

NORTHERN PLANNING COMMITTEE 11th June 2014

UPDATE TO AGENDA, PREPARED 6TH June 2014

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

SCALE

Revised plans illustrating that the height of the proposed building is to be as previously approved have been submitted. The proposed development will have no greater impact upon the openness of the Green Belt. The proposed development is therefore considered to satisfy Chapter 9 of the National Planning Policy Framework.

ADDITIONAL CONSULTATION RESPONSE

The occupants of neighbouring properties have been re consulted on the revised plans . The last date for comments expires on the 13th June 2014. No representation have been received at the time of writing.

HIGHWAYS

The Council's Strategic Highways and Transportation Manager advises that when having regard The Council's Draft Parking Standards 1 space per 30 sqm is required for office accommodation. If this is to be applied to this particular development, then the recommended amount of spaces for the proposed development would equate to 32 spaces. The standards provided are considered to be a maximum amount and lower provision may be afforded depending on the site accessibility to encourage sustainable forms of transport. Whilst the site is not considered to be with an easily accessible location it was accepted during the determination of application 13/2906M would be more appropriate having regard to the proposed use and its location.

The current application seeks to provide 25 spaces it is therefore advised that a similar condition as set within application 13/2906M be applied to ensure no less than 29 spaces be provided at this site.

This application seeks to make no alterations to the office floorspace previously approved under application 13/2906M. The access is considered to acceptable. The Councils Strategic Highways and Transportation Manager raises no objections subject to the above mentioned condition

RECOMMENDATION

Due to the publicity date expiring after the Committee Meeting it is recommended that this application is delegated to The Head of Strategic and Environmental Planning for Approval subject to:-

- Any outstanding responses from neighbouring properties
- Recommended conditions