

Application No: 17/3500M

Location: BOWLING GREEN, INGERSLEY VALE, BOLLINGTON, CHESHIRE

Proposal: Reserved matters application following outline approval 15/2354M - Details of Appearance of the proposed 11no. 2.5 storey townhouses and 1no. 2 storey detached house. Details of Landscape layout and materials.

Applicant: Chris Bowman, Ingersley Crescent Ltd

Expiry Date: 19-Jan-2018

SUMMARY

The residential use of the site has been established through the approval of the outline application (15/2354M) which also gave approval for the access arrangements into the site, the scale of the proposed dwellings and the layout of the site. Therefore the only matters for consideration at this time are the appearance of the properties and how the site is landscaped.

The landscaping scheme is considered to be acceptable and appropriate for the scale of development proposed.

The design of the dwellings is considered not to have an unacceptable impact on the character and appearance of the local area and of the adjacent Conservation Area. The materials used for the front elevations are Kerridge Stone with other details being resolved through the conditions to be attached to the decision notice.

SUMMARY RECOMMENDATION

Approve subject to conditions

REASON FOR REPORT

Councillor Gaddum has requested the application be determined by Planning Committee for the following reason;

This has been a controversial issue and is the sixth application in a two year period. Therefore in the interests of consistency and fairness to local residents, it should be debated in public.

Following the adoption of the new Local Plan on 27th July, this application should be

appraised under the provisions of the new Local Plan, rather than the former Macclesfield Local Plan.

It is not clear which reserved matters are being applied for. Whilst the applicant states 'refer to the application supporting letter' there is no such letter on the website.

The application site forms the boundary with Bollington Conservation area on three sides. There is no assessment in the Design and Access Statement (for the application) describing the significance of the Conservation Area as a Heritage asset affected by its contribution of the application site and indeed showing how it would enhance the Conservation Area.

As Rainow is a predominantly rural parish lying mainly in the Green Belt or Peak District National Park, any scheme for more than 10 new homes is a large scheme.

Under condition 17, outline permission was granted for the number of 2.5 storey dwellings which shall be up to 11 units. Many of the units now shown are full three storey buildings, which is a change from the outline permission.

PROPOSAL

The application is for the approval of the reserved matters following outline approval 15/2354M for 11no. 2.5 storey townhouses and 1no. 2 storey detached house. This application is for the approval of the landscaping and appearance of the dwellings.

SITE DESCRIPTION

The application site is located on the eastern side of Ingersley Vale and consists of a bowling green, a clubhouse and a small parking area. The site has some mature vegetation along the western and northern boundaries.

To the south of the site are a row of cottages of a traditional appearance, open land is located to the west and some large three storey properties are located to the north of the site. On the opposite side of Ingersley Vale is a reservoir and a garden serving a residential property. Beyond these land uses is the River Dean.

RELEVANT HISTORY

15/2354M - Outline application for proposed 11 no. 2.5 storey and 1 no. 2 storey residential housing. Approved 2 December 2016.

The site has also been subject to the applications listed below. These applications however have no relevance in the determination of this application;

17/1531M - Variation of condition 3 (approved plans) of 15/2354M - Outline application for proposed 11 2.5 storey and 1 two-storey residential housing. Allowed on appeal.

17/1533M - Reserved matters application following outline approval 15/2354M - Details of Appearance of the proposed 11no. 2.5 storey townhouses and 1no. detached house. Details of Landscape layout and materials. Application made invalid.

NATIONAL & LOCAL POLICY

Cheshire East Local Plan Strategy

The following are considered relevant material considerations:

SD2 Sustainable Development Principles
SE1 Design
SE7 The Historic Environment
SE15 Peak District National Park Fringe

It should be noted that the Cheshire East Local Plan Strategy was formally adopted on 27th July 2017. There are however policies within the legacy local plans that still apply and have not yet been replaced. These policies are set out below.

Macclesfield Borough Local Plan

DC3 - Protection of the amenities of nearby residential properties
DC8 - Landscaping
DC9 - Tree Protection
DC38 – Space Light and Privacy

Other Material Considerations:

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

CONSULTATIONS (External to Planning)

Environmental Health – No objection. Conditions have been requested relating to method statements relating to dust control and piling if required. These matters will be addressed through condition 6 of the outline planning permission.

VIEWS OF THE PARISH / TOWN COUNCIL

Bollington Town Council – Object on the following grounds;

- Overbearing and overshadowing caused to neighbouring properties
- Relationship to the Conservation Area
- Insufficient Parking Provision – properties could be altered to provide additional bedrooms
- Safe Traffic Access
- Trees and Screening
- Inappropriate development that harms the character of the conservation area
- Site is potentially contaminated

Rainow Parish Council – Object on the following grounds;

- Lack of car parking
- Inappropriate materials proposed

- Impact on residential amenity

OTHER REPRESENTATIONS

A total of 61 objections have been received in respect of the application over the two periods of consultation that have been carried out and the points of objection relate to;

- Overlooking / Impact on privacy
- Overshadowing and overbearing impact of the dwellings
- Inappropriate materials and its impact on the adjacent conservation area
- Tree reports are not up to date and the impact of the development on trees
- Insufficient parking and increase in traffic
- Disruption caused through the construction process
- The properties are too large for 3 bedroom properties
- Impact on local ecology

OFFICER APPRAISAL:

Principle of Development

The residential use of the site has been established through the approval of the outline application (15/2354M) which also gave approval for the access arrangements into the site, the scale of the proposed dwellings and the layout of the site. Therefore the only matters for consideration at this time are the appearance of the properties and how the site is landscaped.

Appearance of the Dwellings

Paragraph 56 of the NPPF notes that “the Government attach great importance to the design of the built environment. Good Design is a key aspect of sustainable development, indivisible from good planning”.

Policy SD2 of the Cheshire East Local Plan requires new development to achieve the following;

ii. Contribute positively to an area’s character and identity, creating or reinforcing local distinctiveness in terms of:

- a. Height, scale, form and grouping;*
- b. Choice of materials;*
- c. External design features;*
- d. Massing of development - the balance between built form and green/public spaces;*
- e. Green infrastructure; and*
- f. Relationship to neighbouring properties, street scene and the wider neighbourhood;*

During the course of the application, extensive discussions took place in respect of the detailed design of the properties and the plans were formally amended following these discussions. As a result of these amendments the appearance of the properties has been changed to result in a more simple design that better respects the character of the more

traditional housing in the area. In doing this the front gable features have been removed, all elements of render have been removed to reduce the massing of the properties and the window sizes have been reduced to better reflect the characteristics of the area.

As a result of these changes to the plans, the Councils Conservation and Design Officer has raised no objections to the proposals and considers they will not have a detrimental impact on the amenity of the area.

The front elevation of the properties will be constructed out of Kerridge Stone which is a local material that many of the older nearby properties have been built from. The plans indicate the roof will be built from Spanish Slate. This is not considered an appropriate roof material and it has been agreed with the applicant that a roofing material could be agreed through a condition on the decision notice.

Further conditions will be included on the decision notice imposing certain requirements on the design relating to garage doors being in timber, the window detailing and rainwater goods being metal and painted black.

As a result of the amendments the proposals are considered compliant with the requirements of Policies SE1 and SD2 of the Cheshire East Local Plan.

Impact on Amenity

New residential developments should generally achieve a distance of between 21m and 25m between principal windows and 13m to 14m between a principal window and a blank elevation. This is required to maintain an adequate standard of privacy and amenity between residential properties and these are set out in Policy DC38.

Plots 1-11 do not have any habitable room windows that face other properties so all the distances set out in DC38 are comfortably met.

The proposals initially proposed windows to the rear of Plot 12 that caused issues of overlooking between this property and 3 Rainow Mill Cottages. The plans were subsequently amended moving this window to the side elevation of the property, and whilst the relocated window is only 19 metres away from the nearest window the relationship is considered acceptable.

The reasoning behind this is firstly that the distances set out are only for guidance and Policy DC38 allows these distances to be varied. In this instance the windows in question are at an oblique angle with each other meaning that any views between the windows are severely limited and therefore no overlooking will occur that is significant and therefore no justification exists to refuse the application on this basis.

A small window is retained in the previous position of the bedroom window and this is shown to be obscurely glazed. As this is the case no overlooking will occur and to ensure this remains the case a condition will be included that requires details of the obscure glazing to be agreed and maintained at all times in the future.

The proposal therefore complies with the requirements of Policies DC3 and DC38.

Trees / Landscaping

The application is supported by an updated Arboricultural Implications Assessment (AIA), Arboricultural Method Statement, and Tree Survey by Mulberry dated 24th August 2017. The Arboricultural Impact Assessment and Tree Protection Plan identifies the removal of the north west corner aspect of G3, the loss of these trees which have been categorised as low value category C specimens was accepted as part of the outline approval. None of the trees individually and collectively are considered worthy of formal protection.

There is a hard standing incursion within the RPA of the retained trees associated with G3; special construction measures are proposed for this area which accord with the requirements of current best practice BS5837:2012, but this will be dependent on highways accepting non-adoptable implementation. The construction detail provided is indicative only; site specific details can be obtained by condition. A condition will also be included on the decision notice requiring the development being carried out with the recommendations of the AIA.

During the course of the application the Oak Tree located along the eastern boundary of the site has been formally protected through a Tree Preservation Order. This tree is not impacted upon by the development and therefore the information submitted with the application is considered sufficient to determine the application.

The landscaping plan submitted with the application allows for additional planting along the boundary with 52 Ingersley Vale to mitigate for the loss of trees along this boundary. Additional planting is also proposed along the site frontage behind the re-located stone wall.

COMMENT ON OBJECTIONS

A number of the points of objection have been addressed in the main body of the report. The remaining issues raised relating to highway matters, contamination the scale of the dwellings, and the principle of developing the site are not relevant to the consideration of this application and were all addressed as part of the outline application.

CONCLUSIONS

The application is to consider the appearance of the dwellings and the landscaping of the site. The level of accommodation, highway impact, scale of the dwellings, layout and the principle of development have all been previously established and are not for consideration at this point. The landscaping scheme submitted has been deemed to be acceptable. The appearance of the dwellings is considered acceptable and does not have an unacceptable impact on the character and appearance of the area in general or the adjacent Conservation Area.

RECOMMENDATION

The application is recommended for approval subject to the conditions listed below:

Application for Reserved Matters

RECOMMENDATION: Approve subject to the following conditions:

1. Development in accord with approved plans
2. Landscaping (implementation)
3. No windows to be inserted
4. Rainwater goods
5. Fenestration to be set behind reveals
6. Specification of window design / style
7. Garage doors
8. Roof lights set flush
9. NPPF
10. Obscure glazing to rear of plot 12
11. No dig hard surface construction
12. Implement in accordance with the AIA
13. Samples of materials

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 Head of Planning (Regulation) shall be given 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.

