

Application No: 12/2634M

Location: DISLEY CP SCHOOL, DANE BANK DRIVE, DISLEY, STOCKPORT, CHESHIRE, SK12 2BD

Proposal: PROPOSED ALTERATIONS TO LINK TWO EXISTING FOOTPATHS

Applicant: H Taylor, Disley Primary School

Expiry Date: 03-Sep-2012

SUMMARY RECOMMENDATION:

Approve subject to conditions

MAIN ISSUES:

- Impact on open space
- Impact of the development on character and appearance of the site and surroundings
- Impact of the development on residential amenity

1. REASON FOR REFERRAL

This application is included on the agenda of the Northern Planning Committee as Cheshire East Council is the landowner and an objection has been received from a member of the public.

2. DESCRIPTION OF SITE AND CONTEXT

The application site consists of an existing primary school within designated open space. The site is located at the end of Dane Bank Drive.

3. DETAILS OF PROPOSAL

This application seeks permission for a footpath link between two existing footpaths in the school grounds. The purpose of the development is to improve circulation around the school with pedestrian access also being available from Buxton Road and Chantry Road.

4. RELEVANT HISTORY

No relevant planning history

5. POLICIES

North West of England Plan Regional Spatial Strategy to 2021

DP1 (Spatial principles applicable to development management)
DP7 (Criteria to promote environmental quality)

Macclesfield Borough Local Plan – saved policies

BE1 (Design principles for new developments)
RT1 (Protection of open space)
DC1 (High quality design for new build)
DC3 (Protection of the amenities of nearby residential properties)
DC6 (Circulation and Access)

Other Material Considerations

National Planning Policy Framework

6. CONSULTATIONS (External to Planning)

Public Rights of Way

The development would not affect a public right of way

7. VIEWS OF THE PARISH COUNCIL:

No objections.

8. OTHER REPRESENTATIONS:

An objection has been received from a resident of Dane Bank Drive. The main points raised are:

- Questions 2 of the application form is incorrect as it does not link with a public highway.
- Question 4 of the application form states that a new public right of way would be created.

9. APPLICANT'S SUPPORTING INFORMATION:

Design and Access Statement

10. OFFICER APPRAISAL

Open Space

The proposed footpath would be on an existing grassed area forming part of the southern playing field. It would however be located close to the edge and adjacent to the playground and a steep bank adjacent to the school building. In this position, and given the minor nature of the works, the integrity of the open space would not be harmed.

Character and Appearance

The proposed footpath would have a limited visual impact. It is noted some fencing would be erected for health and safety reasons. Adjacent to the bank this would be 2 metres high which would be acceptable given its location and would ordinarily be permitted development.

Residential Amenity

The proposal for a short stretch of footpath would not be in close proximity to residential properties and does therefore not raise any concerns in respect of amenity.

Other Matters

Concerns have been raised regarding answers to questions in section 6 of the application form. The applicant's agent has confirmed in writing that it is not the intention to create a public footpath and this was a mistake on the form. There is no reason to require amended forms in light of this, and furthermore the granting of planning permission for a footpath would have no bearing on public right of way legislation. The application is clearly for an internal footpath for circulation around the school grounds linking various access points and in granting planning permission would not create a public right of way.

11. CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed development would not harm the integrity of the open space given it is minor operations and located at the edge of the playing field. The visual impact on the site and surroundings would be acceptable and there would be no significant injury to residential amenity. The proposal is acceptable in all other respects and is therefore recommended for approval.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. reason

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