

Application No: 16/3725M

Location: 2-6 , HOLLY ROAD NORTH, WILMSLOW, SK9 1LX

Proposal: Variation of condition No 1 of existing permission 15/4854M; Erection of retirement living housing (category type II accommodation), communal facilities, landscaping and car parking.

Applicant: McCarthy & Stone Retirement Lifestyles

Expiry Date: 26-Oct-2016

The application site is located within a Predominantly Residential Area of Wilmslow, as defined by the Macclesfield Local Plan.

The application is for minor material amendments to planning permission 15/4854M which was considered at the Northern Planning Committee on 4 May 2016. On completion of the legal agreement (relating to affordable housing provision) planning permission was issued on 5 July 2016.

The original permission was assessed against planning policies and all relevant issues, and was judged to constitute a sustainable form of development within the broad context of sustainability outlined in the NPPF. As such, in accordance with para 14 of the NPPF, the proposal should be approved without delay.

There is a current application for discharge of the conditions of that permission, 16/3520M. Several of the conditions have already been discharged and the application is likely to be fully determined by the date of the Planning Committee. This will enable the framing of conditions to reflect the agreed details.

## **PROPOSAL**

The approved development comprised 2 x 1 bedroom apartments and 32 x 2 bedroom apartments (now 5 x 1 bed and 29 x 2 bed).

The approved development included shared communal facilities such as; lounge areas, two refuse areas, shared garden space. The proposal will also include an on site Manager who will be present on site during normal working hours (i.e. 9am to 5pm Monday to Friday).

The applicant proposes to maintain both the grounds and the fabric of the building.

The amendments proposed follow technical examination of the detailed plans and are as follows:

- Internal amendments to extend flats 1 and 10 and corridor
- Flat 6 changed from 2 bed to 1 bed to allow larger lounge
- Kitchen relocated and sprinkler tank room added
- Smoke shaft added
- Disabled WC relocated
- Fire escape footpaths added to both sides

- Mobility scooter store are refuse room external wall moved back 350mm
- Flats 1 and 10 living room decreased in size
- Patio doors introduced to patio seating area
- Flats 2-9 dwarf external walls removed
- Flats 1,2,3,9 and 10 to have glass balconies around patio area to assist in privacy on ground floor flats
- Footpaths in rear garden reduced
- Flats 3 and 4 – 2 beds to become 1 bed.

## **RELEVANT HISTORY**

15/4854M Erection of retirement living housing (category II type accommodation), communal facilities, landscaping and car parking Granted 5/7/2016

14/0990M Variation to condition 2 of application 11/0533M. For Erection of 10 No. Apartments with Basement Parking

11/0534M Extension to time limit for 07/0961p. Erection of 9no. apartments in a 5 storey building, including attic space and basement parking (amendments

to approved application ref 05/0789p). The application 07/0961p was refused on 11 July 2007. Approved on appeal Ref: App/c0630/a/08/2063072

11/0533M Extension of time to 08/0783P 10 Apartments with basement parking Approved June 2008

08/0783P Erection of 10No. Apartments with Basement Parking

Approved with conditions, 25.06.2008

07/0961P Amendments to approved application 05/0789P. Erection of a three-storey apartment building comprising 9 apartments, living accommodation in roof space and basement parking for 20 cars & 2 external car parking spaces. - Refused 17.07.2007 Appeal Allowed 20/06/2008

06/1914P Erection of 10No. apartments in a 5-storey building, including attic space & basement parking. - Refused 4.10.2006.

05/0789P Demolition of 2no detached dwellings. Erection of 3 storey apartment building comprising of 9no. apartments, living accommodation in roof space & basement parking for 17no. cars & 2no. external car parking

spaces – Approved 23.05.2005

### **No. 6 Holly Road North, Wilmslow**

01/0772P Demolition of the dwelling and the erection of No.4 terraced dwellings Refused and Dismissed at Appeal

## **Development Plan**

The relevant Saved Policies of the Macclesfield Borough Local Plan are:

NE11 Nature conservation;

BE1 Design Guidance;

H2 Environmental Quality in Housing Developments

H4 Housing sites in urban areas

H9 Affordable Housing;

H13 Protecting Residential Areas;

DC1 and DC5 Design;

DC3 Residential Amenity;

DC6 Circulation and Access;

DC8 Landscaping;

DC9 Tree Protection;

DC35, DC36, DC37, DC38 relating to the layout of residential development;

DC41 Infill developments

T3 Pedestrians;

T4 Access for people with restricted mobility;

T5 Provision for Cyclists.

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

### **Cheshire East Local Plan Strategy – Submission Version (CELP)**

The following are considered relevant material considerations as indications of the emerging strategy:

MP1 Presumption in favour of sustainable development

PG1 Overall Development Strategy

PG2 Settlement hierarchy

PG6 Spatial Distribution of Development

SD1 Sustainable Development in Cheshire East

SD2 Sustainable Development Principles

IN1 Infrastructure

IN2 Developer contributions

SC1 Leisure and Recreation

SC2 Outdoor sports facilities

SC3 Health and Well-being

SC4 Residential Mix

SC5 Affordable Homes

SE1 Design

SE2 Efficient use of land

SE3 Biodiversity and geodiversity

SE4 The Landscape

SE5 Trees, Hedgerows and Woodland

SE6 Green Infrastructure

SE9 Energy Efficient Development

SE12 Pollution, Land contamination and land instability

SE13 Flood risk and water management

CO1 Sustainable Travel and Transport

CO4 Travel plans and transport assessments

### **Other material considerations**

National Planning Policy Framework

National Planning Practice Guidance

Cheshire East Local Plan Strategy – Submission Version

Interim Planning Policy: Release of Housing Land (Feb 2012)

Interim Planning Statement: Affordable Housing (Feb 2012)

The Cheshire East Vulnerable and Older Peoples Housing Strategy (May 2014)

Strategic Housing Market Assessment (SHMA) 2013

### **CONSULTATION RESPONSES**

Wilmslow Town Council: No Objections

Housing- No objections

### **REPRESENTATIONS**

Two representations received, referring to:

Screening of balconies is not adequate to ensure privacy for adjoining dwellings, particularly at the rear.

Trees have been removed increasing the overlooking.

The bins will also be a problem if in view and on the North elevation - holly road north, unless these will be covered and stored well.

Concern with the traffic on the road, and this will become much busier with school traffic.

### **APPRAISAL HISTORY**

Part of this site (location of No.2-4 Holly Road) has an extensive history of planning applications, which have, over time and subject to various amendments, established the principle of a five storey apartment block comprising of 10 apartments and underground basement parking.

Commencement of development has taken place, the 2014 consent is extant and therefore the planning history for the site should be taken as a material planning consideration in the determination of this application.

### **Principle of Development**

The site in question relates to 0.47 hectares of land, part of which currently accommodated a two storey dwelling and the other part vacant. The western part of the site was historically occupied by 2 No. dwellings on it; these however have been demolished following the granting of planning permission 08/0783P to redevelop the site.

The site is located within a Predominantly Residential Area of Wilmslow, as defined in the Local Plan, and there are numerous Protected Trees within and around the boundaries of the site.

The site lies within good walking distance of local shops and amenities and public transport provision, in line within Para 14 of the National Planning Policy Framework there is a presumption in favour of sustainable development.

The key issues with the original application were:

- Impact upon character of the area
- Impact upon residential amenity
- Highway safety
- Protected trees
- Impact upon nature conservation interests

The key issues with this minor material amendment application relate to the visual impact and amenity issues only.

### **Visual Impact**

The changes to the approved scheme result from consideration of accessibility and safety issues and are all of a minor nature. They will not affect the overall visual impact of the scheme, and no material changes are proposed to the external appearance of the building.

### **Residential amenity**

The changes to the approved scheme result from consideration of accessibility and safety issues and are all of a minor nature. They will not affect the impact of the development on

residential amenity. It is not possible to re-visit the separation distances and residential amenity issues that were fully considered in the original application. The comment regarding balconies has been addressed in the original application, and details of the glazing have been submitted as part of the discharge of conditions application 16/3520M.

The amenity issue regarding separation distances was given detailed consideration in the original application. The back to back distances relating to dwellings in Summerfield Place was not met, but was considered to be acceptable in the context of previous approvals and adjoining development. The revisions will not affect the location or height of the proposed development and so will not have any impact on this issue.

The revisions do not have any greater impact on other material planning issues of noise, highway safety, ecology, trees, affordable housing

### **RECOMMENDATION**

**The application is recommended for approval subject to recommended conditions and a modified S106 agreement in relation to the off site provision of affordable housing**

*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 Chairman (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.*

Application for Full Planning

RECOMMENDATION: Approve subject to a revised Section 106 Agreement and the following conditions (updated to reflect the agreement of details under application 16/3520M)

Application for Variation of Condition

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

1. Development in accord with approved plans
2. Commencement of development (3 years)
3. Landscaping (implementation)
4. Construction specification/method statement
5. Protection for breeding birds
6. Details of balcony screens measuring 1.8m to be provided
7. Submission of construction method statement
8. Sustainable drainage scheme
9. Dust
10. scheme for cycle storage to be provided
11. Floor Floating

12. Surface water drainage scheme to be submitted
13. Drainage to be put on a separate system
14. Electric vehicle charging points to be provided
15. Tree retention
16. Tree protection
17. Tree pruning / felling specification
18. Details of materials to be submitted
19. Additional landscaping details required- Boundary treatment, levels survey
20. Obscure glazing requirement
21. Protection of highway from mud and debris
22. Scheme for the management and maintenance of surface water
23. Scheme for pile driving to be submitted
24. Allocation of parking bays
25. Refuse facilities to be approved
26. Storage of mobility scooters

