

NORTHERN PLANNING COMMITTEE – 25 September 2013

UPDATE TO AGENDA

APPLICATION NO.

13/3160M

LOCATION

THE COACH HOUSE, SPARROW LANE, KNUTSFORD, WA16 8ED

UPDATE PREPARED

23 September 2013

KEY ISSUES

As noted in the original report, the application is to vary condition 17 on application 13/2105M. The wording of this condition is now recommended to be amended; it previously stated that the works to the squash club building were to be completed prior to the occupation of the dwelling currently under construction. It has since been ascertained that the building of the dwelling began on 1st April 2013 and that it is now nearly complete. The applicants wish to occupy the dwelling as soon as it is complete. Therefore in order to offer the applicants a greater degree of flexibility, but to retain strict control over the development and to ensure compliance with Circular 11/95: Use of conditions in planning permission, the condition is recommended to be reworded as:

The alterations to the squash club building shall be substantially completed in accordance with the approved plans by 1st April 2014.

Reason: In the interests of neighbouring amenity and to ensure that the new development is sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself, in accordance with Macclesfield Borough Local Plan policies BE1, DC1, DC3 and the National Planning Policy Framework.

This proposed condition is also more in line with the original condition which required the altered building to be completed within 12 months of commencement of development.

CONCLUSION

As in the original report, a recommendation of approval is made subject to this reworded condition which would replace condition 18 listed on p58 of the committee report.