

APPLICATION NO: 14/4339M

PROPOSAL: Construction of 5 no. housing units for social housing (re-submission 14/1355M)

ADDRESS: THE QUEENS ARMS, LEEK ROAD, BOSLEY, SK11 0NX

APPLICANT: Neil Findlay, Punch Taverns PLC

CONSULTATIONS

Heritage and Design – Comments from Heritage and Design were omitted from the main report.

The main issues raised by the consultation are,

The proposed development will affect the openness of the setting of the listed building and will be inappropriate in this location, and in addition will have the effect of extended the built form of the village to the detriment of openness of this location.

The Heritage Officer notes that the site is locationally sustainable which is permitted by the NPPF, however where development fails to adhere to respect the historic environment then it may be classified as not being sustainable development.

In the Heritage Officers opinion the development does not respect the existing setting, and the design introduces a new built element to the village which is out of character with the property which makes up the bulk of property within the local area, this does not mean that innovative solutions (NPPF paragraph 60) should not be built, it is however not of outstanding design or appropriate in this elevated location to warrant exceptions.

Furthermore, the Heritage Officer considered that by virtue of the scale and bulk of the proposed development the significance of setting would be reduced by the new built form. New development needs to make a positive contribution to the local character and distinctiveness of the area.

The Heritage Officer also considers that any development carried out within the setting of the Grade II listed building should enhance help to preserve or enhance the significance of the building, through good and informed design. As this property is grade II any alterations to the setting must be of good quality and designed to help preserve or enhance the significance of the building.

The Heritage officer therefore recommends the application for refusal on grounds of adverse impact on character and appearance of Listed Building and Adverse impact on setting of Listed Building.

UPDATED OFFICER APPRAISAL

The comments raised by the Heritage Officer are noted and as acknowledged within the main officer's report the proposed development will have an impact on the openness of the setting of the Listed Building.

It is considered that the separation distance between the application site and Grade II Listed Building would be significant enough to create a clear separation between the application site and the listed building, to ensure no significant harm is caused to the setting of the listed building. Furthermore, the siting of the development to the rear of the site with a landscaping buffer adjacent to the street frontage will create a further visual barrier.

Furthermore with the inclusion of several controlling conditions (as noted on the main report) with regards to materials and boundary treatment it is considered that the Council can ensure a quality development adjacent to the listed building is implemented, if approved.

Therefore, as noted within the main report it is considered that within the planning balance that the harm caused to the setting of the listed building is outweighed by the positive public benefits in allowing affordable housing in an area of need.

RECOMMENDATION as main report – Approve subject to Section 106 Agreement and conditions

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in her absence the Vice Chair) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.