

Application No: 11/0648M

Location: JUBILEE FOUNTAIN OUTSIDE 11-13, FOUNTAIN PLACE, CHESTER ROAD, POYNTON

Proposal: As Part of a Wider Highway Improvement Scheme it is Proposed to Relocate the Jubilee Fountain Monument in Fountain Place, Poynton from it's Current Position on a Traffice Island to an Area of Footway to the Southeast Corner of the Junction

Applicant: Mr P Sherratt, Cheshire East Council

Expiry Date: 11-May-2011

SUMMARY RECOMMENDATION

Approve subject to conditions and any other comments that may be received within the consultation period

MAIN ISSUES

Impact on the character of the listed structure and its setting

Date Report Prepared: 25th May 2011

REASON FOR REPORT

The application has been submitted by Cheshire East Council and objections have been received from members of the public.

DESCRIPTION OF SITE AND CONTEXT

The Jubilee Fountain is a Grade II listed structure. It is located on a traffic island at the junction of Chester Road and London Road South, Poynton.

DETAILS OF PROPOSAL

Due to Phase 2 of the Poynton Village Highway Improvement Scheme, Listed Building Consent is sought to relocate the fountain to the opposite side of the junction, on Park Lane.

RELEVANT HISTORY

No relevant planning history

POLICIES

Regional Spatial Strategy

DP1 Spatial Principles

EMC1 Integrated Enhancement and Protection of the Region's Environmental Assets

Local Plan Policy

BE2 Historic Fabric

BE15 Repair or Enhancement of Listed Buildings

Other Material Considerations

PPS5: Planning for the Historic Environment

CONSIDERATIONS (External to Planning)

Highways: No objections

VIEWS OF THE PARISH / TOWN COUNCIL

Poynton Parish Council - Comments awaited

OTHER REPRESENTATIONS

Two letters of representation have been received from members of the public. One simply states that they object to the application, whilst the other states that they consider moving the fountain from Fountain Place to be a serious error of judgement that will detrimentally impact on the character and appearance of Poynton. They go on to state that most of the character of Park Lane has been ripped out but moving the fountain, which has been there since 1897, should not be done. It is outrageous and disliked by many.

APPLICANT'S SUPPORTING INFORMATION

A Design & Access Statement and a Method Statement for the dismantling and re-erecting of the fountain was submitted with the planning application.

OFFICER APPRAISAL

This structure is Grade II Listed and forms the centre piece of Fountain Place. Its current location is not original: it was moved and refurbished in the 1980's to its current location. The fountain is proposed to be moved due to the highways improvement scheme that is currently taking place within Poynton and will result in the current traffic island on which it is located being removed. The proposed location of the fountain will be on Park Lane. Whilst the objections received from the public have been taken into consideration, the Conservation Officer considers that the proposed siting of the fountain will serve to give this structure prominence within the new setting and therefore raises no objection to the relocation of the listed structure subject to a condition.

The Strategic Highways Manager has assessed this application and considers that the proposed new location for the fountain in a wide area of footway would provide adequate space for pedestrian usage. There are no highway objections to the application.

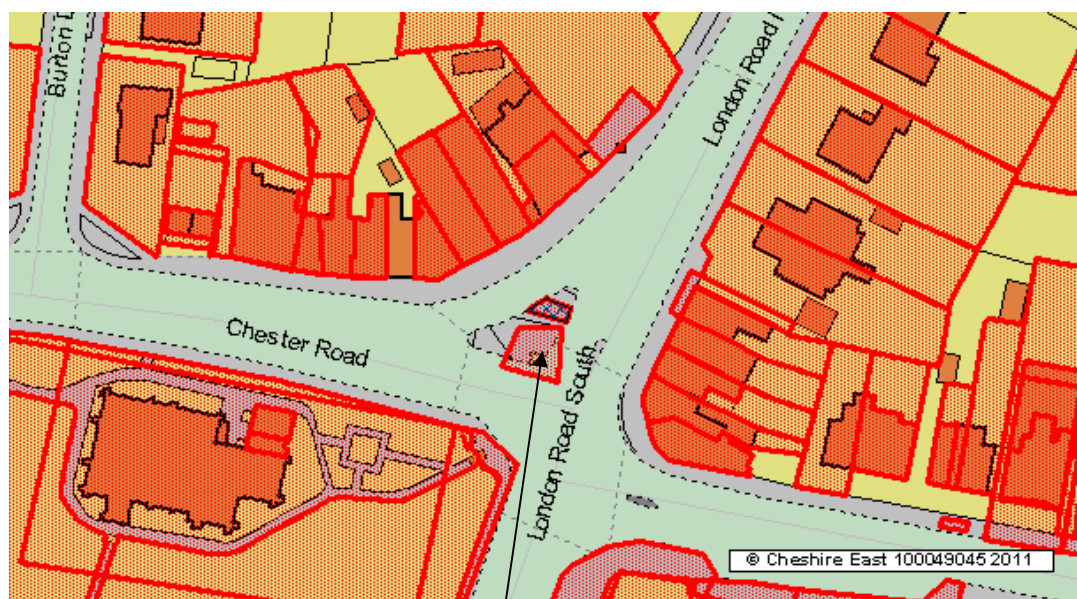
CONCLUSIONS AND REASON(S) FOR THE DECISION

Whilst the objections received have been taken into consideration it is considered that the relocation of the listed fountain would not have a detrimental effect on its siting or prominence and is therefore considered to comply with the relevant policies in the Local Plan, as well as regional and national policy. It is therefore recommended that the application is approved subject to conditions, subject to any further comments being received.

RECOMMENDATION: Approve subject to following conditions

1. Standard Time Limit
2. Development in accord with approved plans
3. Works in Accordance with Method Statement

Location plan



The Site