

Application: 15/3472M

Location: 180A, Wilmslow Road, Handforth, SK9 3LF

Proposal: Conversion to create 12 No. apartments, the erection of a two-storey rear extension, repairs and rebuilding part of chapel, change of use of part of adjacent domestic garden to car park, replacement windows and doors along with removal of listed trees following withdrawal of previous planning application 15/1865M.

Applicant: Mr A Harrison

Expiry Date: 28.10.2015

UP-DATE REPORT: 5th October 2015

CONSULTATIONS

Heritage & Design – Conservation/Listed Buildings:

The Conservation/Design Officer raises no objections as the applicant has made minor alterations to the plans as previously advised.

Heritage & Design – Forestry:

A revised tree planting plan has been received and the Arboricultural Officer is satisfied that the proposed tree planting mitigates against the loss the protected trees.

Greenspace:

No objections, subject to commuted sums being secured via a s106 legal agreement for Public Open Space and Recreation Outdoor Sports provision, required for the additional apartments/bedrooms. This is calculated as follows:

Public Open Space

3 x 1 bed apartments @ £1,500 each = £4,500
9 x 2 bed apartments @ £3,000 each = £27,000
Total = £31,500

Minus £21,000 already received = £10,000

Recreation Outdoor Sports

9 x 2 bed apartments @ £500 each = £4,500

Minus £3,000 already received = £1,500

Hence, a total of £11,500 additional commuted sum is required.

HEADS OF TERMS & CIL REGULATIONS

The figures confirmed are as follows:

- £10,000 for off-site provision of Public Open Space
- £1,500 for Recreation Outdoor Sport

CONCLUSION/RECOMMENDATION

The additional consultation comments outlined above do not raise any objections or concerns. The proposed development accords with all relevant Development Plan policies and is in accordance with the NPPF, such sustainable forms of development should be approved without delay. The recommendation remains to approve, subject to conditions and completion of s106 legal agreement.