

Planning Brief
Former Tatton Cinema Site
Gatley Road, Gatley
Stockport



Planning Policy Update
February 2014

Stockport Metropolitan Borough Council

FORMER TATTON CINEMA SITE GATLEY ROAD, GATELY, STOCKPORT

1.0 OBJECTIVE

- 1.1 The purpose of this document is to provide a planning brief to guide the future development of this site. The brief is prepared by the Economic Development and Regeneration Service, Place Directorate, in consultation with the Development Management Service.

2.0 BACKGROUND

2.1 Location and Context (Plan1)

The former Cinema site is located in the Centre of Gatley Village Conservation Area with access from Gatley Road (A560). It benefits from close proximity to local shops, community and leisure facilities. Tatton Cinema represents a classic example of a 1930's Cinema. It comprises shops on both sides of the imposing facade of the former Cinema Entrance in the middle. The Cinema closed in 2000.

2.2 Gatley Village Conservation Area - Designated in December 1979.

This area extends along lengths of Gatley Road and Northenden Road encompassing the whole of Church and Old Hall Road. It includes several attractively landscaped and historically significant open spaces in the village. There are houses, cottages and public houses built in Georgian and Victorian periods along with an impressive Parish Church dating from 1881 and Cinema (auditorium demolished in 2003) and adjacent shops built in the 1930's and other properties of varying character.



Frontage to Gatley Road

3.0 SITE INFORMATION

3.1 Site Description (Plan 2)

The site includes a vacant cinema entrance at the front and the cleared area behind the existing Tatton Buildings block. The site accommodates shops, restaurant and other businesses although some units are vacant. The main cinema was demolished around a decade ago and the ground left uneven. The site is vacant and fenced off for security. The access to the site is from a private tarmac road along the eastern boundary.

3.2 The site is bounded:

- to the north: by mature trees (protected by a TPO) along the southern boundary of existing houses fronting Cambridge Road.
- to the east: by a private access road and a footpath link to Cambridge Road.
- to the south: by a private access road and a wide footway accommodating two bus shelters, cycle stands and a footpath along with a number of trees.
- to the west: by the boundary wall to the properties fronting Old Hall Road.

3.3	Main site owned privately:	2700 sq m approx
	Side Access Road:	400 sq m
	Footpath link to Old Hall Road:	100 sq m

3.4 The service access to shops and businesses fronting Old Hall Road and Gatley Road is from the front and most likely to be adopted by Stockport Council with the completion of this development.

3.5 Existing Land use

The cleared site is currently vacant. The site frontage is essentially a 2 storey block. The vacant former Cinema entrance is a dominant 3 storey feature in the middle of the building fronting Gatley Road.

3.6 Ownership

The vacant Cinema site is in private ownership. The individual shop units, adjacent to the site under consideration, are either owned under separate freehold or leased to the shop owners from the site owners.

3.7 The ownership of the Private Road along the eastern boundary is unknown and the Council is minded to make up the access road to adoption standards under the 'Private Street Works Code' with costs wholly funded by the developer of this site.

3.8 Planning History

In recent years, three planning applications have been submitted to and considered by the Council for the site:

- Application DC04338 : Planning permission was granted on the 5th June 2002, which has now expired (referred to in Paragraph 3.9);
- Application DC041677 : Planning permission was refused (referred to in Paragraph 3.10);
- Application DC041678: Conservation Area Consent was refused (referred to in Paragraph 3.10).

The details of these applications can be viewed online at:

www.stockport.gov.uk/planningdatabase

3.9 The site obtained full planning permission granted on 5 June 2002, which has since expired, for change of use of front of cinema to A1 and A2, demolition of cinema auditorium and construction of 3 storey detached building to provide 21 flats and associated parking. The consent was subject to a number of planning conditions including the following:

- relating to upgrading of the side and front access roads to SMBC Highways adoption standards;
- provision of main surface and foul water sewers along the side access road, which requires a Sewer Requisition from United Utilities;
- These conditions are necessary to ensure an appropriate highway construction and safe access and egress to the new and existing properties and satisfactory provision for site drainage.

Appeals against the refusal of Planning Permission (DC041677) and refusal of Conservation Area Consent (DC041678) were dismissed in April 2010 for partial demolition and reconstruction of the former Tatton Cinema foyer and demolition and reconstruction of adjacent two storey retail units to provide 377sq m retail unit (use class A1), erection of 3 storey, 44 bedroom care home (use class C2) on site of former auditorium, alterations to highway, provision of access, car parking and servicing, provision of landscaping and development ancillary thereto.

3.11 The Inspector considered the proposal included insufficient continuous usable amenity space, which would harm the living conditions of future occupiers. The Inspector accepted that a management plan that restricted the use of the delivery bay for the proposed retail unit would be likely to control noise and disturbance to adequately safeguard residential amenity and environmental conditions. The appeal against the refusal of Conservation Area consent failed because the planning appeal was dismissed. Therefore, demolition without a grant of planning permission for the site's appropriate redevelopment would have resulted in a gap site that would harm the Conservation Area.

3.12 Public Utilities

All mains services are available to the site from the adjacent highway, Gatley Road; details can be obtained from the appropriate statutory utility provider.

4.0 SITE CONSTRAINTS

- 4.1 The site has been cleared after the demolition of the cinema auditorium. The existing side access road and front access road are in a poor condition and will need to be made up, by the developer, to Stockport Council's adoption construction standards. In addition, a safe pedestrian footpath will be required to link to the existing pedestrian route to Cambridge Road. The site will also require new surface and foul water sewers to serve the new development.



Side Access road from
Gatley Road



Rear view of Tatton Buildings

4.2 Ground Conditions

The Council is not aware of any abnormal ground conditions or any contamination on this site but it will be the developer's own responsibility to conduct a detailed ground survey to ensure structural safety of the new development. The presence of filled basement or remains of the old cinema structure foundations are likely on the site.

4.3 Access Limitations

The only access available to the site is via the existing private access way from Gatley Road, which will require upgrading to the Council's Highways adoption standards. No vehicular access from Cambridge Road will be permitted.

4.4 Existing and Adjacent Buildings

The buildings along the southern and western boundary are mainly 2 storey high brick built with flat roof and a 3 storey high Cinema entrance with imposing Art-Deco facade which makes a positive contribution to the Conservation Area. The site frontage is to be retained in any future development proposals. The lay by area in front of these buildings is currently used for short term parking.

- 4.5 To the east, there are two office buildings, 'Gardale House' and 'Bossco', which share access from the private access road. The private access road to the east side is currently used for parking.

5.0 POLICY CONTEXT

- 5.1 **National Planning Policy Framework (published 27th March 2012)**
The NPPF indicates that the following uses are appropriate in principle within centres: -
- 5.2 Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities), commercial, community and residential development.
- 5.3 The NPPF recognises that the above uses can play an important role in ensuring the vitality of centres.
- 5.4 **Stockport UDP Review (adopted 31st May 2006)**
The site is located within a Conservation Area and within Gatley Large Local Centre, as defined on the Proposals Map. 1-4 Tatton Building falls within the Secondary Shopping Frontage of Gatley Large Local Centre. Saved UDP Review Policy PSD2.2 (Service uses in the Town Centre, District and Large Local Centres), indicates that a variety of uses are appropriate in principle, including alternative uses of retail units in Secondary Shopping Frontages (e.g. A2 use, A3 use, A4 use and A5 use and / or some sui generis facilities).
- 5.5 As at May 2013, 48% of the Secondary Shopping Frontage at ground floor level was in non-A1 use, within which there were 5 houses at Church Road. Therefore, only a small proportion of the Secondary Shopping Frontage in Gatley Large Local Centre is in residential use at ground floor level.
- 5.6 It is considered that the land to the rear of the Tatton Buildings does not fall within the defined Secondary Shopping Frontage.
- 5.7 **Stockport Core Strategy DPD (adopted March 2011)**
Gatley is a Large Local Centre as identified in Core Strategy Core Policy CS6 (Safeguarding and strengthening the service centre hierarchy). Policy CS6, amongst other matters, seeks to safeguard the vitality and viability of the borough's centres and to safeguard residential amenity. Policy CS6 seeks a diversity of uses in the borough's Secondary Frontages of the types listed in paragraph 5.2 above. However, Core Strategy Policy DMP AS-1 (The Vitality and Viability of Stockport's

Service Centres) seeks to limit the level of residential use and hot food takeaways at ground floor level in Secondary Frontages to help to achieve a balanced mix of non-A1 uses and to optimise the level and coherence of active frontages in these key locations, thereby contributing to a quality shopping environment and centre vitality and viability.

- 5.8 The following uses, as defined in the Schedule to the Town & Country Planning (Use Classes Order) 1987 and its subsequent amendments, may be considered acceptable at the site, in accordance with the NPPF, UDP Review Policy PSD2.2 and the Core Strategy: -

Acceptable Uses:

- A1: Shops (to not exceed 1,500sq m net retail sales area)
- A2: Financial & Professional Services
- A3: Restaurants and Cafes
- A4: Drinking Establishments
- B1(a): Offices
- D1: Non-residential Institutions (includes clinics, health centres, crèches, day nurseries and non-residential education and training centres)
- D2: Assembly and Leisure (includes cinemas, concert halls, bingo halls, dance halls, gymnasiums, other areas for indoor and outdoor sports or recreations not involving motorised vehicles or firearms)
- C2: Residential Institutions
- C3: Dwelling houses
- Sui Generis: Theatre, launderette

Due to the location and importance of the site in Gatley the Council has a preference for a mixed development incorporating the following:

Preferred Uses:

- A1: Shops (to not exceed 1,500sq m net retail sales area), putting retail within the existing building to the frontage
- C3: Dwelling houses, putting new residential development to the rear

The uses considered unacceptable in this location are:

Unacceptable Uses:

- B2: General Industry
- B8: Storage or Distribution

- 5.9 Any proposal at this site, including any proposals involving uses not included in the above list, will be considered on its merits and in accordance with the criteria contained in this brief, in particular with regard to access and effect on the amenity of neighbouring uses.

6.0 GENERAL DEVELOPMENT REQUIREMENTS

6.1 Stockport Unitary Development Plan Review (May 2006)

Any development at the site will be required to accord with the relevant saved policies contained in the adopted Stockport UDP Review, in particular: -

- HC1.1 Demolition and Tree Felling in Conservation Areas
- HC1.3 Special Control of Development in Conservation Areas
- HC1.4 New Uses for Buildings in Conservation Areas
- CDH1.3 Care and Nursing Homes
- CDH1.6 Day-Care Nurseries
- E1.2 Location of New Business Premises and Offices

6.2 Given the site's location within Gatley Centre Conservation Area, any planning application will be required to be accompanied by a Comprehensive Design Appraisal Statement. The Council will expect development to be designed to be high quality to the satisfaction of the Local Planning Authority and shall be constructed in accordance with the Building Regulations.

6.3 Stockport Core Strategy DPD (March 2011)

Any development at the site will be required to accord with the relevant policies contained in the adopted Stockport Core Strategy DPD, in particular: -

- CS1 Overarching principles: Sustainable development – addressing inequalities and climate change
- DMP SD-1 Creating Sustainable Communities
- DMP SD-3 Delivering the Energy Opportunities Plans – New Development
- DMP SD-4 District Heating (Network Development Areas)
- DMP SD-6 Adapting to the Impacts of Climate Change
- CS2 Housing Provision
- CS3 Mix of Housing
- CS4 Distribution of Housing
- DMP H1 Design of Residential Development
- DMP H2 Housing Phasing
- DMP H3 Affordable Housing
- CS5 Access to Services
- CS6 Safeguarding and strengthening the service centre hierarchy
- DMP AS-1 The Vitality and Viability of Stockport's service centres
- DMP AS-2 Improving Indoor Sports, Community and Education Facilities and their Accessibility
- CS7 Accommodating Economic Development

- DMP AED-5 Education, Skills and Training Provision
- DMP AED-6 Employment Sites Outside Protected Employment Areas
- CS8 Safeguarding and Improving the Environment
- DMP SIE-1 Quality Places
- DMP SIE-2 Provision of Recreation and Amenity Open Space in New Developments
- DMP SIE-3 Protecting, Safeguarding and enhancing the Environment
- DMP SIE-5 Aviation Facilities, Telecommunications and other Broadcast Infrastructure
- CS9 Transport and Development
- CS10 An Effective and Sustainable Transport Network
- DMP T-1 Transport and Development
- DMP T-2 Parking in Developments
- DMP T-3 Safety and Capacity on the Highway Network

6.4 **Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD)**

The following SPGs and SPDs are considered to be relevant to uses that are acceptable at the former Tatton Cinema site: -

- Day Care Nurseries SPG
- Design of Residential Development SPD
- Local Employment and Training Benefits SPD
- Recreational Open Space Provision and Commuted Payments SPG
- Shopfronts and Related Advertisements SPG
- Sustainable Design and Construction SPD (Stockport's associated Sustainability Checklist required on major developments over 1000 sq m)
- Sustainable Transport SPD
- Transport and Highways in Residential Areas SPD

6.5 **Other design guidance**

Other design guidance specific to Stockport is available via: <http://www.stockport.gov.uk/services/environment/planningbuilding/planningpolicy/policyguidance/policydesignguidance/>

Such guidance comprises: -

- Recycling and refuse collection services – a design guide for residential developers;
- Information on the Disability Discrimination Act 1995 (also refer to the Equality Act 2010);
- Information on Crime Impact Statements; and
- Guidance for those considering ways of providing facilities for smokers.

Low Carbon Design Guidance and sample energy statements are also available at www.stockport.gov.uk/planningsustainabledevelopment

6.6 **Validation Checklist**

Checklists are provided to assist in identifying all the information requirements of a proposal. They also help to reduce delay in determining planning applications. Further information about these checklists is available at:

<http://www.stockport.gov.uk/services/environment/planningbuilding/planning/applyforpermission/validationchecklists>

7.0 **DEVELOPMENT OPTIONS**

7.1 The redevelopment of the site has scope to significantly enhance a vacant site. The site is within a sustainable and accessible location, situated close (approx.15m) to high frequency local public transport routes to Manchester & Stockport Centres and just 215m away from Gatley Railway Station with frequent trains to and from Piccadilly Railway Station in Manchester.

7.2 An in-fill development at this currently vacant site should add to the vitality of Gatley Large Local Centre, which is also a designated Conservation Area.

7.3 The development of this site offers an opportunity for an imaginative development in this prominent location. Stockport Council envisages:

- The development of an acceptable use (or uses) on the cleared part of the site, as identified in paragraph 5.8 above, possibly as part of a mixed use development;
- Imaginative restoration and sympathetic rear extension of the Tatton Cinema building;
- Integration of the new development with the existing 2 storey buildings adjoining either side of the cinema entrance;
- Development that relates well to the existing surrounding development and routes through and around it, which resolves any conflicts in a creative manner;
- Safeguarding the existing landscape features, especially mature trees along the northern boundary and enhance the landscape quality; and
- Creation of an innovative and sensitive development appropriate for this important central site, which adds to the vitality of the centre and improves the street scene by quality hard and soft landscape features and street furniture appropriate to the Conservation Area.

7.4 **Non-Residential Uses**

Numerous non-residential uses are identified above as being acceptable uses at this site. Core Strategy Policy DMP AS-1 (The Vitality and Viability of Stockport's Service Centres) indicates that individual A1 use units should not exceed 1,500sq m net retail sales area within Large Local Centres. Core Strategy Core Policy CS6 indicates that any proposals that seek to provide A1, A2, A3, A4, B1(a) and / or D2 use in the borough's centres are to be provided at a scale commensurate with

the scale, role and function of the centre and in a manner that safeguards centres and residential amenity from any adverse impacts.

- 7.5 Appendices A & B provide further guidelines.
- 7.6 It is considered that the unacceptable uses identified above (B2 general industry & B8 storage or distribution) would be inappropriate at this site because they would be likely to unacceptably adversely impact on residential amenity in the area.
- 7.7 **Residential Use**
The site meets the second spatial priority area for the distribution of housing within the borough identified in Core Strategy Core Policy CS4 'Distribution of Housing'. The site is accessible to community facilities, shops and services and achieves an accessibility score of around 68. Particularly relevant planning policies for residential proposals are Core Strategy policy CS3 'Mix of Housing', DMP H-1 'Design of Residential Development' and DMP H-3 Affordable Housing.
- 7.8 The Council envisages a high density housing development on this site, which would broadly reflect the massing of the auditorium building formerly on the site. Three storey development is consequently likely to be appropriate, the detail of which will be subject to discussion with Stockport Council.
- 7.9 Appendix C provides further guidance.
- 7.10 **Affordable Housing**
Gatley's property prices are above the Stockport average. Core Strategy Policy DMP H-3 indicates that subject to viability, Stockport Council will negotiate to achieve 30% affordable housing where proposals involve the provision of 5 dwellings (gross) or more and sites of 0.5 hectares or more. The proportion of affordable housing required should be reflected in the cost of land.
- 7.11 However, the relevant threshold and proportion of affordable housing applicable to specific sites will be determined by comparing Stockport's average property price with property prices in the immediate locality of the site and the likely sales prices of the completed dwellings.
- 7.12 In most areas, 75% of the affordable housing provided by developers should be intermediate housing for Stockport residents on average and below average incomes. The remaining 25% should be social rented housing. In areas with above average property prices and a particular lack of social rented housing, the affordable housing tenure split sought will be 50% intermediate housing and 50% social rented housing. Gatley is currently considered to be one of those areas.

7.13 **Building in Context**

Design of the development should respect its setting and surroundings and its relationship to its environs. The scale, massing and height of the development should be consistent with Core Strategy policies CS8, DMP H-1, DMP SIE-1, DMP SIE-3 and DMP SIE-5. Further advice can be found in Stockport Council's SPDs and SPGs identified above.

7.14 **Energy & Carbon Emissions**

All new development in the Borough is required to consider energy use and carbon emissions, and to show these considerations in an Energy Statement. Developments of more than 1000 sq m or more than 10 dwellings have to take into account the carbon reduction targets laid out in Core Strategy Policy SD3 and detailed how they will be achieved within an appropriate Energy Statement. The Low Carbon Design Guidance and sample energy statements offer assistance with preparing an energy statement as well as incorporating low carbon design.

7.15 **Materials**

Alterations and extensions to the existing building and any new development should ensure external materials are of good quality, hard wearing and visually sympathetic in terms of colour and texture to the character of the existing buildings. Details and materials of external construction must be agreed in writing by the Local Planning Authority prior to commencement of development, should Planning Permission be granted for development at the site.

7.16 **Access**

Vehicular and pedestrian access will be gained by improving the existing private access road along the eastern boundary, which will need to be built to highway adoption standards. A safe and secure pedestrian footpath is required to link to the pedestrian route to Cambridge Road and vehicular access to the existing back alleyway to the east side.

7.17 There is also an opportunity to open access to the back of properties facing Gatley Road and Old Hall Road both to provide off street parking within their own rear yards and refuse service collection from the rear.



Side Access road view from North Rear view of Tatton Buildings

- 7.18 The front road to Tatton Buildings Block needs to be made up to Highways Adoption Standards along with any traffic management measures to improve the safety and control random parking.
- 7.19 Development should address the needs of motorists along with other road and public transport users by promoting more sustainable transport choice – public transport, cycling and walking shall be convenient to use with the aim to reduce the need to travel by car. This would help to reduce congestion, pollution and promote walking and use of cycling along with the access needs of disabled persons as indicated in the NPPF and Core Strategy Core Policies CS1 and CS9. The developer may be required to make a contribution towards the costs of infrastructure to facilitate improvement to and promotion of walking, cycling and public transport networks, in accordance with DM Policy T-1 in the Core Strategy DPD.
- 7.20 **Parking**
Parking should be provided in accordance with the Council's parking standards as explained in the attached Appendices A, B & C.
- 7.21 **Landscaping:**
In addition to retention and protection of existing mature trees along the Northern boundary, a suitable scheme showing both hard and soft landscaping features will be required as an integral part of any development. Details of the landscaping scheme must be agreed in writing by the Local Planning Authority prior to commencement of development, should Planning Permission be granted for development at the site.
- 7.22 **Security**
Stockport Council requires all planning applications for Major Developments to be accompanied by a Crime Impact Statement. Major Development includes residential development of 10 or more units and the erection of buildings of 1000sq m or more floorspace for non-residential use.
- 7.23 The layout should take into account security and crime prevention measures and advice is available from Greater Manchester Police Crime Prevention Design Advisors. Early Consultations will be useful to ensure that appropriate measures are included in the proposals.
- 7.24 The 'Secure By Design' and 'Safer Places' principles should be referred to in designing any scheme, which could be used as a guide for the use of the building. In particular, areas of public access should be designed to allow natural surveillance through good visibility and incorporate effective lighting.

7.25 **Noise**

Particular regard should be had to Core Strategy Policy DMP SIE-3, which covers noise issues. The Party Walls and Floors in dwellings should have appropriate noise attenuation to comply with current regulations for the amenity of the future and any neighbouring residents.

- 7.26 The site is located within the Manchester Airport Safeguarding Zone. Any proposals will be subject to consideration under Core Strategy Policy DMP SIE-5 'Aviation Facilities, Telecommunications and other Broadcast Infrastructure', with building height restricted to less than 45 metres.

8.0 CONTACTS

8.1 *Stockport Metropolitan Borough Council*

Nicola Turner
Head of Economic Development & Regeneration
nicola.turner@stockport.gov.uk
Tel: 0161 218 1635

Andy Kippax
Head of Strategic Housing
andy.kippax@stockport.gov.uk
Tel: 0161 474 4319

Richard Wood
Planning Policy Manager
richard.wood@stockport.gov.uk
Tel: 0161 474 4386

Angie Jukes
Health & Environment Advisor (Energy)
angie.jukes@stockport.gov.uk
Tel: 0161 474 4385

Development Management
Emma Curle
Development Team Manager
emma.curle@stockport.gov.uk
Tel: 0161 474 3542

Paul Hartley
Professional Support & Conservation Manager
paul.hartley@stockport.gov.uk
Tel: 0161 474 4563

Kevin Brooks
Senior Engineer
kevin.brooks@stockport.gov.uk
Tel: 0161 474 4905

Pippa Brown
Design Specialist
pippa.brown@stockport.gov.uk
Tel: 0161 474 3531

8.2 **Services**

Main services are available in the existing highways. Detailed information of all services is available from the appropriate statutory body.

United Utilities

Developer Services & Planning Team

Water enquiries email: watermainsdesign@uuplc.co.uk

Waste water enquiries email: planning.liaison@uuplc.co.uk

Electricity North West

Tel: 0800 1954141

Web: www.enwl.co.uk

National Grid

Sales Order Processing

PO Box 5516

Wolverhampton

WV1 9NZ

Tel: 0870 9039999

Web: www.nationalgrid.com/gasservices

British Telecom Plc

Web: www.bt.com/

Tel: 020 73565000

8.3 **Information**

- Stockport UDP Review www.stockport.gov.uk/udp
- Stockport Core Strategy DPD www.stockport.gov.uk/corestrategy
- Supplementary Planning Documents (SPDs) and Guidance (SPGs): www.stockport.gov.uk/spd

Greater Manchester Police – Crime Prevention Design Advisor

Design for Security Consultancy

Boyer Street

Manchester

M16 0RE

Tel: 0161 856 5928

Commission for Architecture and the Built Environment (CABE)

Design Council

Angel Building

407 St John Street

London

EC1V 4AB

Tel: 020 74205200

Email: info@designcouncil.org.uk

9.0 APPENDICIES

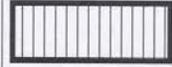
Plans	1,2 & 3
Appendix A	Business Use
Appendix B	Retail Use
Appendix C	Dwelling houses

Plan 1

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Notes
 1. No dimensions are to be scaled from this drawing.
 2. The contractor shall verify all dimensions on the site.



Former
 Tatton Cinema Site



Gatley Village
 Conservation Area

or latest local government date

STOCKPORT
 METROPOLITAN BOROUGH COUNCIL
 E. McLean
 BA(Hons), B.Phil, MBA
 Corporate Director
 Environment and Economy
 Directorate

Regeneration Section
 2nd Floor
 1 St Peter's Square
 Stockport
 SK1 1NN

Committee

Project
 PLANNING BREF
 Former Tatton Cinema
 Gatley Road
 Gatley

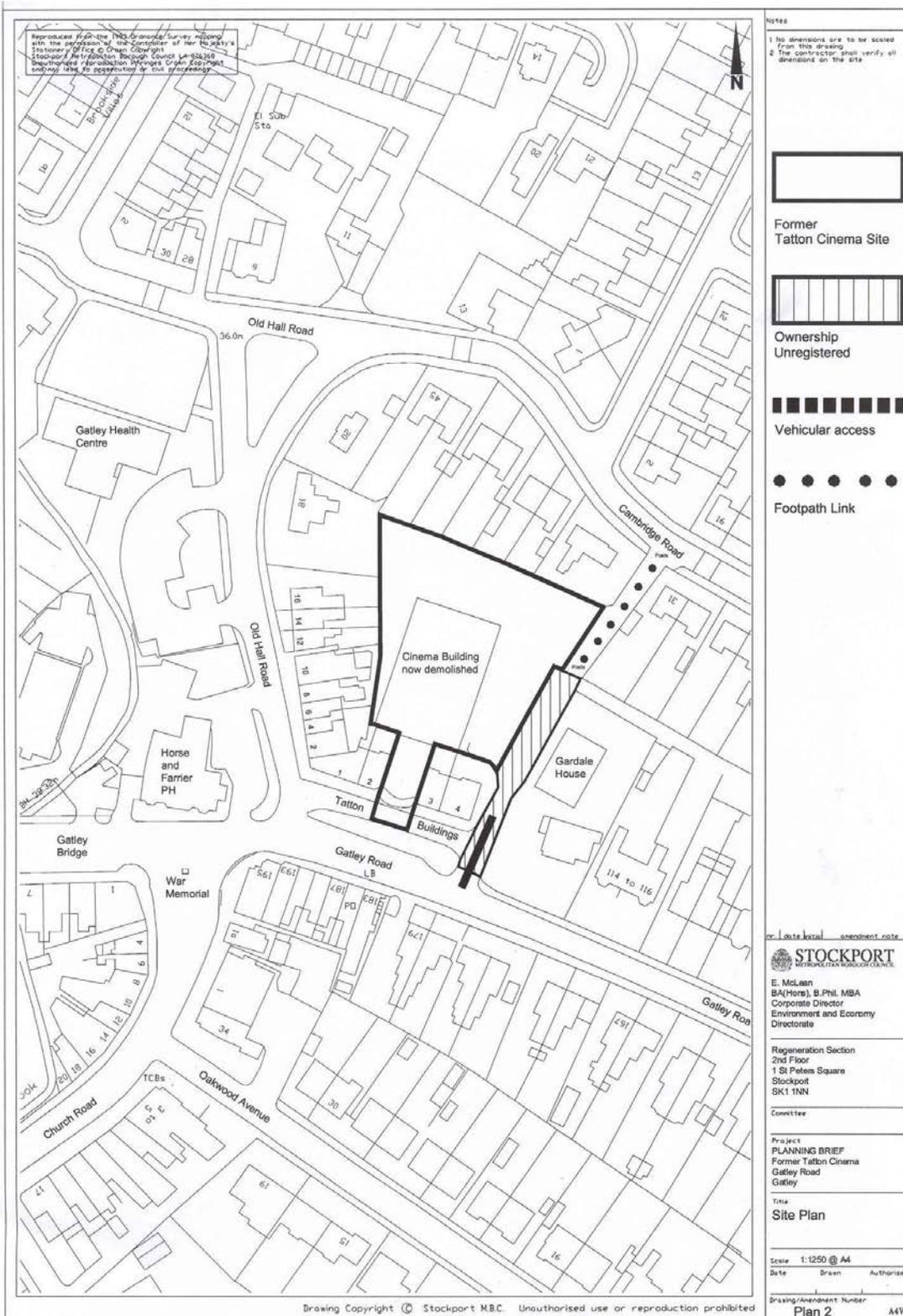
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 Gatley Village
 Conservation Area

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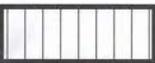
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 Plan 1 A4Y

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Plan 2



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- Notes
- 1 No dimensions are to be scaled from this drawing
 - 2 The contractor shall verify all dimensions on the site
-  Former Tatton Cinema Site
 -  Ownership Unregistered
 -  Vehicular access
 -  Footpath Link

or date listed amendment note

STOCKPORT
 METROPOLITAN BOROUGH COUNCIL

E. McLean
 BA(Hons), B.Phil. MBA
 Corporate Director
 Environment and Economy
 Directorate

Regeneration Section
 2nd Floor
 1 St Peter's Square
 Stockport
 SK1 1NN

Committee

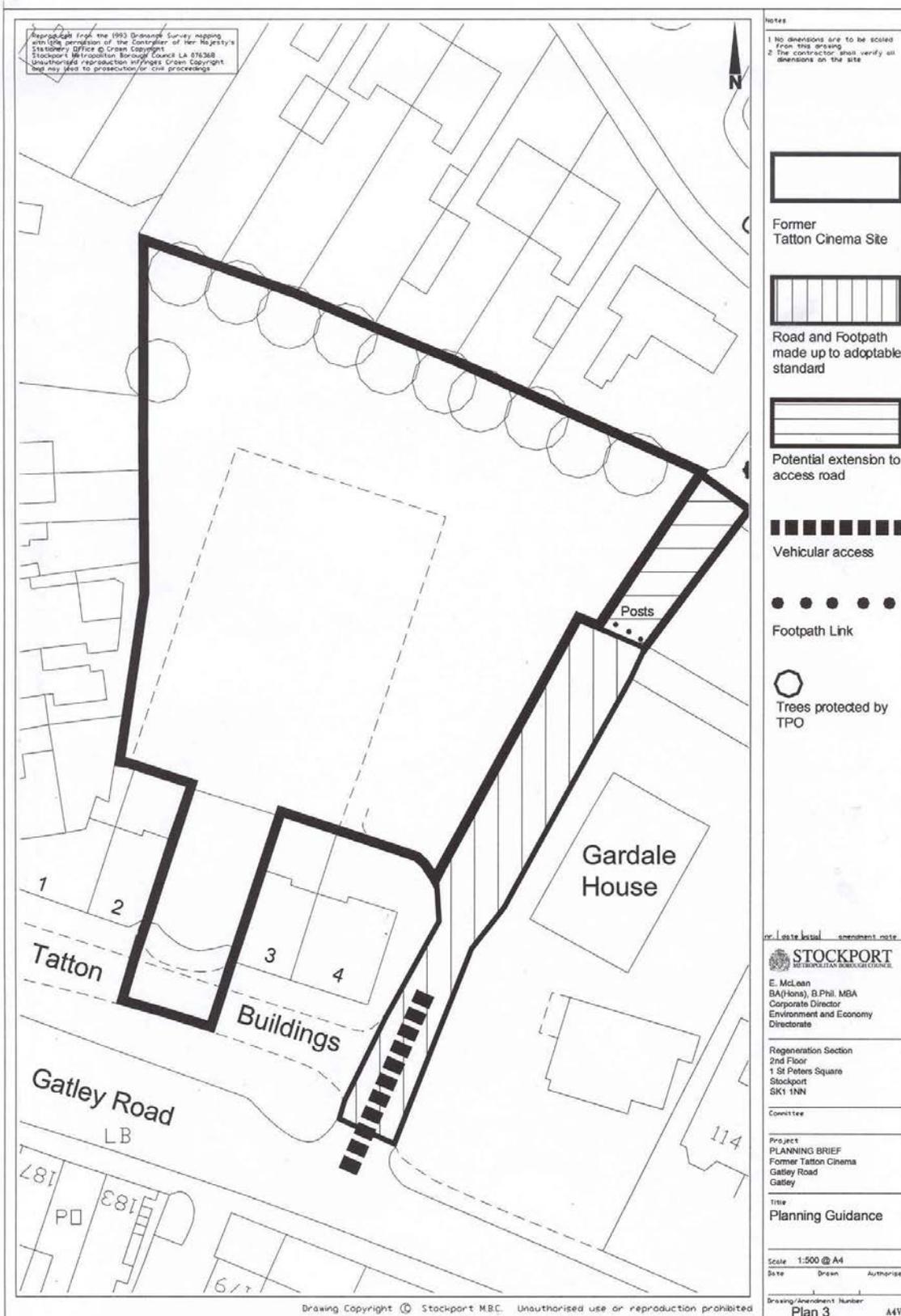
Project
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 Former Tatton Cinema
 Gatley Road
 Gatley

Title
 Site Plan

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 Plan 2 A47

Plan 3



Planning Brief Appendix A

1.0 B1 - BUSINESS USE

1.1 Offices other than A2 use fall within use class B1(a) Business Use.

1.2 Design

The predominant height of any buildings should not exceed 4 storeys and the development should safeguard and enhance (where suitable) satisfactory levels of access, privacy and amenity for future, existing and neighbouring users and residents.

1.3 Parking Provision

Adequate parking shall be provided to the standards contained in the UDP Review, which require the following for B1 use offices:

Maximum general parking provision	1 / 30 sq m
Minimum disabled persons parking provision	<350 sq m 1 space 350-700 sq m 2 spaces 700-1050 sq m 3 spaces >1050 sq m 4 (plus 4% of car park capacity over 31 spaces)
Minimum cycle parking provision	1 / 400 sq m, min 2
Minimum motorcycle parking provision	<500 sq m no requirement 500-1400sq m 1 space >1400 sq m 1 / 1400 sq m

Notes:

- All floor areas Gross Floor Area (GFA) unless otherwise stated.
- Where (plus x% of car park capacity over yy spaces) is referred to the figure yy spaces excludes disabled provision.
- Public Floor Area (PFA) excludes toilet areas.
- Minimum parking bay size 2.4m x 4.8m (end access, ideally 2.5m x 5m), 2 x 6m (kerb side), maximum bay size 3.0m x 6.0m.
- Minimum disabled parking bay size to comply with Department for Transport guide 'Inclusive Mobility – A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure' 2002, or in line with the most recent Department for Transport guidance.
- Where disabled provision is reduced because nearby on street or public car park provision is available, 'nearby' is taken to mean within 50m of the entrance to the premises.

1.4 The car park needs to be well lit and secure for its users. Ensuring the safety and security of users should not cause harm to the wider environment, the character of the building or accessibility.

- 1.5 Sufficient manoeuvring, standing and unloading space is required within the site for the maximum number of service vehicles likely to serve the development at any time.
- 1.6 **Landscaping**
Besides retaining and protecting mature existing trees within the boundary, a suitable scheme showing both hard and soft landscape features appropriate to the development must be submitted to and approved in writing with the Local Planning Authority prior to commencement of development.
- 1.7 **Materials**
Alterations to the existing building and any extensions should ensure external materials are of good quality, hard wearing and visually sympathetic in terms of colour and texture to the character of the existing buildings. The schedule of materials of external construction must be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Planning Brief Appendix B

1.0 A1 - RETAIL

1.1 Design

Retail development should comply with the appropriate UDP Review policies, Core Strategy policies and the NPPF and take into account the Shopfronts and related Advertisements SPG, Local Employment and Training Benefits SPD, Sustainable Design and Construction SPD and Sustainable Transport SPD.

1.2 Parking Provision:

Adequate parking shall be provided to the standards contained in the UDP Review, which require the following for A1 use retail:

Parking Standards for A1 use (Shops)	Type of Development		
	Retail <900 sq m GFA	Food retail >900 sq m GFA	Non-food retail > 900 sq m GFA
Maximum general parking provision	1 / 25sq m	1 / 14sq m	1 / 20sq m
Minimum disabled parking provision	<250sq m 1 space; 250-500sq m 2 spaces; >500sq m 3 spaces	4 (plus 4% of car park capacity over 56 spaces)	4 (plus 4% of car park capacity over 41 spaces)
Minimum cycle parking provision	1 / 200sq m, min 2	1 / 200sq m	1 / 200sq m
Minimum motorcycle parking provision	< 500sq m no requirement; 500-900sq m 1 space	1 / 600sq m, min 2	1 / 900sq m, min 2
Comments	Disabled provision may be reduced where nearby on street or public car park provision is available	-	-

Notes:

- All floor areas Gross Floor Area (GFA) unless otherwise stated.
- Where (plus x% of car park capacity over yy spaces) is referred to the figure yy spaces excludes disabled provision.
- Public Floor Area (PFA) excludes toilet areas.

- Minimum parking bay size 2.4m x 4.8m (end access, ideally 2.5m x 5m), 2 x 6m (kerb side), maximum bay size 3.0m x 6.0m.
- Minimum disabled parking bay size to comply with Department for Transport guide 'Inclusive Mobility – A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure' 2002, or in line with the most recent Department for Transport guidance.
- Where disabled provision is reduced because nearby on street or public car park provision is available, 'nearby' is taken to mean within 50m of the entrance to the premises.

1.3 The car park needs to be well lit and secure for its users. Ensuring the safety and security of users should not cause harm to the wider environment, the character of the building or accessibility.

1.4 Sufficient manoeuvring, standing and unloading space is required within the site for the maximum number of service vehicles likely to serve the development at any time.

1.4 **Landscaping**

Besides retaining and protecting mature existing trees within the boundary, a suitable scheme showing both hard and soft landscape features appropriate to the development should be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

1.5 **Materials**

Alterations to the existing building and any extensions should ensure external materials are of good quality, hard wearing and visually sympathetic in terms of colour and texture to the character of the existing buildings. The schedule of materials must be submitted and approved in writing by the Local Planning Authority prior to commencement of development.

Planning Brief Appendix C

1.0 C3 - DWELLINGHOUSES

1.1 Residential Use

Residential development should comply with the UDP Review policies, Core Strategy policies and the NPPF. In addition, proposals involving the provision of residential development should take into account the Design of Residential Development SPD, Recreational Open Space Provision and Commuted Payments SPG, Sustainable Design and Construction SPD, Sustainable Transport SPD and the Transport and Highways in Residential Areas SPD. The development should be a mix of house types, size and design to bring variety whilst retaining an overall cohesive appearance. The scale, massing and orientation of any properties should safeguard the amenity of the existing adjacent residential properties.

1.2 Density

Stockport Council envisages a high density housing development of predominantly 3 storeys high on this site and any additional height will be subject to discussion with Stockport Council.

1.3 Affordable Housing

Gatley's property prices are above the Stockport average. Core Strategy Policy DMP H-3 indicates that subject to viability, Stockport Council will negotiate to achieve 30% affordable housing where proposals in Gatley involve the provision of 5 dwellings (gross) or more and sites of 0.5 hectares or more.

1.4 However, the relevant threshold and proportion of affordable housing applicable to specific sites will be determined by comparing Stockport's average property price with property prices in the immediate locality of the site and the likely sales prices of the completed dwellings.

1.5 In most areas, 75% of the affordable housing provided by developers should be intermediate housing for Stockport residents on average and below average incomes. The remaining 25% should be social rented housing. In areas with above average property prices and a particular lack of social rented housing, the affordable housing tenure split sought will be 50% intermediate housing and 50% social rented housing.

1.6 Privacy Distances

The Council encourages innovation and good design in new developments, whilst ensuring satisfactory privacy and space about dwellings. The Council's 'The Design of Residential Development SPD' sets out guidance on privacy distances and includes the following minimum space standards normally applied by Stockport Council:

Dwelling Height	Standard
<i>For 1-2 storey dwellings:</i>	

Between habitable room windows on the public or street side of dwellings	21 metres
Between habitable room windows on the private or rear side of dwellings	25 metres
Between habitable room windows and a blank elevation, elevation with non-habitable rooms or with high level windows	12 metres
Between habitable room windows and site boundary (with special design, ground floor kitchen windows may be considered more flexibly)	6 metres
For 3+ storeys:	Add 3 metres per storey to the above distances
Note: These distances may be increased to accommodate changes in level. Habitable rooms include lounges, living rooms, morning rooms, dining rooms, bedrooms, kitchens, play rooms, studies, conservatories and any other rooms where occupants spend significant amounts of time.	

1.8 Recreation and Amenity Open Space

Residential development shall be required to provide recreation and amenity in accordance with Core Strategy policy DMP SIE-2 'Provision of Recreation and Amenity Open Space in New Developments' and the Recreational Open Space Provision and Commuted Payments SPG.

Policy DMP SIE-2 provides the following guidelines for large new residential development:

- Where occupancy levels of 100 people or more are expected, open space at a standard of 1.7ha per 1,000 population for formal recreation and 0.7ha per 1,000 population for children's play and casual recreation should be provided;
- Where occupancy levels between 50 and 100 people are expected, open space at a standard of 0.7ha per 1,000 population for children's play and casual recreation should be provided. In addition, a contribution to formal recreation space will be required.

Small new residential developments will be required to contribute towards the provision of open space for formal and casual recreation and children's play in locations which are accessible to future occupiers. Such contributions will be fairly and reasonably related in scale and kind to the permitted development.

As far as possible, the open space should be within or adjacent to the new development and play provision should include facilities based on the hierarchy set out in the "Play Facilities Table".

However, provision of some or all of the recreational open space off site or through contributions to improve and / or expand an existing facility or create a new one will be permitted / required where the Council is satisfied that there is no practical alternative or that it would be better to do so.

1.9 **Amenity Space Provision**

The context and setting of private amenity space should be an integral part of the overall layout of a residential development and be well related to the dwellings served. The Council's standard of provision required is set out in the Design of Residential Development SPD:

Dwelling Size	Standard
1 bed flat	Balcony area of 5sqm and / or adequately screened communal amenity space with minimum provision of 18sqm per unit
2+ bed flat	35sqm communal amenity space per unit
Small family house – 2/3 beds	75sqm (50 for terraced) preferably to the rear of the property
4/5 beds	100sqm

Privacy and space requirements can be achieved through skilful and innovative design to create a more interesting urban form, provided the space provided can demonstrate the appropriate provision.

1.10 **Materials**

Alterations to the existing building and any extensions should ensure external materials are of good quality, hard wearing and visually sympathetic in terms of colour and texture to the character of the surrounding area. The schedule of materials of external construction must be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

1.11 **Access**

Development should address the needs of motorists along with other road and public transport users by promoting more sustainable transport choice – public transport, cycling and walking shall be convenient to use with the aim to reduce the need to travel by car. This would help to reduce congestion, pollution and promote walking and use of cycling along with the access needs of disabled persons as indicated in the NPPF and Core Strategy Core Policies CS1 and CS9.

1.12 **Parking**

Parking standards for C3 Dwelling houses are set out in Appendix 9 of the UDP Review and are summarised below:

Type of Development	C3 Dwellings	
	Housing	Sheltered Housing
Maximum general parking provision	2 / dwelling	1 / 3 dwellings plus 2 per wardens dwelling
Minimum disabled parking provision	If parking reserved to individual dwellings 1 / dwelling to disabled standard. If parking not reserved to individual dwellings minimum 1 / 10 dwellings.	10% of spaces to be disabled standard
Minimum cycle parking provision	If no garage 1 in lockable store	No requirement
Minimum motorcycle parking provision	No requirement	No requirement
Comments	If parking reserved to individual dwellings disabled provision included in maximum provision. If parking not reserved to individual dwellings disabled provision is in addition to maximum. Maximum excludes garages within individual dwelling curtilages but includes shared access enclosed car parks.	-

Notes:

- All floor areas Gross Floor Area (GFA) unless otherwise stated.
- Where (plus x% of car park capacity over yy spaces) is referred to the figure yy spaces excludes disabled provision.
- Public Floor Area (PFA) excludes toilet areas.
- Minimum parking bay size 2.4m x 4.8m (end access, ideally 2.5m x 5m), 2 x 6m (kerb side), maximum bay size 3.0m x 6.0m.
- Minimum disabled parking bay size to comply with Department for Transport guide 'Inclusive Mobility – A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure' 2002, or in line with the most recent Department for Transport guidance.
- Where disabled provision is reduced because nearby on street or public car park provision is available, 'nearby' is taken to mean within 50m of the entrance to the premises.

1.13 Landscaping:

Besides retaining and protecting mature existing trees within the boundary, a suitable scheme showing both hard and soft landscape features appropriate to the development must be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

1.14 Security

The layout should take into account security and crime prevention measures included in NHBC recommendations BS8220 and advice guidance from the Greater Manchester Police Crime Prevention Design Advisor. Early Consultations will be useful to ensure that appropriate measures are included in the proposals.

The 'Secure By Design' and 'Safer Places' principles should be incorporated in the design of the development. In particular, the areas of public access should be designed to include natural surveillance through good visibility and include effective lighting.

1.15 Noise

The Party Walls and Floors in dwellings should have appropriated noise attenuation to comply with current regulations for the amenity of the residents. Where the site is affected by Aircraft Noise Contours, noise attenuation measures are required to comply with Core Strategy policy DMP SIE-3 'Protecting, Safeguarding and enhancing the Environment' and the guidance contained in the NPPF. A minimum distance of 30 metres shall be required from the operational railway track to any habitable room.