

NORTHERN PLANNING COMMITTEE – 21 September 2011

UPDATE TO AGENDA

APPLICATION NO.

11/0144M

LOCATION

St Peters Church, The Village, Prestbury

UPDATE PREPARED

19 September 2011

APPLICANTS SUBMISSION

Members of the Committee have received a letter from the applicant's agent, which raises the following points:

- The extension will provide much needed ancillary space (including clergy vestry, choir robing room, community meeting space for adults and young people, storage, kitchen and toilet facilities)
- This is an application for planning permission with listed building matters being dealt with through the process of ecclesiastical exemption.
- Consultation carried out by the applicants and independent consultation by the Parish Council indicated overwhelming support.
- The Council's Conservation Officer and English Heritage are supportive of the proposal.
- The extension to the church is part of a holistic approach to make maximum use of all church assets for the benefit of the church and village, and is dependent upon the redevelopment of Ford House.

REPRESENTATIONS

Since the Committee report was prepared two letters have been received. One of which was sent directly to the Chairman and Vice Chairman. These letters of support raise the following points:

- Very pleased that the degree of consultation carried out and detailed investigations commissioned at great expense of both money and time by our church has been acknowledged by officers.
- The planners' recommendation is soundly argued and there is no reason that the original decision taken on 13th April 2011 should be overturned by this meeting.
- Opposition arguments do not take account of the consultation process the church has instituted, nor the Parish Council's own survey of Prestbury residents which produced an overwhelming result of 75% of respondents in favour of the church extension.

- The facilities to encourage the growing congregation at St Peters church have hardly improved since the 19th century.

KEY ISSUES

The matters raised in the letters outlined above were addressed within the main Committee report. Therefore the recommendation of approval is unchanged.

NORTHERN PLANNING COMMITTEE – 21 SEPTEMBER 2011

UPDATE TO AGENDA

APPLICATION NO: 11/1621M

LOCATION: THORNTREE BUNGALOWS, SALTERS LANE, LOWER WITHINGTON, MACCLESFIELD

PROPOSAL: NEW BUILD RESIDENTIAL DEVELOPMENT COMPRISING 4NO. 2 BED HOUSES, 2NO. 2 BED BUNGALOWS FOR RENT, FORMING A NEW CAR PARK AND ACCESS, AND EXTENDING EXISTING CAR PARK

UPDATE PREPARED: 15 SEPTEMBER 2011

ADDITIONAL CONSULTATION RESPONSES

Lower Withington Parish Council has had discussions over the past few weeks with a number of parties involved in the above development. This was in order to ensure that all the councillors, both newly elected and existing, had the opportunity to be involved in the consultation process for this resubmission. It also enabled the Parish Council to consider its views following the meeting with the Northern Planning Committee on the 10th August 2011.

In summary, the Parish Council still objects to the application and has some additional comments to make:

- Firstly, the building of six properties on the site is still considered too dense for families in a rural environment.
 - I. The site is not in the Green Belt; however neighbouring properties, including some existing affordable houses, have much larger gardens and a far more open aspect. Whilst the size of the buildings themselves, as flexi-two/three bed properties is deemed to be a good idea, the size of the gardens are very small for family occupation, especially as there are no playground facilities within the village.
 - II. The impact of additional technologies in the home does affect those working at Jodrell Bank Observatory and these properties are in the direction of most concern to the scientists. Their views cannot be ignored and their call for a 50% reduction from the original 7 properties should be considered
- Secondly, the access off Leach Lane is still problematic.
 - I. We accept that drainage schemes for the site have been discussed in detail, but there is considerable concern regarding the drainage on Leach Lane. A number of residents have expressed real concern over the quality of this road, therefore

the proposed footpath and French drain should be made conditional upon any agreement to develop this site.

II. The community facilities are limited and it has been suggested that there is no real chance of a bus route for such a small number of houses anyway. Therefore the increase in two-way traffic on this single track lane is another concern.

- Finally, the drainage issues for the current residents of the bungalows on the site owned by CPP are still ongoing and therefore, should this development receive approval, we request that the rectification of the existing drainage issues on this site are conditioned within approval.

Lower Withington Parish Council acknowledges that there is some need for affordable housing in the village and would consider supporting an application that involved fewer properties, in line with the suggestions from the Jodrell Bank Observatory, with larger gardens and single access off Salters Lane for all existing and new properties.

CONSIDERATION OF ADDITIONAL CONSULTATION RESPONSE

It is agreed that the gardens are smaller than those in the locality, however, they are large enough to contain a secure shed and have sufficient space for residents to sit out, and for children to play. It should be noted that policy DC39 from the Local Plan (in respect of rear garden size) was deleted from the Local Plan by the Secretary of State as it was considered unnecessary, and therefore there can be no policy objection to the garden size.

The objections from Jodrell Bank have been carefully considered and are discussed within the main committee report.

The drainage scheme can be secured by condition, and the provision of a footpath along Leach Lane can be secured via a Section 278 Highway Agreement.

The lack of community facilities and public transport is acknowledged, however this proposal is an exception to the normal sustainability criteria, as it is for rural affordable housing.

Cheshire Peaks and Plains are aware of the drainage problems experienced by existing residents of Thorntree Bungalows, and are in the process of trying to resolve these issues.

For the scheme to be viable, 6 dwellings of this scale are required. A scheme for fewer dwellings would not meet the existing local housing need, and therefore would not be worth pursuing.

RECOMMENDATION

The principle of the development has been discussed within the body of the Committee Report. The additional consultation response is noted. Members need to carefully consider the additional comments made.

There is no change to the recommendation of approval, subject to conditions, and the applicant entering into a legal agreement as set out within the Heads of Terms outlined in the Committee Report.

NORTHERN PLANNING COMMITTEE 21 SEPT 2011

UPDATE TO AGENDA

APPLICATION NO: 11/0268M

LOCATION: FORMER YESTERDAYS NIGHTCLUB, HARDEN PARK, ALDERLEY EDGE, SK9 7QN

UPDATE PREPARED 19 September 2011

Clarification has been sought from the agent concerning reference to a Flood Impact Assessment being submitted in support of the application, which was not received by the Council.

In the light of that clarification it is accepted that the site does not fit the threshold within PPG25 to require a Flood Impact Assessment. There is therefore no requirement for any further information in respect of flood risk.

CONSULTATIONS

Alderley Edge Parish Council recommends refusal of this application on grounds that the scale and mass of the proposed extension will have a detrimental impact on the Green Belt.

RECOMMENDATION

The reason for refusal in relation to Flood Risk has been addressed (reason 4 on p49 of the committee report). However, the recommendation remains one of refusal for the other 6 reasons set out on p49 of the report.

Update to Agenda Item 8-Appeal Summaries

Ref Number	Address	Description	Level of Decision Del/Cttee	Over turn Y/N	Rec and Decision	Appeal Decision
10/4283M	Holford House, Mossways Park, Mobberley, SK9 5PA	DEMOLITION OF HOLFORD HOUSE AND THE ERECTION OF A REPLACEMENT DWELLING, ALONG WITH THE RELOCATION OF TWO EXISTING PARK HOMES	Northern Committee	N	Refuse	Allowed 30/06/2011 Partial Costs awarded against Council
10/4213M	1- 3, ALBERT ROAD, BOLLINGTON, SK10 5HS	1 NO INTERNALLY ILLUMINATED FREE-STANDING DOUBLE-SIDED DISPLAY UNIT	Delegated	n/a	refuse	Dismissed 1/7/11
10/4219M	UNIT 2, PARK HOUSE, HURDSFIELD ROAD, MACCLESFIELD, SK10 1LL	1.NO INTERNALLY ILLUMINATED FREE STANDING SINGLE SIDED DISPLAY UNIT.	Delegation	n/a	Refused	Dismissed 5/7/11
10/2206M	CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ	CHANGE OF USE TO CHURCH (D1)- LBC		n/a	Not determined	Allowed 13/7/11
10/3535M	CLARENCE MILL, CLARENCE ROAD, BOLLINGTON, SK10 5JZ	CHANGE OF USE OF PART BUILDING FROM B2 INDUSTRIAL USE TO 19 RESIDENTIAL APARTMENTS	Northern Committee	N	refuse	Allowed 13/7/11
11/0724M	5, BELL FARM COURT, MACCLESFIELD, SK10 2JT	CONTEMPORARY REAR EXTENSION WITH BASEMENT HABITABLE SPACE. 1ST FLOOR EXTENSIONS OVER GARAGE AND STUDY AND GROUND FLOOR EXTENSION FOR W.C ADJOINING THE EXISTING PORCH	Delegation	n/a	Refused	Dismissed 13/7/11
11/0230M	18, NURSERY DRIVE, POYNTON, SK12 1WB	SINGLE-STOREY SIDE EXTENSION	Delegation	N	Refused	Allowed 13/7/11

10/4810M	42- 44, MARKET STREET, DISLEY, SK12 2DT	1NO. INTERNALLY ILLUMINATED WALL MOUNTED DISPLAY UNIT	Delegation	n/a	Refused	Dismissed 27/7/11
10/3591M	REAR OF 24/26 GRAVEL LANE, WILMSLOW, SK9 6LA	PROPOSED CONSTRUCTION OF ONE PAIR OF SEMI-DETACHED DWELLINGS WITH SHARED ACCESS AND CAR PARKING	Delegated	n/a	Refused	Dismissed 28/7/11
10/2351M	WOODSIDE FARM, MARTON LANE, MARTON, SK11 9EZ	RETROSPECTIVE APPLICATION FOR TIMBER BUILDING BEING USED AS EQUESTRIAN STORE	Delegated	n/a	Refused	Dismissed 28/7/11
11/0141M	3, MILLBANK COTTAGE, HOLMES CHAPEL ROAD, PEOVER SUPERIOR, WA16 9QZ	SINGLE-STOREY SUN ROOM OVER BASEMENT MUSIC ROOM	Delegated	n/a	Refused	Dismissed 2/8/11
11/0249M	FINLOWS BOWER FARMHOUSE, MOTTRAM ROAD, OVER ALDERLEY, SK9 7JF	ALTERATIONS TO & RETENTION OF TWO PAIRS OF ENTRANCE GATES & ASSOCIATED SCREEN PLANTING	Delegated	n/a	Refused	Dismissed 5/8/11