**14/2165M Garages at the end of Dane Hill Close, Disley SK12 2BP**

Demolition of 24 garages and construction of 2 no. 2 bedroom 4 person houses, 2 no. 3 bedroom 5 person houses, and 10 no. 1 bedroom 2 person houses. Development also comprises associated landscaping works, including the provision of new off road parking spaces for the new dwellings and for existing residents.

Disley Parish Council objects strongly to this application for the following reasons:

1. The proposed development encroaches onto the adjacent park, known as Bentside Park, which is owned by Cheshire East Council, which is within the Green Belt and is designated as being an area of special county value **(GC1 Macclesfield Plan/PG3 Local Plan Submission version/Disley Village Strategy H&D3)**. The plans submitted by Peaks & Plains Housing Trust (PPHT) do not show this or the amount of encroachment. The Parish Council considers the detail on the site plan to be wholly inadequate for a development of this type.
2. Bentside Park is the only green space available to children and families on the south side of the A6 and as such Disley Parish Council cannot support any amount of loss of amenity in this area. The area of green belt land to be taken into the development currently has a very well-used football pitch on it and as a result of the shape and size of the site it is unlikely that it would be possible to relocate the pitch within the play park. The Parish Council cannot support any development that would result in any loss of recreational land or open space amenity which is already in such short supply in Disley **(RT1, RT2 & RT3 Macclesfield Plan/SC1, SC2, SC3 Local Plan Submission version/Disley Village Strategy HWB5/NPPF guidelines).** Disley Parish Council also wishes to highlight the factthat, in the pre-application advice from Cheshire East Council planning department to PPHT, Bentside Park is incorrectly referred to as undesignated open space.
3. **Housing Needs Assessment** - PPHT has not evidenced the need for one - bedroomed social housing in Disley and the Parish Council is aware that the Cheshire East Council 2013 Strategic Housing Market Assessment suggests that this development would result in a surplus of supply over demand.
4. **Highway Safety & Parking –** PPHT currently owns part of the site on which the 10 apartments would be built and this area is occupied by 24 garages of which 17 are currently rented from PPHT by residents, many of whom do not have access to off road parking. Cheshire East Council’s pre-planning advice states that ‘*the proposals would need to provide replacement garaging for those garages to be removed’* and further states that there would be ‘*significant adverse impact upon highway safety given the pressure this may put on on-street parking in the locality’*. Disley Parish Council is concerned that this has not been addressed in the design and access statement. **(DC 3.7)**.
5. The Parish Council considers the proposed three storey apartment block containing 10 apartments to be an over development of this site, out of character with the surrounding area and likely to cause an overlooking issue for some properties in both Dane Hill Close and Bentside Road. **(DC1, DC3.1, 3.2)**

In view of these comments, Disley Parish Council requests that Cheshire East Council recommends refusal of the application.