

NORTHERN PLANNING COMMITTEE WEDNESDAY 14TH May 2016

UPDATE TO AGENDA, PREPARED 29th April 2016

APPLICATION NO: 15/4854M

LOCATION: 2-6 Holly Road North, Wilmslow

PROPOSAL: Erection of retirement living housing (category II type accommodation), communal facilities, landscaping and car parking

PROPOSAL

In the interest of clarity, Members are advised that the proposal seeks consent for 30 apartments not the 34 initially stated within the Committee Report.

ADDITIONAL CONSULTATION RESPONSE

Two additional letters have been received with respect to this application. Comments made (in brief) are as follows:

Support

- There is a lack of accommodation within Wilmslow for the elderly and of appropriate scale;
- Wish to see the application approved sooner rather than later.

Objection

- Occupants of 5 Holly road north not notified of revised plans;
- The large car park for 31 cars close to the road will increase the hazard to school children which walk to Wilmslow High School at the end of the Road;
- This road is already used as a '*inner ring road*' by cars avoiding the town centre;
- This building will be higher than No 5 Holly Road and will be intrusive as occupants of the proposed apartments will look down into the windows of 5 Holly Road North.

REVISED PLANS

Revised plans have now been received, which seek to reduce the ridge height of the first block of apartments (closest to Sunnybank) by 0.8M and introduce render to the front and rear elevations.

OFFICER APPRAISAL

The concerns raised by objection are considered to be addressed within the main body of the Committee Report.

Design and impact upon the character of the area

The incorporation of render on the front elevation and rear elevation and reduction in height of the first proposed block is considered to be a visual

improvement, which will break up the uniformity and perceived massing of the building when approaching the application site along Holly Road North.

It is expected that any new development on this site should reflect the material palette of surrounding properties which, generally appear to be of red brick and red clay and grey slate roofs. In order to ensure that the materials are in keeping within the character of this particular street scene a condition requesting that all facing materials be submitted to and approved in writing by the Local Planning Authority is advised.

Having regard to the above, the proposed development is considered to have an acceptable impact upon the character of the existing street scene and therefore satisfies policies DC1 and BE1 of the Macclesfield Borough Local Plan.

Residential amenity

Members of the public and relevant consultees were re consulted on revised plans on 31st March 2016, No.5 Holly Road North was included within the consultation.

Policy DC38 requires development of three storey buildings to be of 28m 'front to front'. The front elevation of the development will be approx. 44m from properties on the adjacent side of Holly Road North. The proposal is unlikely to raise any significant concerns of overlooking and will be commensurate with the characteristics of development within this particular street.

RECOMMENDATION

The additional comments raised above are considered to be addressed within the main Committee Report to Members and above. The revised plans submitted are considered to address concern in relation to the visual appearance of the building.

A recommendation for approval subject to a section 106 agreement still stands.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chair (or in his 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.