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## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 14th March, 2018 at The Capesthorne Room - Town  
Hall, Macclesfield SK10 1EA

### **PRESENT**

Councillor G M Walton (Chairman)

Councillors B Burkhill (Substitute), E Brooks, T Dean, L Durham, S Edgar (Substitute), P Findlow, H Gaddum, S Gardiner (Substitute), A Harewood, N Mannion and J Nicholas (Substitute)

### **OFFICERS IN ATTENDANCE**

Mrs E Hood (Arboricultural Officer), Mrs N Folan (Planning Solicitor), Mr P Hurdus (Principal Development Manager) Mr L Todd (Work Experience Student) and Mr P Wakefield (Principal Planning Officer)

### **90 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors C Andrew, C Browne, M Warren and G Williams.

### **91 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in respect of applications 16/6225M and 17/2061M, Councillor E Brooks declared she lived on Adlington Road, however she was not impacted by either of the developments.

### **92 MINUTES OF THE PREVIOUS MEETING**

#### **RESOLVED**

That the minutes of the meeting held on 14 February 2017 be approved as a correct record and signed by the Chairman.

### **93 PUBLIC SPEAKING**

#### **RESOLVED**

That the public speaking procedure be noted.

### **94 WITHDRAWN-15/1683M-DEVELOPMENT OF 30 NEW HOUSES INCLUDING 9 AFFORDABLE HOUSES, LANDSCAPING, LANDSCAPE BUFFER ZONE, FLOOD MITIGATION AND GROUND WORKS, ROADS, ASSOCIATED HIGHWAYS AND INFRASTRUCTURE, LAND OPPOSITE**

**LOWERHOUSE MILL, ALBERT ROAD, BOLLINGTON FOR JOHNSON  
MULK, PROSPECT GB**

This item was withdrawn prior to the meeting.

**95 16/6225M-DEMOLITION OF EXISTING BUILDING AND ERECTION OF  
A NEW BUILDING COMPRISING 14 NO. APARTMENTS, HILLSIDE  
RESIDENTIAL HOME, 21, ADLINGTON ROAD, WILMSLOW FOR  
JONES HOMES NORTH WEST LTD**

Consideration was given to the above application.

(Councillor T Fox, the Ward Councillor, Town Councillor David Pincombe, representing Wilmslow Town Council and Jonathan Vose, an objector attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be refused for the following reasons:-

1. The proposed development by virtue of its size and siting would result in the direct loss of an existing tree which is the subject of the Macclesfield Borough Council (Wilmslow – Hillside 21 Adlington Road) Tree Preservation Order 1996. The loss of this tree is considered unacceptable because of the impact upon the general amenity and character of the area in which the application site is located and would be contrary to policy SE5 of the Cheshire East Local Plan and saved policy DC9 of the Macclesfield Borough Local Plan.

2. The proposed development by virtue of its size and siting would result in a threat to the continued well being of existing trees which are the subject of the Macclesfield Borough Council (Wilmslow – Hillside 21 Adlington Road) Tree Preservation Order 1996. The loss of these trees is considered unacceptable because of the impact upon the general amenity and character of the area in which the application site is located and would be contrary to policy SE5 of the Cheshire East Local Plan and saved policy DC9 of the Macclesfield Borough Local Plan.

3. The proposed three storey structure represents an overdevelopment of the site and is out of scale with the surrounding built environment. Whilst the quality of design has improved, it does not reflect the local character and detailing that is found in the neighbouring properties. The scale of the development is such that it fails to recognise the character of the wider area by not providing sufficient amenity space, which is exacerbated by the extensive areas of car parking. The proposal would be contrary to policies SE1 and SD2 of the Cheshire East Local Plan and The Three Wilmslow Parks SPG.

4. The relationship of the proposed building to the adjoining property at Lindfield would lead to an unacceptable impact in terms of loss of light

and a loss of privacy due to the increase in mass and overlooking windows overlooking this property contrary to saved policies DC3 and DC38 of the Macclesfield Borough Local Plan and guidance within the Cheshire East Design Guide.

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

In addition the Committee requested that the Strategic Planning Board look at the lack of appropriate policies within the Local Plan addressing the issue of loss of care homes as a result of housing developments.

**96 17/2061M-DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 7 NEW DWELLINGS, ROSEGARTH, 51, ADLINGTON ROAD, WILMSLOW FOR MR & MRS WILMAN**

Consideration was given to the above application.

(Councillor T Fox, the Ward Councillor, Town Councillor David Pincombe, representing Wilmslow Town Council and Kath Ludlam, representing the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be refused for the following reasons:-

- (1) The proposed access would result in the direct loss of an existing tree which is the subject of the Macclesfield Borough Council (Wilmslow Park No. 2 Wilmslow) Tree Preservation Order 1974. The loss of this tree is considered unacceptable because of the impact upon the general amenity and character of the area in which the application site is located and would be contrary to policy SE5 of the Cheshire East Local Plan and saved policy DC9 of the Macclesfield Borough Local Plan.
- (2) Over development of the site that is out of character with the immediately adjoining area and detached character of Adlington road and a failure to recognise the layout and design in the area of large houses fronting Adlington Road in their own grounds.

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

(The meeting adjourned for a short break. Prior to consideration of the following item, Councillor H Gaddum left the meeting and did not return).

**97 CHESHIRE EAST BOROUGH COUNCIL (PICKMERE - THE ELMS, PARK LANE) TREE PRESERVATION ORDER 2017**

(During consideration of the item, Councillor B Burkhill left the meeting and did not return).

Consideration was given to the above Order.

**RESOLVED**

That the Cheshire East Borough Council (Pickmere – The Elms, Park Lane) Tree Preservation Order 2017 be confirmed without modification.

The meeting commenced at 10.00 am and concluded at 12.50 pm

Councillor G M Walton (Chairman)