

Application No: 14/1687M

Location: BRYBOUR LODGE KENNELS, ALTRINCHAM ROAD, WILMSLOW, SK9 4LY

Proposal: Conversion to form office accommodation, amendments to approval 13/2906M Redevelopment of site from kennels to office accommodation

Applicant: adel lababedi, pearl construction

Expiry Date: 01-Jul-2014

Date Report Prepared: 30.05.14

SUMMARY RECOMMENDATION

**APPROVE, SUBJECT TO
CONDITIONS**

MAIN ISSUES

- Principle of the proposed development
- Design/impact on the character and appearance of the area
- Impact on Green Belt
- Highways safety
- Arboricultural, Landscape & Nature Conservation issues
- Environmental Health issues

REASON FOR REPORT

The application submitted originally included development of over 1000 sq. m of floorspace.

EXECUTIVE SUMMARY

The principle of this development has already been accepted under planning application 13/2906M, which was approved on the 23rd December 2014 by the Northern Planning Committee.

The original plans submitted with this current application sought a change to the layout of the building, increase in floor space, increase in height, volume, and alterations to the external elevations.

Following concerns raised by Officers over the impact of the proposal upon the openness of the Green Belt amended plans have been received reducing the proposal increasing the floor space, volume and height of the scheme. The scheme submitted now is very similar to the

scheme approved under planning application 13/2906M. The following amendments to the scheme however are as follows:

- Separation of the previously approved building from one 'U' shape structure into two separate buildings;
- Alterations to the elevations to include more glazed window openings

The circumstance on this site remain the same. The key considerations relate to;

- The impact of the proposed development upon the openness of the Green Belt and
- Impact upon the character of the area.

The report presented considers the same key issues as the Committee Report for application 13/2906m however, it has been updated to take into account consultee and representations received.

The proposal sought in terms of the external alterations and changes to the layout will have a minimal impact upon the openness of the Green Belt and character of the area. A recommendation for approval is therefore made for the reasons set out below.

DESCRIPTION OF SITE AND CONTEXT

The site to which the application relates is Brybour Kennels, located on the western side of Altrincham Road, approx. 1.5k from Wilmslow Town Centre. The site is currently a mixed use site that includes kennels, a two-storey detached dwelling and a building which has a use as an office and storage facility. There are a range of buildings on site, of varying sizes, all scattered within the northern half of the site, mainly sited within the central area of this half of the site, between the existing house and the 2 No. main kennels. The two-storey dwelling is the highest building, there is a single-storey barn (the second highest building on the site) and the rest of the buildings on site are lower level single-storey. The main existing parking area is located in the south-eastern corner of the site, to the left of the site access. There is also a large area of hard-standing within the northern half of the site spread between all the buildings. There are trees and hedges surrounding the site.

The site covers an area of approx. 6595 sqm. The site lies within the North Cheshire Green Belt, as defined in the Local Plan.

DETAILS OF PROPOSAL

The proposed seeks full planning permission for redevelopment of the site from kennels to office accommodation. The proposal broadly consists of retaining the residential building on site and converting it to office use, demolishing all other buildings & structures on site.

The scheme approved under application 13/2906M sought to replace the existing building with 1 No. single-storey 'u' shaped building of office accommodation, with a 'courtyard area' created between the proposed new building and the retained building.

The applicant now seeks to break up the previously approved 'u' shape to create two buildings consisting of an 'L' and 'I' shape. The southern separated part of the building is to be relocated approx 2 m from the main building.

The applicant seeks to make external alterations to the building when compared with the previously approved scheme by intruding timber cladding in lieu of brick to areas to soften elevations and the opening of glazed apertures to increase window areas.

The existing dwelling is to be converted into a 4th Unit as previously approved.

The main change to the external appearance of the existing building, that is to be retained, will be the removal of the paint over the brickwork and minor external alterations to fenestration details. The external materials of the proposed new building will mainly be red brick and timber cladding walls and a slate roof.

A substantial amount of hard-standing will be removed from within the site. The existing car parking area situated to the south eastern corner of the site will be used as the main car parking area with a small number of additional car parking spaces (5 No.) provided within 'courtyard area', mainly for disabled parking.

The level of car parking is provided at a standard level of 1 No. space per 30sqm of office floor area. A covered cycle storage area is provided within the site along with a refuse storage point. The existing access to the site is to be retained with a pedestrian crossing point provided from the access across the road to link with a pedestrian/cycle path.

RELEVANT HISTORY

- | | |
|----------|---|
| 13/2906M | Redevelopment of site from kennels to Office accommodation. Approved 23.12.14 |
| 06/2206P | Implement planning permission 06/0844P – Alterations to barn to provide additional living accommodation as part of existing dwelling, in non-compliance with condition 4, to allow upvc windows. Approved, 27.10.2006 |
| 06/0844P | Alterations to barn to provide additional living accommodation as part of existing dwellinghouse. Approved, 26.05.2006 |
| 04/1120P | Change of use of kennels reception and pet shop to office & storage area. Approved, 18.06.2004 |
| 46157P | Conversion of pet food storage area to retail pet food. Approved, 03.09.1986 |
| 12660P | Erection of detached dwelling. Refused, 21.12.1977 |

POLICIES

Macclesfield Borough Local Plan – saved policies

BE1 (Design Guidance)
NE11 (Nature Conservation)
GC1 (New Buildings in Green Belt)
DC1 (New Build)

DC3 (Amenity)
DC6 (Circulation and Access)
DC8 (Requirements for Landscaping)
DC9 (Tree Protection)
DC63 (Contaminated Land)

National Planning Policy Guidance

National Planning Policy Framework

Other Material Planning Considerations

Local Plan Strategy (Submission Version) March 2014

CONSULTATIONS

Manchester Airport:

No safeguarding objections. Recommend an informative be added to any approval re use of cranes during the course of development.

Heritage & Design – Forestry:

No objections, subject to conditions relating to levels details, tree retention, tree protection and a construction specification/method statement (car parking area).

Heritage & Design – Nature Conservation:

The Nature Conservation Officer is satisfied that the proposed development does not raise any significant ecological issues. Hence, no objections and no conditions recommended.

Strategic Highways & Transportation Manager:

With the previous application no objections were raised from the Strategic Highways & Transportation Manager (SHM) subject to condition and an informative.

Members will be provided with update comments from the Strategic Highways & Transportation Manager (SHM) in an update to Committee.

Environmental Health:

No objections subject to a condition regarding hours of demolition/construction and an informative re action to take if any potential contamination is encountered on site.

Greenspace:

As the amended plans now create less than 1000sqm in floor space there is no requirements for the applicant to provide a contribution to Public Outdoor and Recreation Outdoor Sport.

PARISH COUNCIL

Wilmslow Town Council:

Recommends refusal for the following reasons:

The Planning Committee recommends refusal of this planning application on the grounds of it representing an inappropriate increase in the footprint within the green belt, with respect to the increase from single storey to double storey. It is noted that conditions imposed by the earlier application (13/2906M) in relation to car parking provision do not form part of this new application, the Committee feel it important that they enforced.

In addition the Committee raise grave concerns regarding the proposal to introduce a crossing to Altrincham Road at this location.

The Parish Council have been consulted on revised plans any comments received will be reported to members in an update to Committee.

REPRESENTATIONS

Representations have been received from the occupant of neighbouring properties. Comments made are (in brief) as follows:

- New building 2 has increased in height and now appears to be planned as a two storey building as the original drawings for application 13/2906M
- A new two storey building will have a negative impact upon the openness of the Green Belt
- This new application also appears to be designed to potentially increase the available net lettable space (i.e. occupancy by adding a second floor to unit 4 new building;
- A new reception area appears to have been provided for "New Building 1". This does not appear to have been incorporated on any of the elevation drawings
- seems to show more canopy being provided on drawing 10302-110 rev c
- No information has been provided for the second floor of renovated building no 3. This is required to identify whether a secondary means of escape access is required;
- Condition 12 attached to planning application 13/2906m has not been met in this application.

Occupants of neighbouring properties affected by the development and relevant internal and external consultees have been reconsulted on the revised plans. Additional comments will be provided in an update to Committee.

APPLICANT'S SUPPORTING INFORMATION

The following additional information has been submitted with the application:

*Design & Access Statement
Bat Survey
Arboricultural Survey*

Documents submitted in support of the previous application include;

Demand for Office Accommodation
Sustainability Statement
Transport Statement

A summary of some key points raised in the documents is provided below:

- The site comprises a dwelling, large number of outbuildings and barns and large areas of hard-standing; visitor parking is currently located primarily in the south-eastern corner
- The site is mainly used as kennels; one building has been used as a reception and pet shop area and as offices
- Site is approx. 6595 sqm and abuts Altrincham Road to the east; access is gained from Altrincham Road
- The house has brick walls, which are painted over, and a slate roof. The outbuildings are constructed of a range of materials inc. brick, corrugated metal, timber and cementitious board
- The proposed is to renovate and redevelop the site. The existing dwelling building will remain and will be renovated and the brick cleaned back (building 4)
- The proposed new buildings are a replacement for the range of other outbuildings scattered within the site
- The site layout broadly reflects the current layout of the larger buildings on site, though it is more coherent;
- The buildings are designed to reflect the size and scale of the existing house and kennels
- An existing line of conifers within the site (located to the south of the kennels where building 1 is proposed) are overgrown and are to be removed to decrease the visual massing of this area
- All mature trees on site will be retained in order to retain the character of the site and provide some privacy
- The appearance of the buildings is a simple contextual response to the form and appearance of existing local vernacular – the new buildings will be reclaimed brick, with slate roofs, stained timber cladding and frameless glazed apertures to add a contemporary feel
- Existing access is to be retained; car parking spaces are to be provided in line with current policy of 1 space per 30 sqm of office space; secure bicycle storage is to be provided
- Bin and recycling storage is provided within the site (inc. timbered louvered housing screened with planting); waste is to be recycled
- Site is within close proximity to Wilmslow Town centre (approx. 1m) and the available transport interchanges and local services/facilities; 3m from Manchester Airport; a bus stop is located approx. 500m from the site; the nearest services is a convenience store and petrol station approx. 500m from the site; it is approx 200m to nearest outdoor space (Jim Evison playing fields)
- All buildings are fully accessed at ground-floor level and will be DDA compliant; all will comply to latest building regulations
- Materials include reclaimed Cheshire brick partly from the site, and other materials sustainably sourced; energy efficient construction

- Energy efficient series of buildings that reduces reliance on fossil fuel energy generation and subsequent CO2 impact; natural ventilation and heat recovery systems; rainwater is to be stored for use in washrooms and landscape maintenance
- High quality grade A offices to encourage businesses to stay in Wilmslow, stimulate local economy, contribute to economic opportunities, benefits to other local companies re supply, support and service, contributing to local skills and training
- Offices aimed at a wide audience of business operators within the South Manchester market; despite the economic turndown in recent years, Wilmslow has continued to attract a good level of office enquiries and there has been a steady up-take in levels; the majority of space taken has been refurbished 1980s/90s offices Category A; recent trends show a demand (from a range of sectors) for something different to the majority of office space currently supplied – there has been a lack of ultra modern, contemporary, design lead office space; the plans for the Brybour development have attracted a good level of interest.

OFFICER APPRAISAL

Principle of Development

The principle of the proposed redevelopment of this site has already been established under planning application 13/2906M, which was assessed accordingly under the key test of Green Belt Policy.

Paragraph 89 of the NPPF allows for the *...the partial or complete redevelopment of previously developed sites (Brownfield land), whether redundant or in continuing use...which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.*

The site is a brownfield site and the proposed office development is for redevelopment of the site. Hence, the development may be considered appropriate development in the Green Belt, subject to the proposed development not having a greater impact on the openness of the Green Belt than the existing and not threatening any of the purposes of including land within the Green Belt.

Impact on the Green Belt

Revised plans have been submitted during the course of this application reducing the amount of floorspace, ridge height and volume of the buildings so, as to be similar as the previously approved scheme.

The applicant proposes to consolidate the footprint of the existing buildings on site into two buildings as well as retaining and converting the existing dwelling.

Although the applicant proposes to separate the previously approved 'u' shape building into two, the buildings have been kept within close proximity of each other still create a small courtyard area between the existing and new buildings with which a small area of parking will be provided (primarily for disabled parking).

As with the previous approval, the existing parking area to the south-eastern corner of the site will be retained as the main parking area. The existing access will be retained. Most of the

existing trees and hedges around the perimeter of the site and the quality trees within the site will be retained.

The overall proposed footprint and floor space of the new building are considered to be the same as the previously approved scheme. The combined footprint of the new buildings will equate to a an approx 16% reduction compared with the what is currently on site and a reduction in approx 13% of floor space. The proposed development will however create a slight increase in volume of approx 3% when compared with existing structures on site.

Amended plans are awaited to clarify the height of the proposed buildings, but Officers have been led to believe, by the applicants agent, that the proposed new building will be of the same ridge height (5.6m) and eaves height (3.2m) to what has previously been approved. **This recommendation is based on the amended plans to ensure that the height is not increased beyond the extant permission.**

As part of the scheme the proposed development seeks to remove a substantial amount of hard standing approx 43% less then what is currently on site.

Whilst it is considered that the proposed development will create a slight increase in height compared with the existing buildings on site, given the reduction in to the floor space, floor area and marginal increased in volume and the proposal to remove a substantial area of existing hard standing (approx 43% less then what is currently on site). It is considered that the proposed development will have a comparable impact on the openness of the Green Belt when measured against the existing buildings on the site.

In light of these factors combined, the proposed development and the marginal changes proposed to the layout it is not considered that the proposed development would not have a greater impact on the openness of the Green Belt. The proposal is therefore considered to appropriate development within the Green Belt and satisfies paragraph 89 of the NPPF and is therefore a listed exception to new buildings, which would otherwise be inappropriate development in the Green Belt.

Design and the character and appearance of the area.

The design details approved under the previous 13/2906M application for the new buildings sought to construct a modern building with a dual pitch roof using brick, stained timber cladding and large glazed openings and a slate roof. The general design and material proposed for the new building proposed under this application remain similar, however the applicant now proposes to enlarge some of the previous window openings and create new window openings within the elevations.

As with the previous application, the paintwork on the retained dwelling will be stripped back to the brick.

The most visible elevation from the public highways is the existing dwelling by retaining the layout to reflect a courtyard appearance, it is considered that the proposed development will create a development that would appear rural in character.

The general form and character of the proposed building will remain similar to as previously approved scheme. Given that there are few other buildings within the immediate vicinity of the

site (the main one now being the new 'Waters Spectrometry' building across the road from the application site). It is considered that the proposed design, scale and materials will not only have an acceptable impact upon the character and appearance of the surrounding area but along with an agreed landscaping scheme will be an improvement to the visual appearance of the existing site.

The proposed development is therefore considered to satisfy the Council design Policies in particular Policies BE1 and DC1 of the Local Plan.

Impact on residential amenity

It is noted that there are no residential properties within the immediate vicinity of the site and therefore the proposed development does not have any detrimental impact on residential amenities.

Highways Safety

The applicant site is in an existing commercial property. The applicant seeks to make no alterations to the existing access.

The Strategic Highways & Transportation Manager was consulted on the previous application and raised no objections subject to a condition to ensure the proposed development will provide;

- 29 parking spaces
- A dropped kerb crossing is to be provided within the vicinity of the site access (providing a link from the site to the pedestrian/cycle path on the opposite side of the road which is to be constructed as part of the 'Waters' development) and
- access is to be provided as indicated.

The applicant seeks to make no increase to the floorspace beyond what has been approved under application 13/2906M and parking arrangements remain as before it is therefore not anticipated that the proposed development will raise any highway safety concerns.

The Strategic Highways & Transportation Manager has been consulted on this application. Comments are awaited and will be reported to Members in an update to Committee.

Arboricultural, Landscape & Nature Conservation issues

Comments from the Arboricultural Officer in relation to the previous application advised that that trees that are impacted upon within the site are either structurally damaged or of poor quality and do not contribute to the wider amenity of the site. No arboricultural objection has been raised within this application subject to conditions relating to proposed levels, tree retention, tree protection and a construction method statement re car parking (to protect tree roots) will ensure the future well being of the trees of value that will remain on site.

The Nature Conservation Officer is satisfied that the proposed development does not raise any significant ecological issues.

Environmental Health issues

As with the previous application, the Environmental Health Officers raise no objections, subject to conditions and an informative relating to Contaminated land.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The principle of the re development of this Brownfield site has already been established as an acceptable and sustainable form of development under planning application 13/2906M.

The applicant seeks to make no increase to the scale, bulk of massing of the proposed development therefore the proposed development will no greater impact on the openness of the Green Belt than the existing buildings and not to threaten the purposes of including land within the Green Belt. The proposed amendment to the external elevations are considered to have an acceptable impact on the character and appearance of the area.

There are no issues regarding residential amenity arising from the proposal. The proposed development does not raise any significant arboricultural, landscape or ecological issues.

It is considered that the revisions will overcome the concerns raised by Wilmslow Town Council. The impact on the openness of the Green Belt and the impact on highway safety are unchanged from the extant permission.

There is no increase to floorspace, access or parking arrangements and it is not anticipated that the proposed development will raise any Highways safety concerns.

The proposed development is considered to comply with the relevant policies of the Development Plan, which are consistent with the NPPF.

Subject to the submission of amended plans clarify the height of the proposed buildings, outstanding comments from The Strategic Highways & Transportation Manager and representation received concern the revised plans a recommendation for approval is made subject to conditions

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Northern Area Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority shall be delegated to the Northern Area Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A02AP - Approved plans and detail on plans overridden by condition
3. A06EX - Materials as application
4. A02EX - Submission of samples of building materials
5. A01TR - Tree retention
6. A02TR - Tree protection
7. A03TR - Construction specification/method statement - car park area
8. A02LS - Submission of landscaping scheme
9. A04LS - Landscaping (implementation)
10. A02HP - Provision of car parking (scheme to be submitted)
11. A01GR - Removal of permitted development rights
12. Noise generative demolition & construction restrictive hours
13. Dropped kerb and access

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