Principle of Development**

The development plan consists of the Regional Spatial Strategy for the North West and the Macclesfield Borough Local Plan.

The Development Brief adopted December 2002, having gone through public consultation is a material consideration.

### **Policy**

The site is a Major Developed Site within the Green Belt (MDSGB). Policy GC4 of the Macclesfield Local Plan 2004 states that planning permission will be granted for redevelopment proposals provided such proposals have no greater impact upon the openness of the green belt than the existing buildings and the purposes of including land in the green belt and where possible, have lesser impact; contribute to the objectives for the use of land in green belt and not occupy a larger area of the site than the existing buildings unless this would achieve a reduction in height which would benefit visual amenity.

The Development Brief for this site, although pre-dating the designation of the as a Major Developed Site (MDSGB) remains a material consideration. The Brief was based upon a detailed Landscape Visual Impact Assessment and identified a development envelope within which all new development should be located, including car parking and new buildings, and within which the maximum height for new buildings within each of three cells would be specified. The overall requirement of the Development Brief is that the redevelopment should have less impact on the openness of the Green Belt and the character of the surrounding area, than the previous development. This is very much in keeping with the intent of policy GC4 of the Plan.

As this proposal does not involve the redevelopment of the site, neither the Development brief nor the Major Development Site within the Green Belt are considered to be directly relevant in this case.

### **Development Plan Policy**

This is a proposal of limited size and scale and is designed as an open void that is not fitted out internally. It could not be utilised as anything other than a bat barn. It will be circa 7.6m tall

to ridge level, with a gross external footprint of 85m sq and is of a design to mimic the roof environment at Stamford Lodge.

Policy GC1 relates to new buildings in the Green Belt and states that approval for new buildings in the Green Belt will not be given, except in very special circumstances, unless the proposal is for a number of specified purposes, including proposals for essential facilities for outdoor sport and recreation 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 the Green Belt.

The proposal is considered to constitute appropriate development for the purposes of policy GC1 as this a small building that will maintain the openness of the green belt and in addition; does not conflict with the purposes of including land within the green belt.

Given the minor nature of the proposal within the overall context of the site, its design and location, this proposal is considered to maintain openness and the landscape character of the area.

### **Design**

Policy BE1 states that the Council will promote high standards of design and new development should reflect local character, use appropriate materials and respect the proposal's surroundings. Policy DC1 states that the overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself.

This is a relatively simple building, to be built in brick and Marley roof tile, which mimic the roof style of Stamford Lodge. Initially, UPVC fascias and barge boards have been specified. This is considered to be inappropriate a condition is recommended to ensure wooden fascias and barge boards are utilised.

### **Landscaping**

The site is located within an Area of Special County Value and as such Policy NE1 seeks to preserve and enhance the quality of the landscape.

This proposal is of high quality design which will complement the rural and landscape character. The shape, location, materials respect the landscape character and woodland setting. This is a small building that sits well in the landscape and does not result in the removal of an trees on site.

### **Ecology**

Policy NE11 of the Local Plan seeks to conserve, enhance and interpret nature conservation interests and states that development that adversely effects nature conservation interests will not normally be allowed. The proposed bat house is designed in accordance with best practise and appears to be appropriate to compensate for the loss of the bat roosts following the proposed demolition of Stamford lodge. The materials have been amended during the course of the application to remove the use of UPVC fascia boards.

The proposal is located the rear of the site close to the woodland and Burnt Hey Wood. This has been chosen by the Applicants Ecologist as it is within the flight path of the bat

population in the locality. Being within the flight path gives the greater chance of the bats seeking to use the proposed replacement building as a roost.

This scheme does not propose any loss of habitat. Accordingly, the tests of the Habitat Regulations do not apply. The Council's ecologist raises no objection to the scheme subject to conditions.

### **CONCLUSIONS AND REASON(S) FOR THE DECISION**

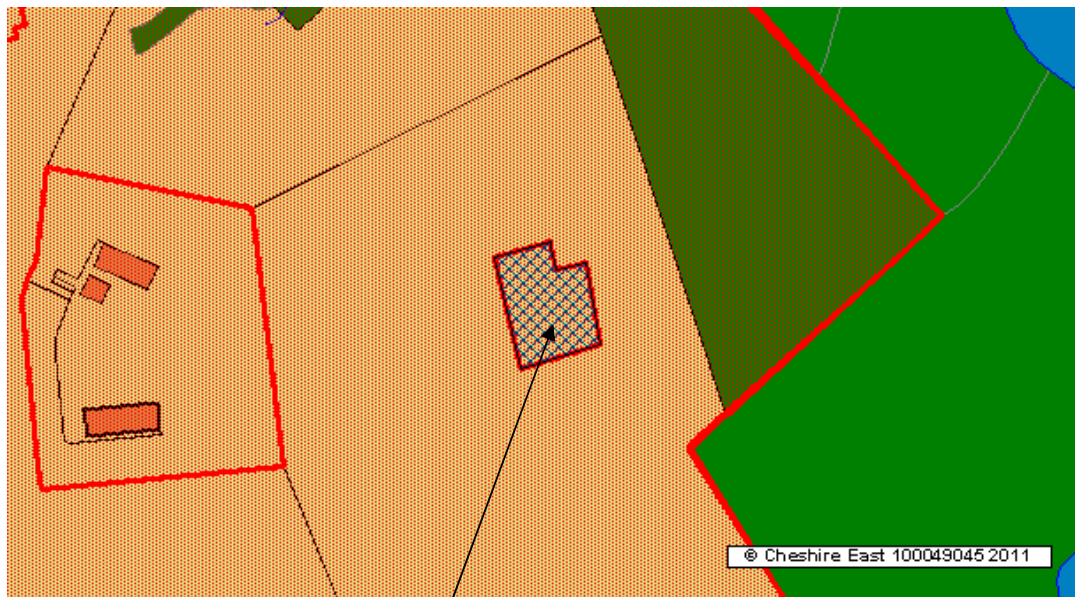
This is a stand alone application for a bat barn that needs to be built before the demolition of Stamford Lodge can proceed. The proposal is considered to be appropriate development in the Green Belt, and as such complies with Green Belt policy.

Application for Full Planning

### **RECOMMENDATION:**

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

## Location Plan



The Site