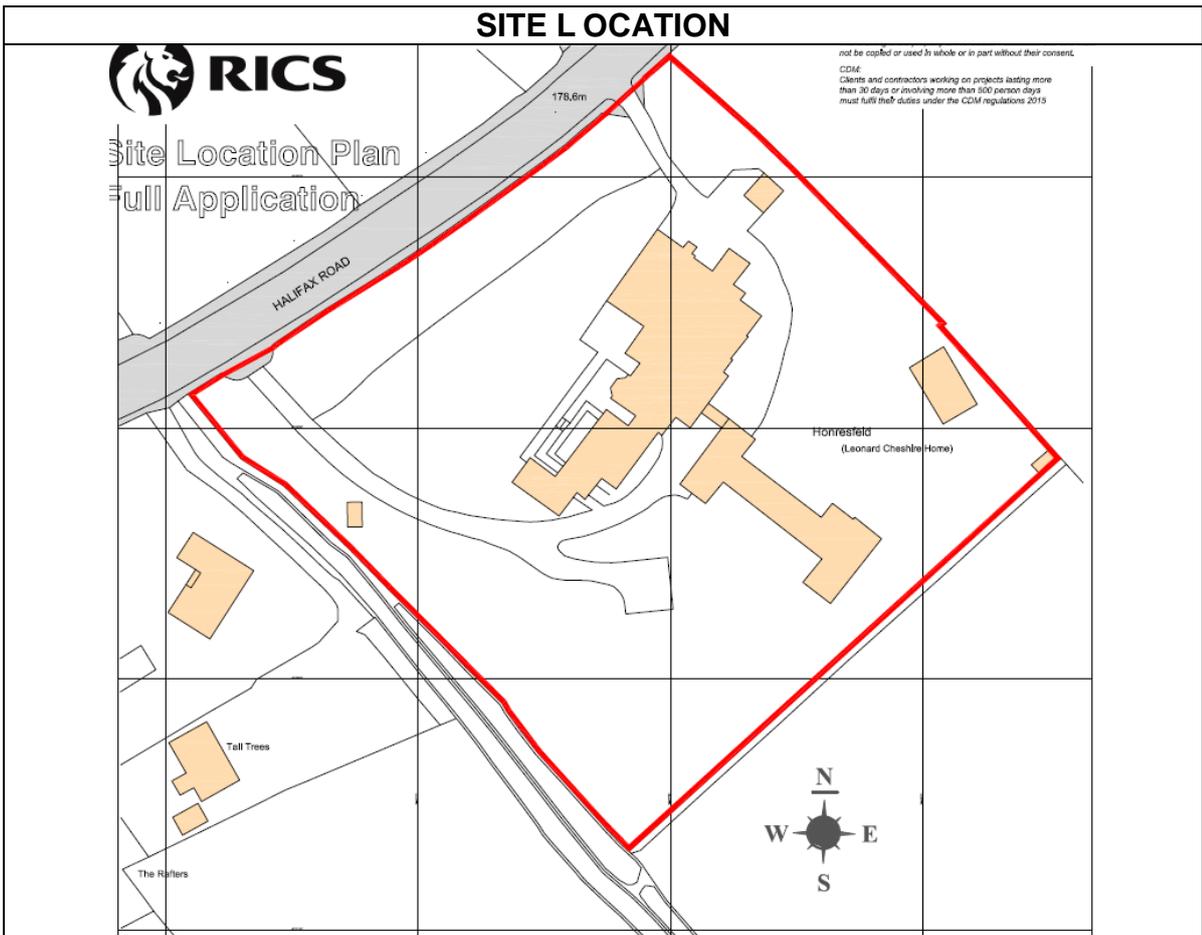




Date of Meeting	21 January 2021
Portfolio	Councillor John Blundell Cabinet Member for A Thriving Economy
Report Author	Ryan Grant
Public/Private Document	Public

Application: 20/00764/FUL	Township: Lakeside	Ward: Littleborough
Applicant: Mr Grieves Hallmark Developments	Agent: Nigel Longshaw A.J.COCKER ASSOCIATES	
Site Address: Honresfeld Halifax Road Littleborough OL15 0JG		
Proposal:	Change of use from care home to single detached dwelling with associated building and demolition works, demolition of existing bungalow and construction of six new detached dwellings with associated servicing and external works - Resubmission of 19/01091/FUL	



DELEGATION

- 1.1 The application falls to be determined by the Planning and Licensing Committee following a call in request by Councillor Janet Emsley who supports the proposals for six houses to save the old house in its entirety.

PROPOSAL SUMMARY

- 2.1 Full Planning Permission is sought for the erection of six detached dwellings in the grounds of Honresfeld and the change of use of the former care home into a single detached dwelling.

RECOMMENDATION

- 3.1 It is recommended that the Planning and Licensing Committee resolves it is minded to **APPROVE planning permission subject to conditions and the completion of Section 106 Agreement.**

REASON FOR RECOMMENDATION

- 4.1 The application, as originally submitted failed to respond positively to the reasons for refusal under application 19/01091/FUL. However, following consultation with officers, each reason for refusal from the previous application has been overcome. Significant redesign of the proposed new build elements of the scheme have ensured that the key benefit of the conservation and enhancement of Honresfeld House is fully realised without undue impact on its setting.

All technical matters have been resolved to the extent that there are no consultee objections subject to suitable conditions.

The significant benefits of the proposals have been assessed as outweighing any harm to the Green Belt and as such are considered very special circumstances that outweighs any other harm.

In conclusion the proposals can be supported subject to the agreement of suitable planning conditions and the completion of a section 106 agreement.

SITE

Honresfeld is a large detached property that was most recently used as a care home. It is now essentially vacant, with the exception of property guardians who reside in the house to protect against unauthorised entry, theft and vandalism.

The property dates from 1873 and was built in a Gothic style typical of mid Victorian villas and internally contains a number of original features including timber panelling, original ceilings, floors, fireplaces, stonework and other details. Whilst the property is locally listed, a number of alterations and modern extensions have taken place at the site over the years which are discussed in more detail in the heritage section.

The property is sited within large grounds and is set back from the road on an elevated site. The site benefits from two entrances from Halifax Road, connected by a sweeping driveway that runs to the rear of the house. The site originally included walled and open gardens and glass houses.

PROPOSAL

The application proposes change of use of the property from a care home and restoration of the main house, Honresfeld, to a single detached high value family home. Six new large detached dwellings are also proposed in the grounds of the property.

Change of use

The application proposes demolition of the modern elements of the existing building and use of the original property as a single dwellinghouse. This would include alterations to the internal layout of the house along with the closing or re-opening of a number of external window and door openings.

Surrounding the immediate perimeter of the building paving and landscaping is proposed. Off street parking spaces are to be provided to the east of the building.

The site layout plan identifies that the main site access (the southern access) and the formal gardens in between the Honresfeld dwelling and Halifax Road would be retained by the existing/main property.

Proposed detached dwellings

Six new contemporary detached houses are also proposed to be erected within the grounds of the house. Plot 1 would be sited to the side (south west) of the main house, plots 2-5 would be sited to the rear (south east) and plot 6 would be sited to the opposite side (north east) of the main house.

Plot 1 would be a four bedroom, two storey house that would feature an asymmetric frontage with an eastern fronting feature gable and a western feature projecting window. Plot 1 would be provided with two off street parking spaces.

Plots 2 – 5 are to be an identical house type that would be two storey properties. These are larger five bedroom homes sharing a similar design philosophy to Plot 1

but featuring symmetrical dual front facing gable features and a central feature projecting window. Plots 2 and 3 would include detached triple garages whilst Plots 4 and 5 would include detached double garages. Plots 2-5 would all be accessed by a shared drive that would lead off the main site entrance and they would then all be served by private drives that would access their respective garages. Each property would also be provided with front and rear curtilage.

Plot 6 would be a four bedroom two storey house with split levels to account for the site topography. The split levels result in additional space to the south at ground floor level and additional space to the north at first floor level. These projecting rooms each feature modern flat roofs although the lower floor features a roof light. Two off street parking spaces are provided to the front of the dwelling alongside a single garage. Curtilage garden areas would be provided to the front and rear of the property with the rear garden featuring retaining structure walls to accommodate a split level space.

Wider Site

Several trees are proposed to be removed from the site and some site re-grading is proposed to the rear. Boundary treatment between the new properties is proposed 1.8m natural stone walls and hedgerows.

DEVELOPMENT PLAN

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)

REGIONAL GUIDANCE

Greater Manchester Joint Minerals Development Plan – March 2013

LOCAL GUIDANCE

Adopted Rochdale Core Strategy (CS):

C1	Delivering the right amount of housing in the right places
C3	Delivering the right type of housing
C6	Improving health and well being
P1	Improving image
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
G4	Protecting green belt land
G6	Enhancing green infrastructure
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution
T2	Improving accessibility
DM1	General development requirements
DM2	Delivering planning contributions and infrastructure

Rochdale Unitary Development Plan (UDP):

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development'.

RELEVANT HISTORY

89/D22686 – Alterations and extension to nursing home – Approved

91/D27415 – Formation of pitched roofs to existing single storey rear bedroom wing including WC extension and erection of new entrance porch to rear of main building – Approved

98/D35053 – Single storey extension to existing annexe of nursing home – Approved

16/01457/HYBR - Outline application (including access, layout and scale) for the erection of 8 dwellings and full application for change of use and conversion of the existing property into 3 dwellings including demolition of bungalow and other outbuilding and structures – Approved

19/01091/FUL - Change of use from care home to single detached dwelling with associated building and demolition works, demolition of existing bungalow and construction of six new detached dwellings with associated servicing and external works – Refused

CONSULTATION RESPONSES - SUMMARIES

Conservation – Initial consultation response confirmed that there was no change in position from a heritage perspective since the refusal of 19/01091/FUL and that all previous comments remained extant.

Following revisions to the proposals. The officer advises that the comments have been taken on board and it is now clear that the design for these buildings is contemporary in nature with underlying influence from the non-designated heritage asset and local vernacular. Subject to a number of final minor comments relating to material specifications and gable features they advised that the proposals could be supported. These changes were subsequently agreed and incorporated by the applicant. The applicant has also agreed to the completion of a s106 agreement to control the restoration works to the locally listed building as requested by the officer.

Highways – Requested the originally proposed single parking space for Plot 1 is increased to at least two spaces which the applicant has now incorporated.

The applicant must submit a visibility splay plan demonstrating that the current standards set out in the manual for streets can be achieved. This can be conditioned.

The layout is not adoptable but applicant has confirmed their intention to maintain access privately.

Advises that a refuse store will need to be incorporate adjacent Halifax Road.

Greater Manchester Ecology Unit – The ecological reports provided as part of this application are unchanged from the previous application and are still valid. We are therefore still of the opinion that ecological issues can be dealt with via condition including the requirement for a bat license.

Drainage - In the 2019 FRA, the Developer had proposed to discharge 46 l/s to public sewer but the maximum flow value that UU would accept was confirmed in writing as 15 l/s. The revised FRA addressed the matter:- the Developer is hoping to provide drainage for the roads by using permeable materials but has not promised anything. Therefore the Drainage Conditions must require the Developer to provide substantial details to confirm that the development can provide suitable drainage for the roads before anything else happens on the site.

United Utilities – Recommended standard drainage conditions.

MEMBER REPRESENTATIONS

Councillor Janet Emsley has confirmed her support of the proposal of 6 new builds to save the old house in its entirety.

PUBLIC REPRESENTATIONS

The application has been publicised with a site notice, press notice and neighbour notification letters. One letter of objection and one individual letter of support have been received along with a petition in support of the application with 36 signatures. The letters are summarised below.

Objection

- Numerous trees have been felled on the site in the last 24 months to the deterioration of nature conservation, appearance, amenity value and neighbour privacy. The larger trees on site should have been given tree protection orders (TPO's) – *Officer response - The trees that have been felled were not protected and consultation with relevant officers confirms no objection to this felling.*
- Concerns that the reduction in trees on site will increase flooding in the area. – *Officer response – The application is supported by a Flood risk and drainage report which has been reviewed by the council's drainage officer through the application.*
- The site should be part of the Green Belt and have special protected area status. *Officer response – The site is part of the Green Belt and the report deals with this issue in due course.*
- The surrounding area is traditionally low density, semi-rural housing which is unusual for Littleborough and should be maintained and encouraged. The density of six new houses is too high. The proposal should be reduced to three new houses – *Officer response – The proposal of 7 total dwellings within a site of this size is very low density and appropriate for the site context.*
- There are plenty of brownfield former industrial sites in Littleborough that should be developed prior to building on no brownfield sites and increasing density. *Officer*

response – Much of the site comprises previously developed land and the remaining undeveloped areas are considered in the planning balance.

- The highway network leading to Littleborough was not designed for and cannot cope with current high traffic movements. Only when access is improved should new housing applications be approved. *Officer response – Highway Services have identified that the traffic movements associated with the development would not generate any significant volume of traffic.*

Support

- We support the application but request that a condition is included requiring the contractors to park all their vehicles within the site and not on Halifax Road. *Officer response – A Condition is recommended for the submission of a Construction Method Statement to ensure protection of residential amenity and highways safety.*

Petition in Support (36 Signatures)

- We are concerned that the former Honresfeld Victorian home is under threat and support the application by Hallmark Developments Ltd to refurbish the original home and demolish the modern unsightly 1980s extensions and to build 6 prestigious homes in the former grounds.

ANALYSIS

Principle of development

1. In assessment of the application it is noted that the proposal as originally submitted was very similar in all aspects to refused application 19/01091/FUL. However, following various discussions with officers and consultees, additional documentation has been provided during the course of the application, including a revised design philosophy for all new housetypes.
2. The application site is located within the Green Belt as allocated under the Rochdale Unitary Development Plan Proposals Map. NPPF states that Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering planning applications, LPA's should ensure that substantial weight is given to any harm to the Green Belt and 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
3. The restoration of the existing dwelling and its reuse as a single dwelling is entirely appropriate in the development in the Green Belt. However, it is considered that the proposed development as a whole and the construction of the new additional homes would not fall under any of the exceptions listed in NPPF due to the extent of additional new buildings and would represent inappropriate development within the Green Belt requiring very special circumstances.

4. The material matters of the application are considered in full below. These allow an assessment into whether the application includes 'very special circumstances' so as to outweigh the harm caused to the green belt by reason of inappropriateness.

Impact on Openness

5. The application proposes significant demolition of the existing building with the complete removal of the extensions from 1980's and 90's. Since its construction the property has been primarily in residential use (both as private and social care) and the current application proposes to retain that use with conversion of the existing building and the erection of 6 no. dwellings within the curtilage of the site.
6. When considering the impact on openness it is first noted that there is a recently expired planning permission (16/01457/HYBR) which includes full permission for the conversion of Honresfeld to three dwellings and outline permission for the erection of five detached dwellings. With that application volume and footprint calculations were provided and these demonstrated that the development would result in a net reduction in footprint of 693m² (52% of balance) and a net reduction in volume of 1043m³ (24% of balance).
7. Despite the removal of the 1980s and 90s extensions, the current application would result in a built volume increase across the site in the region of 22%. There would however be a net reduction in footprint of circa 21%.
8. Similarly to the previously approved application (16/01457/HYBR), the application would result in the development of previously undeveloped land within the site and this would impact on the site's openness. Additionally, this application introduces one additional plot and new dwellings of increased scale, compared to the approved application.
9. It must however be noted that the consideration of Green Belt openness is not narrowly limited to volumetric calculations. Established case law has confirmed that the factors relevant to openness is a matter of planning judgement dependent on the individual circumstances of each site. Whilst not relevant in all cases, visual impact can have a key spatial consideration which is relevant to the determination of impact on openness.
10. In the case of the application it is considered that visual impact is relevant to the case in relation to impact on openness. The site is a discrete parcel of land with strong clear boundaries featuring established trees and vegetation. Views into and out of the site are notably limited and the site does not have a strong relationship with the surrounding greenbelt with regards to its characteristic of expansive openness. Whereas the expanding greenbelt land to the east of the site is open with sweeping views across countryside, the application site is self-contained with the previously mentioned strong

boundaries, and which has a long established historic building anchoring the site.

11. Whilst the proposed development would result in a volumetric increase in built form on the site, this is offset by the reduction in overall footprint and the removal of unsightly modern additions on the site. The site has presently and historically had limited contribution to the key openness characteristic of the greenbelt, due to its historic composition of buildings and strong boundaries which create a distinct visual break from the open Green Belt land surrounding.
12. Whilst the application proposals do not go so far as to reduce the level of impact on openness that the previously consented scheme achieved, it is considered in the balance that the overall impact on openness is relatively limited. This impact is nonetheless contrary to Green Belt policy, however the extent of impact is relevant to the weighting applied in the final balance that will be determined against any 'very special circumstances' addressed below.

Heritage and Visual Amenity

13. Honresfeld is a locally listed building. The listing description reads 'Honresfeld is a typical example of a Victorian mill owner's house designed in gothic revival style, and retaining some good quality interiors. It was designed by a well-regarded London architect, Benjamin Ferrey, and built by the local Laws family (1873)'.
14. The Council's Conservation Officer advises that the historic significance of Honresfeld lies in the internal and external architectural features, along with the setting and view from the front of the building across the gardens, and the historic gate posts and front boundary. The twentieth century extensions have no historic significance and detract from the historic qualities of the main house. Whilst many original features have been retained, the building is under threat of further deterioration. The site has fallen further into disrepair over recent years due to issues of theft and vandalism on the property along with related water damage. Whilst the applicant now has 24/7 protection at the site from illegal and anti-social behaviour, the applicant advises that it is not feasible to viably protect and restore the house without wholesale redevelopment, including the provision of new housing, to cross fund the necessary restoration works.
15. To enable the development the proposal seeks to demolish and remove the modern extensions adjoining the property which will create an enhancement to the non-designated heritage asset. The Conservation Officer has advised that full detailed specifications will need to be provided for a number of items on the existing building. The existing historic features are important to the building's historical significance and in order to protect this a Section 106

agreement shall be entered into to enable the protection of such features. This enhancement is considered to carry significant weight in the planning balance.

16. In respect of the proposed erection of six new detached dwellings within the grounds of the non-designated heritage asset this element of the development will result in less than substantial harm (NPPF, paragraph 197). This harm will be caused through the impact that the development would have on the setting of the asset itself and through the alteration of the formal garden space. The resulting harm is deemed to be largely justified, mitigated and outweighed by the restoration scheme for the main house which is only facilitated through the redevelopment of the site including additional units.
17. Following dialogue between the applicant and officers the design of the scheme, particularly the new build houses has changed significantly from the previously refused application 19/01091/FUL.
18. The new housetypes designs put forward have positively responded to officers comments by presenting a group of distinctly contemporary new homes but which have a clear underlying influence from the non-designated heritage asset and local vernacular. There is also now greater levels of variation in the housetypes for improved visual interest when viewed as a whole across the site. Whilst the siting of Plots 1 and 6 continue to have the greatest levels of impact on the setting of the heritage asset, the positive design changes for these units has reduced this impact to a level which is considered acceptable on wider balance.
19. The revised designs have taken on board a number of key elements which have enabled support from the council's conservation officer. This includes the selection of an appropriate, attractive and robust materials palette, with some feature detailing to be controlled through condition. These materials reflect the heritage asset and local vernacular and include high quality natural stone facing materials and boundary walls along with aluminium window frames and rainwater goods. Feature gable pitches have been increased in height to reflect gothic revival architecture. The fenestration to all elevations has been improved to feature taller narrow windows which are both more contemporary than previously proposed but also more reflective of the gothic stylings of the heritage asset.
20. Plot 6 has been rotated to present consistent front and rear elevation alignment across Plot 1 and the heritage asset, which has also improved the separation distance between windows on the main house. The design has also been entirely reimaged with a new split level dwelling that responds proactively to the site levels to create multiple new attractive living spaces across both floors. Plot 5 has also dropped by 1.2m improving its relationship with the main house. The layout now retains the historic access arrangements allowing for a single loop access.

21. On the basis of the significant design improvements that have been achieved, the conservation officer is now able to support the proposals. This has been considered as a whole, accounting for the substantial benefits for the locally listed heritage asset which are accompanied by new dwellings which now respond respectfully to its characteristics and significance along with an improved internal site layout.
22. As set out in NPPF Paragraph 197, in weighing applications that affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. In consideration of this application there will be limited harm from the creation of new dwellings. These buildings have been designed to respect the asset through their appearance, layout, and selection of materials. The proposed change of use and restoration of the 'Honresfeld' house itself present significant positive contributions to its significance through the conservation and enhancement of key historic features, whilst removing detrimental modern extensions. As such, the balanced judgement in this case finds that the benefits for the non-designated heritage asset firmly outweigh any detrimental impacts on its setting.

Trees and landscaping

23. The application site supports a fine community of mature and well-established broadleaved trees which together make a valuable contribution to the local landscape character and policy G7 of the Core Strategy seeks to protect existing biodiversity including trees and vegetation. The application is accompanied by an arboricultural report and comments have been sought from the Greater Manchester Ecology Unit (GMEU). It is noted that none of the trees on the site are protected by a TPO. The report has identified a number of trees which require removal or remedial works. GMEU advise no objections to these recommendations and therefore have no objections to the recommended tree works proceeding.
24. Subject to appropriate conditions it is considered that the application is acceptable in terms of arboricultural considerations and in this regard the application would accord with policy G7 of the Core Strategy.

Biodiversity and Protected species

25. The application has been accompanied by a bat survey and a phase one ecological report and consultations have been undertaken with the Greater Manchester Ecology Unit (GMEU).

26. GMEU have advised that as there are confirmed bat roosts, they are subject to legal protection and to undertake work a European Species Mitigation License (EPSML) will be required. It is possible to obtain licences for activities affecting bats that would otherwise be in breach of the law. In the case of development works (including building demolition) a licence can be issued under Section 39 of the Conservation of Habitats and Species Regulations 2010. Tests set by Natural England must be satisfied before a license will be issued. As with the previously approved application, and as advised by GMEU, it is not considered that the application proposals would fail to meet these tests. GMEU also advise that a condition for details of external lighting is used to prevent impact on bats commuting and foraging.
27. In respect of other species GMEU have advised that the building together with the trees and vegetation on site have the potential to support nesting birds and a standard condition should apply for vegetation clearance.
28. GMEU have also advised that opportunities for biodiversity enhancement be incorporated into the new development. As such they recommend conditioning the requirements set out within the applicant's Ecological Appraisal Section 5. These include:
- Quantities and locations of faunal boxes for bats, birds, hedgehogs and Insects;
 - Details of Native shrub/tree/grass/hedgerow planting;
 - Incorporation of gaps in fencing to allow movement for hedgehogs and other small mammals

Residential amenity

29. The Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' establishes that the separation distances applied to all new residential developments. The SPD does accept exceptions will be made and applications should be determined on their individual merits, accounting for specific site constraints. The proposed layout would largely meet the space standards between dwellings to protect future residents from any harmful overlooking and/or overshadowing from neighbouring development.
30. There are a small number of areas which do not comply strictly with the SPD guidelines. These are in the relationships between Plot 1 and the Main household, and Plot 6 and the main household. The non-compliance relates to windows on side elevations and the distance between windows and curtilage boundaries. Whilst the relationships between the units are lower than might ordinarily be required, there will be no privacy issues between habitable rooms and all rooms will have large windows with appropriate views. No existing residents will be impacted upon and future residents will still benefit from the large attractive windows with views to the front and rear

of the properties. There will be no prevention of future residents' enjoyment of their habitable rooms or garden curtilages.

31. In light of the above it is considered that whilst the relationships between Plots 1 and 6 with the main house are not strictly in accordance with the SPD guidelines, there are no unacceptable relationships between units which would prevent future residents' enjoyment of the properties.

Environmental considerations

32. Policy DM1 of the Core Strategy also requires that development mitigate against any impacts due to pollution. Consultations have been undertaken with the Council's Environmental Service who have advised that a site investigation and risk assessment will be required. This is a reasonable request and a condition will be included on any approval. Construction hours will also be subject to conditional approval.

Drainage

33. A Drainage and Flood Risk Report has been submitted with the application and consultations have been undertaken with the Council's Lead Drainage Officer and United Utilities. The Council's Drainage Officer has reviewed the information submitted with the application and confirms the report sets out that the proposals will achieve all required technical standards and accord with policy G8 of the Core Strategy and NPPF policy. However, further detailed drainage design information is required via a suitable condition.

Highway safety

34. The application site is served by two existing access points onto Halifax Road. Currently the north east access has been blocked up. The application proposes retention of both accesses and will include the restoration of the historic circular route through the site.
35. In terms of the proposed parking provision Plot 1 was originally afforded only one parking space, however following Highways Service comments this has been increased to two spaces which is acceptable. All other plots have acceptable levels of off street parking provision.
36. Highway Service have confirmed that a development of the size and nature proposed would create no significant negative impact upon the local network capacity. However, they have, as with the previous application, requested that appropriate visibility splays are approved through a suitable condition.

37. In respect of refuse collection the Highways service have confirmed with the applicant that the proposed access roads will be privately managed and maintained. Therefore a bin store will be required adjacent the adopted highway. This can be controlled through condition.
38. Highway Services have raised no objections to the principle of development at the site and consider the outstanding issues manageable through suitable conditions. The application is therefore acceptable in regards highway safety and in accordance with policies T2 and DM1 of the Core Strategy and policy in the NPPF.

Very Special Circumstances

39. As highlighted earlier in this report, the application is considered to represent inappropriate development within the Green Belt. NPPF Paragraph 144 requires that local planning authorities ensure substantial weight is given to any harm to the Green Belt and 'Very Special Circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
40. Following consideration of the application as set out above, there are significant benefits associated with the proposals. Namely, the conservation and enhancement of a locally listed building. The building has fallen into a state of decline over recent years but the application proposals seek to reverse this with a full scheme of restoration to a single large family residence that will be secured through the changes shown on the submitted plans and further detail to be included in the section 106 agreement.
41. The extent of works to be delivered necessitates a level of additional new build development to viably be brought forward and this principle has been established in previous applications. The new build elements of this scheme have been refined significantly and now have support of planning and conservation officers. The design for these buildings is contemporary in nature with underlying influence from the non-designated heritage asset and local vernacular. The respectful design has ensured that the restoration benefits for the main house are not diminished by any impacts upon its setting.
42. It is also of note that the proposed new homes will be large family units with 4-5 bedrooms aimed at providing high value family housing. This is a typology of housing that is currently underprovided in the authority and has been highlighted as requirement across the borough. As such, the delivery of a small windfall site with a much needed housing type, and on a site with a historically residential nature is a notable benefit of the application proposals.

43. In order to determine whether these benefits constitute very special circumstances it is necessary to assess these against any harm to the Green Belt's openness or purposes for including land within it.
44. As addressed above the application proposals will have a harmful impact on the openness of the Green Belt which was not the case for the previously consented scheme. However, the previous scheme has expired and the new proposals must be assessed on its own merits. In this regard the level of impact on openness is considered limited due to a number of factors set out previously. These included the overall reduction in built footprint on the site, combined with the context of the site and limited visual impact which in this instance has been demonstrated as an important spatial aspect of the Green Belt's openness.
45. In considering whether the proposals will impact on the purposes of the Green Belt in this location, it is concluded that the application proposals would not have a significant impact. As the site is a small well-contained parcel of land it is not considered that there is any risk of the proposals contributing to unrestricted sprawl, merging of neighbouring towns, or countryside encroachment. The preservation of historic towns is not considered relevant in this instance. With regards to encouraging regeneration and the recycling of derelict land, the proposals are in themselves regenerating a historically residential site with a small quantum of new development to support the viability of its regeneration. As such it is not considered the proposals will discourage other brownfield sites being brought forward.
46. Overall, the level of impact on openness from the application proposals is considered to be limited and there will be no significant impact on the Green Belt's ability to serve its purpose in the area. As such the significant benefit of the conservation and enhancement of a locally listed non-designated heritage asset, along with the provision of well designed, high value family housing are considered very special circumstances which outweigh the harm to the Green Belt.

Conclusion

47. Whilst the proposals amount to inappropriate development within the Green Belt, it is considered that the plans to restore the locally listed heritage asset, Honresfeld, supported by well-designed high value family housing falls to be considered as very special circumstances to outweigh the harm to the Green Belt. The benefits of restoration can be secured by s106 legal agreement and will ensure that a programme for timing of that restoration are agreed with the local planning authority prior to development commencing.
48. All other technical matters have been resolved to the extent that there are no consultee objections subject to suitable conditions.

RECOMMENDATION

It is recommended that the Planning and Licensing Committee resolves it is minded to **Grant subject to s106 agreement to secure:**

- a) A scheme for the restoration, retention and future management of the identified historic features of Honresfeld home, including ‘ but not limited to] :
 - a. Historic windows (or suitable replacements to be agreed in writing by the Council);
 - b. Stone works and other finishes (where modern additions to Honresfeld house are to be removed);
 - c. The main nineteenth century structure of Honresfeld house, including stonework, roofing materials and details such as finials;
 - d. All decorative features in the main fall of Honresfeld home, including timber panelling, decorative plasterwork and coat of arms, ceiling details, fireplace and surround, timber flooring including brass inlay and door and window surrounds; and
 - e. Decorative features throughout Honresfeld home including; window surrounds, plaster work, timber panelling and skirtings, timber doors including ironmongery and brassware, timber and stone door surrounds, fireplace surrounds including the stone, marble, mosaic, tiling and metalwork, staircase including all decorative woodwork, ashlar stonework and quoins, terrazzo, mosaic and tiled flooring, internal window features including decorative timber panelling, shutters and pelmets.
- b) A Site Landscaping and Management Plan
- c) A Phasing and Delivery Plan

And subject to the following conditions:

1. The development must be begun not later than the expiration of two years beginning with the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:
 - Proposed Site Layout (H404-05-E)
 - Demolition Plan (H404-13-A)
 - Proposed Plans (H404-03-B)
 - Proposed Elevations (H404-04-B)
 - House Type Plot 1 (H404-10-B)
 - House Type – Elevations - Plot 1 (H404-11-C)
 - House Type Plans (H404-07-A)
 - House Type Elevations (H404-08-B)

- Proposals Plot 6 (H404-06-F)
- Garages (H404-09-B)

The development shall be carried out in accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. Notwithstanding any details hereby approved and the requirements of condition 2, no above ground works, other than demolition, shall take place until samples or full details of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: For the avoidance of doubt and to ensure satisfactory standards of appearance and quality are achieved and that the development protects the character and appearance of Honresfeld and the Green Belt and to accord with the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The development relates to the conversion of a non-designated heritage asset and the introduction of new dwellings in its vicinity and it is important that these details respect the significance of the heritage asset.

4. Notwithstanding any details hereby approved and the requirements of condition 2, no above ground works, other than demolition, shall take place until a method statement and specification showing the locations, fixing and materials of the external waste, soil and vents pipes has been submitted to and approved in writing by the Local Planning Authority.

Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance of this non-designated heritage asset and in the interests of visual amenity in accordance with Policy P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition: The development relates to the conversion of a non-designated heritage asset and it is important that these details respect the significance of the heritage asset.

5. The windows shown obscurely glazed on elevation 6 of the development hereby approved (drawing no.H404-04-B) shall be fitted with textured glass, the obscuration level of which shall be no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of residential amenity and in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works, other than demolition, shall take place until a specification for the design and construction of all private parking areas has been submitted to and approved in writing by the Local Planning Authority. The parking areas shall be constructed in accordance with the approved details before any of the dwellings they would serve are first brought into use and shall be retained as such thereafter. The parking areas shall be retained for parking purposes at all times thereafter.

Reason: In the interests of highway safety and to accord with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

7. No part of the development shall be occupied until a refuse collection strategy has been submitted to and approved in writing by the Local Planning Authority. The collection of refuse from the site shall be undertaken in accordance with the approved scheme thereafter.

Reason: In order to ensure adequate refuse collection from the site and to protect highway safety and in accordance with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

8. The development is likely to cause harm to common pipistrelle bats as identified in the Bat Survey & Report JCA reference 12831e/AmB and shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or

- b) a statement in writing from the relevant licensing body or LPA to the effect that it does not consider that the specified development or phase of the development will require a license

The development shall thereafter be undertaken in accordance with the details submitted.

Reason: In order to ensure that protected species at the site can be adequately protected in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for Pre-commencement: To ensure bat mitigation measures are in place upon commencement.

9. Prior to the installation of any external lighting, a strategy shall be submitted to and approved in writing by the LPA. The strategy shall:
- Identify areas/features on site that are potentially sensitive to lighting for bats;
 - show how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on bats is negligible;
 - Specify frequency and duration of use.

All external lighting shall be installed in accordance with the agreed specifications and locations set out in the strategy.

Reason: In order to ensure that protected species at the site can be adequately protected in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10. No external works to the buildings, trees and vegetation, including site clearance shall be undertaken in the main bird breeding season (March to July inclusive) unless a report, by a suitably qualified person is submitted to and approved in writing by the Local Planning Authority to demonstrate that nesting birds are not present on the site. The development shall be undertaken in accordance with any submitted report.

Reason: In order to protect birds and their nests and to accord with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11. No above ground works, other than demolition, shall take place until a Biodiversity Enhancement Plan has been submitted to and approved by the Local Planning Authority. This plan shall include:
- Quantities and locations of faunal boxes for bats, birds, hedgehogs and Insects;
 - Details of Native shrub/tree/grass/hedgerow planting;
 - Incorporation of gaps in fencing to allow movement for hedgehogs and other small mammals

The development shall be undertaken in accordance with approved Plan and the measures retained thereafter.

Reason: In order to conserve and enhance the biodiversity of the site and ensure no net loss of habitats on site and to increase biodiversity and

opportunities for wildlife in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

12. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include details of the following:
- (i) hours for site preparation, demolition works, delivery of materials and construction;
 - (ii) the parking of vehicles of site operatives and visitors;
 - (iii) loading and unloading of plant and materials;
 - (iv) storage of plant and materials used in constructing the development.
 - (v) the erection and maintenance of security hoarding
 - (vi) wheel washing facilities;
 - (vii) measures to control the emission of dust and dirt during construction; and
 - (viii) a scheme for recycling/disposing of waste resulting from construction works.

The duly approved CMS shall be adhered to throughout the demolition and construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents and highway safety, prior to commencement of any works taking place.

13. No development shall commence, other than demolition works, until a foul and surface water drainage scheme including surface water from parking areas and access roads has been submitted to, and approved in writing by, the local planning authority. The drainage scheme for the development shall be in accordance with the National Planning Policy Framework (NPPG) hierarchy, in the following order of priority:
- into the ground (infiltration);
 - to a surface water body;
 - to a surface water sewer, highway drain, or another drainage system;
 - to a combined public sewer at a maximum rate of 15 l/s.

Unless otherwise agreed in writing with the Local Planning Authority, the foul and surface water drainage scheme shall include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Policy Framework (or any subsequent amendment thereof).

This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water.

- (ii) The background calculations of any MicroDrainage® model that has been used for the runoff calculations.
- (iii) Details of the use of flow attenuation measures to restrict surface water discharges to public sewer to 15 l/s.
- (iv) Details of how the surface water scheme will be maintained and managed after completion.
- (v) Confirmation of separate systems for foul and surface and only combined at the site's final outfall manhole, if necessary

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The duly approved scheme shall be implemented prior to the first occupation of the dwelling hereby permitted and shall be retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for Pre-commencement: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

14. No development or site works shall take place until a scheme for the protection of all trees that are to be retained within and adjacent to the site in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations' has been submitted to and approved in writing by the local planning authority. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

Reason: To ensure adequate protection of trees around the site and to accord with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: Any works on the site could unduly impact on important trees that must be protected upon commencement.

15. No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, to assess the nature and extent of any contamination on the site, whether or not

it originates on the site has been submitted to and approved in writing by the local planning authority. The investigation and risk assessment must be undertaken by competent persons and the report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: So as to ensure there is no harmful contamination on the site and to accord with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition - The investigations may require measures that will require implementation prior to construction of the development approved.

16. No part of the development shall be occupied until details have been provided demonstrating visibility splays of 2.4 metres by 43 metres will be provided at the site accesses onto Halifax Road. The area of land between the visibility splay line and the highway boundary shall thereafter be kept clear of all obstructions in excess of 1 metre in height.

Reason: In the interests of road safety.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1 (or any equivalent Order following the amendment, re-enactment or revocation thereof) the Honresfeld dwellings hereby approved shall: not be altered or extended; no microwave antenna shall be affixed to the dwellings; no installation, replacement or alterations to chimneys, flues or soil and vent pipes shall be carried out; no hard surfaces shall be laid or replaced; and no buildings, structure, gates, fences or walls shall be erected under Schedule 2, Part 1 of the above Order except with the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity and to protect the non-designated heritage asset in accordance with policies P1, P2 and P3 of the adopted Rochdale Corfe Strategy and the National Planning Policy Framework.