

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 22nd February, 2012 at Meeting Room, Macclesfield
Library, Jordangate, Macclesfield

PRESENT

Councillor B Moran (Chairman)
Councillor W Livesley (Vice-Chairman)

Councillors L Brown, B Burkhill, K Edwards, A Harewood, P Hoyland,
O Hunter, L Jeuda, P Raynes, D Stockton and L Roberts

Apologies

Councillors C Andrew and H Gaddum

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor)
Mr P Hooley (Northern Area Manager - Development Management)
Mr N Jones (Principal Development Officer)
Ms S Orrell (Principal Planning Officer)
Mrs G Hawthornthwaite (Democratic Services Officer)

83 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor Hunter declared a personal and prejudicial interest in respect of application number 11/4161M on the grounds that she is a personal friend of the applicant. In accordance with the code of conduct, she withdrew from the meeting during consideration of this item

Councillor Raynes declared a personal interest in application number 11/4161M on the grounds that he is a member of Knutsford Town Council. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

84 MINUTES OF THE MEETING

That the minutes of the meeting held on 1st February 2012 be approved as a correct record and signed by the Chairman, subject to the following amendment:

Minute: 78 – 11/0107M – Ford House, The Village, Prestbury, Macclesfield, Cheshire SK10 4DG: Demolition of Ford House and Construction of Replacement Building for Parish Offices, Three Associated Apartments and Construction of Seven Townhouses within the Grounds of Ford House for St Peters Parochial Church Council.

Add to the minutes: *"During consideration of this item, the meeting was adjourned from 2.55 pm to 3.02 pm.*

Note - Councillors Brown and Roberts voted against the minutes for the previous meeting.

85 PUBLIC SPEAKING

That the public speaking procedure be noted.

Prior to consideration of the following item, Councillor Hunter left the meeting.

86 **11/4161M - 11 BRANDEN DRIVE, KNUTSFORD, CHESHIRE WA16 8EJ - DEMOLITION OF FORMER WOMEN'S INSTITUTE BUILDING AND DEVELOPMENT OF FOUR TWO STOREY HOUSES AND PARKING**

The Committee considered a report regarding the above planning application, a revised plan, an oral update by the Planning Officer and an oral report of the site inspection.

RESOLVED

That the application be REFUSED for the following reasons:

- The proposed development by virtue of its size, design and position relative to adjoining property, would be unduly dominant when viewed from adjoining property, causing an unacceptable loss of light, privacy, overshadowing and overbearing impact to the detriment of the residential amenities of the occupiers of those properties.

Prior to consideration of the following items, Councillor Hunter returned to the meeting.

87 **11/4188M - 43B HAWTHORN LANE, WILMSLOW SK9 5DG - EXTENSION TO HOUSE**

(Councillor G Barton (Ward Councillor), Mr Reilly (objector) and Mr J Adams (On behalf of the applicant) attended the meeting and addressed the committee on this matter).

The Committee considered a report regarding the above planning application, an oral update by the Planning Officer and an oral report of the site inspection.

That the application be APPROVED subject to the following conditions:

1. Development in accord with approved plans

2. Commencement of development (3 years)
3. No windows to be inserted
4. Use of garage/carport
5. Specification of window design/style
6. Obscure glazing requirement
7. Obscure glazing requirement (obscure and non opening windows)
8. Boundary treatment
9. Hours of construction
10. Construction method statement to include parking of contractors' vehicles

88 11/4495M - WILMSLOW GOLF CLUB, WARFORD LANE, GREAT WARFORD, CHESHIRE WA16 7AY - PROPOSED SWING STUDIO, OUTDOOR PRACTICE AREA, CAR PARKING AND ASSOCIATED DEVELOPMENT

(Mr N Howard (Agent) attended the meeting and addressed the committee on this matter).

The Committee considered a report regarding the above planning application, an update report by the Planning Officer and an oral report of the site inspection.

That the application be APPROVED subject to the following conditions:

1. Development in accord with approved plans
2. Provision of car parking
3. Tree retention
4. Tree protection
5. Commencement of development (3 years)
6. Construction specification/method statement for access
7. Details of materials to be submitted (to include colour of swing studio building)
8. Protection for breeding birds
9. Lighting details to be approved
10. Implementation of landscaping scheme submitted with application
11. Hours of use – building
12. Hours of use – practice ground
13. No additional lighting or floodlighting shall be installed
14. Details of surfacing materials
15. No grading/mounding other than shown on the approved plans
16. Details of security barrier to be submitted and approved
17. No fencing or netting
18. Use by members and guests and pre-booked lessons only

89 11/4367M - WILMSLOW GARDEN CENTRE, MANCHESTER ROAD, WILMSLOW SK9 2JN - REDEVELOPMENT OF GARDEN CENTRE FOLLOWING FIRE TO INCLUDE MAIN GARDEN CENTRE RETAIL

BUILDING, RESTAURANT, OPEN SIDED CANOPY, STORE AND ASSOCIATED EXTERNAL WORKS AND LANDSCAPING

Mr B Hewitt (Chief Executive of the Klondyke Group - on behalf of the applicant) attended the meeting and addressed the committee on this matter).

The Committee considered a report regarding the above planning application, an update report by the Planning Officer and an oral report of the site inspection.

That the application be APPROVED subject to the following conditions:

1. Commencement of development (3 years).
2. Development in accord with revised plans (numbered).
3. Provision of cycle parking.
4. Landscaping and woodland management implementation plan.
5. Provision of shower, changing, locker and drying facilities.
6. Materials as application.
7. Protection for breeding birds.
8. Protection from noise during construction (hours of construction).
9. Development to be undertaken in full accordance with construction method statement received 15.2.2012.
10. Product restriction.
11. Boundary fencing to Sefton Drive as application.
12. Development to be undertaken in accordance with renewable energy statement 1/12/11.
13. Development to be undertaken in full accordance with waste audit received 14.2.2012.
14. Draft Travel plan.
15. Prior to the first use of the development hereby approved a fully detailed lighting scheme shall be submitted to and approved by the Local Planning Authority. Thereafter the lighting shall be erected in full accordance with the details as approved.
16. The restaurant facility shall remain at all times ancillary to the overall use of the site as a garden centre and shall be operated by the garden centre operator and not as an independent restaurant. The restaurant shall not be independently accessed via Manchester Road. The restaurant shall only be open to the public during the hours of 09:00 hours to 17:30 hours Monday to Saturday and 10:30 hours to 16:30 hours on Sundays.

The meeting commenced at 2.00 pm and concluded at 4.10 pm

Councillor B Moran (Chairman)