

Application No: 11/1996M

Location: NORBURY'S YARD, KNUTSFORD, CHESHIRE, WA16 6DR

Proposal: Demolition of various storage buildings and structures and the erection of 11 new build townhouses and retention of 2 existing dwelling houses. Identical submission to Withdrawn Applications (10/4764M and 10/4758M) on 22nd March 2011 (Conservation Area Consent)

Applicant: Hillcrest Homes

Expiry Date: 11-Jul-2011

Date Report Prepared: 8th July 2011

SUMMARY RECOMMENDATION	Approve subject to conditions
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MAIN ISSUES

- Impact on the character of the area
- Impact on the Knutsford Town Centre Conservation Area

REASON FOR REPORT

This application relates to the demolition of buildings in a Conservation Area, and is associated with application 11/1992M (proposed development for 11 dwellings) which is elsewhere on this agenda. It is therefore considered that it should be determined by Members of the Northern Planning Committee.

DESCRIPTION OF SITE AND CONTEXT

Norburys Yard comprises of an irregular shaped piece of land extending to 0.22 hectares. It is situated to the rear of King Street, which is located to the west of the site and is bounded by Church Walk to the south and east. The site currently contains a number of buildings, some of which are proposed to be demolished. Two existing dwellings (built circa 1820) within the site are to be retained. Part of the site currently appears to be used for parking. The site lies within the Knutsford Town Centre Conservation Area, adjacent to The Moor, an existing area of open space.

DETAILS OF PROPOSAL

This application seeks Conservation Area consent for the demolition of all buildings on the site described in the report for application 11/1992M. In effect, these consist of the garage buildings and commercial premises.

National Guidance in PPS5 states Conservation Area consent should only normally be granted if an acceptable scheme of replacement development exists. The comments raised by the Conservation Officer are addressed in the report for the replacement building under application 11/1992M (elsewhere on this agenda). This is to prevent the creation of derelict sites. In the event that planning application 11/1992M and 11/1912M were to be refused, it would be appropriate to change the recommendation on this application to one of refusal.

RELEVANT HISTORY

10/4764M - Demolition of various storage buildings and structures and the erection of 11 new build townhouses and retention of 2 existing dwelling houses – Withdrawn 22.03.11

10/4758M - Demolition of various storage buildings and structures (Conservation Area Consent) – Withdrawn 22.03.11

08/0175P – Demolition of various storage buildings and structures and the erection of 14 residential units – Approved 09.06.08

08/0169P - demolition of various storage buildings & structures (Conservation Area Consent) – Approved 09.06.08

04/1355P - Demolition of various storage buildings and walls (resubmission of planning application 03/2396P) (Conservation Area Consent) - Refused 02.08.04 - Appeal Dismissed 11.04.05

04/1360P - Erection of 19 apartments in 2 three-storey blocks with additional roofspace accommodation and associated car parking (resubmission of planning application 03/2370P) (Full Planning) - Refused 02.08.04 – Appeal Dismissed 11.04.05

03/2396P - Demolition of various storage buildings (Conservation Area Consent) - Refused 20.11.03 – Appeal Dismissed 08.12.04

03/2370P - Erection of two three-storey blocks containing 21 apartments and associated car parking (Full Planning) - Refused 19.11.03 - Appeal Dismissed 08.12.04

POLICIES

Regional Spatial Strategy

Relevant Policies consist of the Regional Spatial Strategy Policies DP7 (Promoting Environmental Quality), and EM1 (Enhancement and Protection of the Region's Environmental Assets).

Local Plan Policy

Built Environment

BE1 – Design

BE2 – BE4 - Conservation Areas

BE21 & BE24 - Archaeology

Other Material Considerations

National Planning Guidance in the form of: -

PPS5: Planning for the Historic Environment. This PPS was published in March 2010. This scheme has been accompanied by a Heritage and Demolition Statement, which is considered to embrace the principles embodied within PPS5 in terms of consideration of the heritage asset.

CONSULTATIONS (External to Planning)

Knutsford Town Council recommend refusal on the following grounds:

- The development constitutes site overdevelopment by virtue of size and impact.
- The development is out of character, as design and finish are inappropriate to the location
- Pose a potential of flooding risk to the underground car park.
- There is risk of contamination to the site, from the 'Moor'.
- Concerns are raised with regard to the structural impact to the adjacent listed building at 19 King Street.
- The proposal will cause traffic generation, or an unacceptable level due to the existing high flow of two way traffic.
- The proposal will neither preserve nor enhance the Conservation Area
- If the development proceeds the council request that the cobbled throughway from King Street be retained.
- The Council also wish to highlight that a 'Private Right of Way' exists behind 19 King Street.
- They also wish to express concern as to the structural suitability of the land due to ground conditions.

OTHER REPRESENTATIONS

- No letters of representation have been received to date.

APPLICANT'S SUPPORTING INFORMATION

A Design & Access Statement, an Archaeological Building Assessment and an Archaeological Evaluation Report have been submitted in support of the application. Full copies of these documents are available on the application file. Details of the above documents can be found on the application file.

OFFICER APPRAISAL

Conservation Area Consent is being sought for the demolition of a number of existing buildings on the site. The demolition of these buildings is required in order to enable a redevelopment of the site for housing to take place. A parallel planning application for the

redevelopment is dealt with elsewhere on this agenda (11/1992M). A semi-detached pair of three storey houses are to be retained as part of the scheme.

It is considered that the key issue to be addressed in relation to this application is whether any of the buildings that are to be demolished make a positive contribution to the character or appearance of the area such that they should be retained.

RELEVANT PLANNING POLICIES

Local Plan policy BE4 states that Conservation Area consent will not be granted for the demolition of buildings or structures which make a positive contribution to the character or appearance of the area. Applications for the replacement building or structure must be submitted at the same time as the application to demolish.

The semi-detached houses make the most significant contribution to the character and appearance of the Conservation Area. Many of the other structures that are to be demolished, such as an asbestos garage, are unattractive and their loss would cause no harm. The only building to be demolished which is considered to be of any merit is a single storey building currently occupied by a lawn mower repair business. It has a simple linear form, which is typical of the subsidiary type of building found to the rear of houses on the main streets in the town centre. A report on the building provided evidence that the building is of early to mid Victorian date. There are no traces of any timber framed buildings making up part of this small range. It is therefore concluded that the building is not of sufficient historic interest to object to its removal, assuming that the scheme to redevelop the site is approved. Site investigations have also revealed that there are not likely to be any archaeological deposits of interest that would be destroyed by the development.

The Conservation Officer raises no objections to the proposed demolition of the buildings given the wider benefits offered by the proposed redevelopment of the site.

SUBJECT TO

Any further comments from any consultees or residents.

Application for Conservation Area Consent

RECOMMENDATION: Approve subject to following conditions

1. A03CA - Standard Time Limit
2. A02CA - Demolition as precursor of redevelopment
3. A01AP - Development in accord with approved plans
4. A22GR - Protection from noise during construction (hours of demolition)

