

Application No: 14/2475M

Location: PINWOOD HOTEL, 180, WILMSLOW ROAD, HANDFORTH, CHESHIRE, SK9 3LF

Proposal: Repairs and rebuilding part of chapel, replacement windows and doors, conversion to create 7no. apartments, two storey rear extension to create additional accommodation and removal of listed trees.

Applicant: Mr Atif Rulal

Expiry Date: 05-Sep-2014

Date Report Prepared: 17 October 2014

SUMMARY RECOMMENDATION

Approve subject to s106 agreement and conditions

MAIN ISSUES

- Principle of housing on the site
- Impact upon listed building
- Impact upon the character of the area
- The impact upon trees of amenity value
- The impact upon highway safety
- The impact upon the amenity of neighbouring property

REASON FOR REPORT

The application has been called in to Committee by Cllr Burhill for the following reason:

The building is grade 2 listed and contains an old chapel with a baptismal pool and some stained glass windows. It is part of Handforth's heritage. The works listed are of concern due to the important artefacts within the building and TPO trees in the grounds which are proposed to be cut down. I would ask therefore that the committee decide the application after perhaps a site visit.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises a two / three-storey building, which was last used as staff accommodation ancillary to the adjacent hotel, and adjacent area of hardstanding last used for car parking. The building is Grade II listed and the trees to the north of the site and offsite to the south and east are protected by Tree Preservation Order. The site is located within a Predominantly Residential Area as identified in the Macclesfield Borough Local Plan.

DETAILS OF PROPOSAL

This application seeks full planning permission to erect a two-storey rear extension and convert the building to provide 7no. apartments. An accompanying application for Listed Building Consent (14/2478M) appears elsewhere on the agenda.

PLANNING HISTORY

14/0738M - Proposed new site access with gate from Spath Lane – Approved 02.04.2014

POLICIES

Macclesfield Borough Local Plan – Saved Policies

BE1 Design Guidance
BE15 Listed Buildings
BE16 Setting of listed buildings
BE18 Listed Building Consent
H1 Phasing Policy
H2 Environmental Quality in Housing Developments
H5 Windfall Housing Sites
H13 Protecting Residential Areas
DC1 New Build
DC3 Amenity
DC6 Circulation and Access
DC8 Landscaping
DC9 Trees of amenity value
DC35 Materials and Finishes
DC37 Landscaping
DC38 Space, Light and Privacy

Other Material Considerations

National Planning Policy Framework (2012)

Cheshire East Local Plan Strategy – Submission Version

MP1 – Presumption in Favour of Sustainable Development
PG2 – Settlement Hierarchy
SD1 – Sustainable Development in Cheshire East
SD2 – Sustainable Development Principles
SC4 – Residential Mix
SE1 – Design
SE2 – Efficient Use of Land
SE3 – Biodiversity and Geodiversity
SE4 – The Landscape
SE5 – Trees, Hedgerow and Woodland
SE7 – The Historic Environment
SE9 – Energy Efficient Development
SE12 – Pollution, Land Contamination and Land Instability
SE13 – Flood Risk and Water Management
CO1 – Sustainable Travel and Transport

CONSULTATIONS (External to Planning)

Environmental Health – No objections subject to conditions relating to dust control, hours of construction and noise mitigation

Strategic Highways Manager - No objections

VIEWS OF THE PARISH COUNCIL

Handforth Parish Council – Support the proposals but express concern about the limited number of car parking spaces on the site.

OTHER REPRESENTATIONS

One letter of representation has been received from a local resident raising the following issues:

- Loss of Willow trees on the corner of Spath Lane and Wilmslow Road will alter the character of the immediate area. Only 3 trees are proposed as replacement which is not sufficient.
- The provision of new vehicular access to the site so near to Wilmslow Road / Spath Lane junction is a concern. Suggest that traffic calming measures (signs, speed bumps, extra double yellow lines near to the junction, perhaps even a 20mph zone) need to accompany the development in order to not add to the hazards already presented by the road junction.

APPLICANT'S SUPPORTING INFORMATION

The following documents have been submitted on behalf of the applicant:

- Heritage Assessment
- Design & Access Statement
- Arboricultural Assessment
- Ecological Report
- Structural Survey

OFFICER APPRAISAL

Housing

The site is located in a Predominantly Residential area as defined in the Macclesfield Borough Local Plan, therefore there is no objection in land use terms to the further redevelopment of this previously developed site. The site is located very close to Handforth district centre with excellent access to all the associated shops, services and public transport links. The scale of the development and site is below the trigger for any affordable housing requirements.

The Council continue to present a housing land supply case at the numerous ongoing appeals based on the most up to date housing supply information. On this basis it is considered a 5 year supply is capable of being demonstrated. This position is supplemented with the knowledge that

the Council continues to boost its housing land supply position by supporting planned developments and utilising brownfield land, such as this, wherever possible.

Listed Building / Design / Character

The building was originally a Methodist chapel, two houses and a Sunday school. As noted above, the building was last used as ancillary staff accommodation to the adjacent hotel. The former Methodist chapel is at the northern end of the building and the tall, narrow lancet windows evidence this previous ecclesiastical use. The central section comprises two former cottages with traditional sash windows and stone steps to the front elevation. The southern most section is perhaps the least sensitive, comprises similar proportions to the Methodist chapel but with traditional sash windows and semi-circular headed window to the gable.

The rear of the property has clearly been added to over the years and presents an ad hoc arrangement to the existing car park. It is to the rear where the main alterations are made and is where the proposed extension will be sited. All the existing single-storey elements will be removed and replaced with the proposed two-storey rear extension. The gabled appearance of the extension, and the use of white washed brickwork and slate, is in keeping with the existing building, and the removal of the single-storey elements raises no significant heritage concerns. The setting of the building largely remains as existing (car parking) with some alterations to the landscaping.

Some parts of the structure do require rebuilding, the most significant area being on the east elevation at the southern end of the building due to the movement of the building has gone too far for any rectification work to satisfactorily stabilise the wall. Similarly the south elevation of the chapel section at the northern end of the building leans out significantly, and given that the wall is required to support new loads from the extension it has been recommended that this section of wall is also rebuilt. Comments from the Council's structural engineer are awaited.

The conservation officer has commented on the proposal and raises no issues with regard to the extension or conversion. The key aspect of the proposal relates to the windows, many of which are boarded up at present. It will be important to understand the condition of the windows once the boarding is removed and whether repair is possible or if replacements are necessary. A condition requiring further details of the existing and proposed windows is therefore recommended.

Views of the extension will be possible from Spath Lane, and to a lesser extent from Wilmslow Road in the winter months. However, given the particular form and scale of the extension there is not considered to be any significant impact upon the character of the area.

The proposal is therefore not considered to harm the significance of the heritage asset or the character of the area and therefore complies with policies BE1, BE15, BE16, BE18 and DC1 of the Local Plan, and the National Planning Policy Framework.

Trees

The Forestry Officer has noted that the majority of trees that form Group G2 of the Wilmslow Urban District Council (Pinewood Hotel Handforth) TPO 1972 (Weeping Willow, Lime and Horse Chestnut) are dead, in decline, of reduced vitality or have been previously removed. Of the 14 Weeping Willow originally protected by the Order, only seven now remain; one is

dead, four are in decline and the remaining two trees towards the junction with Wilmslow Road have asymmetric crown bias and lean extensively over the adjacent footpath. Two protected Lime trees located approximately 2-2.5 metres from the existing Chapel building display reduced vigour and past crown dieback. Both trees are considered to have limited long term future potential. All these trees along the prominent corner at the junction of Spath Lane and Wilmslow Road are proposed to be removed.

A young Horse Chestnut located in the North West corner of the site is possibly a replacement for a protected tree previously removed. The tree is proposed to be removed to accommodate the development, however its position adjacent to a 2 metre boundary wall could lead to the wall's future displacement.

The proposal will also necessitate the removal of an unprotected semi mature Beech and a Cedar (G4) to the southern boundary of the site abutting 'The Pinewood Hotel'. Both the Beech and Cedar display significant decline/reduced vitality and have limited future potential.

The proposal will require the removal of all of protected Group G2 to accommodate the development. It is noted from the submitted Arboricultural Report that Group G2 has also been implicated in the structural movement of the existing building, although no evidence has been put forward in support of this. It is accepted that the integrity of G2 has been effectively compromised by previous removals and the decline of existing trees and therefore its loss to development is accepted on this basis. It is considered that the proposed loss of the young Horse Chestnut can be adequately replaced elsewhere on the site. Due to the limited long term amenity value of the existing trees, their loss can be accepted in accordance with policy DC9 of the Local Plan.

The submitted Tree Planting Plan proposes the tree losses be replaced by seven replacement trees of which three are located on the Spath Lane frontage and four internally. The proposed tree replacements are considered acceptable in principle and should form the basis of a more detailed landscape scheme for the site. Landscaping conditions are therefore recommended.

Amenity

The existing building was last used as staff accommodation ancillary to the use of the hotel. The existing boarded up windows to the former chapel will be opened up as part of the proposal to serve habitable rooms. Other than this small alteration the front elevation of the building remains as existing. A minimum separation distance of 26 metres will be retained to the properties to the west on the opposite side of Wilmslow Road..

To the rear (east), the side gable of 2 Plumley Road, comprising one window which appears to serve an ensuite, faces the application site. The rear facing windows within the chapel will be opened up, but the distance between the development and the side of this neighbour will be 21 metres. The proposed rear extension will bring the building (in the form of a blank gable) closer to the rear amenity space of 2 Plumley Road, however the nearest corner of the neighbour's garden will be over 10 metres from the extension, which is considered to result in an acceptable relationship. There are also more windows to the rear elevation compared to the existing, but given the distances involved, no significant amenity issues are raised.

The existing hotel lies to the south of the site, and the guest house to the north is over 40 metres from the proposed apartments. No further amenity issues are therefore raised, and the proposal is considered to comply with policies DC3 and DC38 of the Local Plan.

Environmental Health have advised that in order to ensure that future occupants of the development do not suffer a substantial loss of amenity due to noise from road traffic on Wilmslow Road and also from the car park activities associated with the adjacent hotel, an acoustic assessment report will be required. The assessment will need to detail present day time and night time noise levels at the site (date chosen when a function is occurring at the hotel) and any noise mitigation measures which are considered to be necessary. Any mitigation shown as part of the report must achieve the internal noise levels defined within BS8233:2014. The scheme must also include provisions for ventilation that will not compromise the acoustic performance of any proposals whilst meeting building regulation requirements. The agreed scheme shall be implemented, and maintained throughout the use of the development. Given that there are existing dwellings with similar relationships to these noise sources, it is considered that this can be dealt with by condition.

Environmental Health have also recommended a condition requiring the submission of a scheme to minimise dust emissions during construction. Given the limited scale of the works this condition is not considered to be necessary or reasonable in this case.

Highways

The Strategic Highways Manager has commented on the proposal and notes that the proposed access has been previously approved under application 14/0738M, and is therefore acceptable. Parking provision within the site was originally shown to be 9 spaces. The Parking Standards within the submission version of the Local Plan Strategy recommends parking provision for a development of this nature as follows:

- 1No 3 bed apartment - 2No spaces per apartment
- 5No 2 bed apartments - 2No spaces per apartment
- 1No 1 bed apartment - 1No space per apartment.

Therefore as a minimum 13 spaces should be provided to serve the proposed development. The site layout has been amended to accommodate the required level of parking. The proposal will also provide one cycle parking space per unit in line with the standards in the submission version of the local plan.

The conversion of the building from ancillary staff accommodation to seven apartments will result in a minor increase in traffic, which would have a negligible impact on the wider highway network. No significant highway safety issues are therefore raised.

Ecology

Bats

The submitted preliminary ecological assessment identified the buildings subject to this application as having potential to support roosting bats. The proposed development may consequently result in the disturbance of, or have an adverse impact upon roosting bats. Therefore a bat survey has been submitted, which was constrained by the time of year and limited access to some parts of the structure. However no evidence of roosting bats was recorded and the buildings and location has relatively limited potential to support roosting

bats. Consequently, the nature conservation officer advises that roosting bats are not likely to be present or affected by the proposed development.

Breeding Birds

Having regard to the nature of the development and the removal of vegetation, a condition requiring a breeding birds survey is recommended.

No significant ecological concerns are therefore raised.

Open Space

The proposed housing development triggers a requirement for public open space (POS), recreation and outdoor sport facilities as identified in the SPG on S106 (Planning) Agreements (May 2004). The public open space contribution is calculated on the basis of £1500 per bed space in apartments.

The SPG also requires £500 per two bed space (or more) apartment for offsite provision for recreation and outdoor sports facilities.

In the absence of on-site provision the development will be required to provide a commuted sum for the provision of offsite POS and amenity of £21,000, which would be used to make additions, improvements and enhancements to existing open space and amenity facilities at Spath Lane and Meriton Road in Handforth.

In addition, and again in the absence of on-site provision, the development will be required to provide a commuted sum for the provision of offsite recreation / outdoor sports facilities of £3,000, which would be used to make additions, improvements and enhancements to existing recreation and open space facilities at Spath Lane and Meriton Road in Handforth.

Heads of Terms

A s106 legal agreement will therefore be required to include the following heads of terms:

- £21,000 for off-site provision of Public Open Space for improvements, additions and enhancement of existing Public Open Space facilities in Handforth; and
- £3,000 for the off-site provision of recreation/outdoor sport (outdoor sports facilities and pitches, courts, greens and supporting facilities/infrastructure) for improvements, additions and enhancements of existing facilities in Handforth.

Community Infrastructure Levy (CIL) Regulations

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The commuted sum in lieu of public open space and recreation / outdoor sport is necessary, fair and reasonable, as the proposed development will provide 7 apartments. The occupiers of which will use local facilities as there is no open space on site, as such, there is a need to

upgrade / enhance existing facilities. The contribution is in accordance with the Council's Supplementary Planning Guidance.

All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of the development.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The site comprises previously developed land in a sustainable location, with access to a range of local services and facilities nearby and has good public transport links. The existing building is Grade II listed and whilst some localised rebuilding will be required, the proposed conversion and extension is not considered to harm the significance of this heritage asset. The loss of protected trees is regrettable, however their long term retention is unlikely given their condition, and the proposed replacement planting is considered to be acceptable. Furthermore, no further significant adverse impacts relating to design, amenity, highways, or ecology are identified. The proposal accords with policies within the local plan, and therefore in accordance with paragraph 14 of the National Planning Policy Framework, the proposal should be approved without delay. Therefore, subject to the receipt of comments from the Council's Structural Engineer a recommendation of approval is made subject to the Heads of Terms above and 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 Principal Planning 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.

Application for Full Planning

RECOMMENDATION: Approve subject to a Section 106 Agreement and the following conditions

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|-----------|---|
| 1. A03FP | - Commencement of development (3 years) |
| 2. A01AP | - Development in accord with approved plans |
| 3. A02EX | - Submission of samples of building materials |
| 4. A10EX | - Rainwater goods |
| 5. A18EX | - Specification of window design / style |
| 6. A20EX | - Submission of details of windows |
| 7. A21EX | - Roof lights set flush |
| 8. A22EX | - Roofing material |
| 9. A01LS | - Landscaping - submission of details |
| 10. A04LS | - Landscaping (implementation) |

- 11.A22GR - Protection from noise during construction (hours of construction)
- 12.A08HA - Gates set back from footway/carriageway
- 13.A01HP - Provision of car and cycle parking
- 14. Schedule of existing and proposed windows to be submitted detailing the condition of existing windows and identifying those which can be reused and those which require replacement.
- 15. Submission of acoustic assessment and any required mitigation
- 16. Breeding birds survey to be submitted

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