

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 4th April, 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, O Hunter, L Jeuda,
P Raynes, D Stockton and L Roberts

OFFICERS

Mrs N Folan (Planning Solicitor)
Mr P Hooley (Northern Area Manager – Development Management)
Mr Neil Jones (Principal Development Officer)
Mr P Jones (Democratic Services Team Manager)

99 APOLOGIES FOR ABSENCE

Councillors C Andrew, H Gaddum, and P Hoyland,

100 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor Edwards declared a personal interest in respect of application number 12/0515M on the grounds that both he and the applicant had served together as Town Councillors and were both members of the Bollington Civic Society.

101 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 14th March 2012 be approved as a correct record and signed by the Chairman.

102 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

103 **12/0170C - LAND AT UPPER MEDHURST GREEN FARM,
SANDBACH ROAD, CONGLETON, CHESHIRE: EXTENSION TO TIME
ON APPROVAL 08/1838/FUL NEW AGRICULTURAL BUILDING FOR
FREE RANGE EGG PRODUCTION**

(Councillor A Kolker (Neighbouring Ward Councillor) and Mr Smith (objector) attended the meeting and addressed the committee on this matter).

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

The Planning Officer also gave a report on the National Planning Policy Framework (NPPF) was published on 27th March 2012. This document superseded other national planning guidance. At the heart of the NPPF was a presumption in favour of sustainable development. Every local planning authority would need to have demonstrable reasons for refusal based on significant impacts arising from a development proposal.

RESOLVED

That for the reasons set out in the report, the application to extend the approval on 08/1838/ be APPROVED subject to the following conditions:

1. Standard 3 years
2. Development to be carried out in accordance with approved plans
3. Details of any external illumination and lighting columns to be submitted and approved prior to commencement of development
4. Details of materials and colour finish to be submitted prior to the commencement of development
5. Details of a Landscaping scheme and replacement hedgerow (native species), behind visibility splays to be submitted and approved prior to the commencement of development
6. Implementation of Landscaping Scheme
7. All materials used in connection with the egg laying unit to be stored inside the building
8. Drainage scheme for foul and surface water to be submitted and approved prior to commencement of development
9. No development to commence until a scheme of acoustic enclosures of fans, compressors and equipment with the potential to cause noise are submitted and approved
10. Details of construction details of roads within the site to be submitted and approved prior to the commencement of development
11. Prior to the commencement of development a Management of Waste Produce Plan and a Maintenance and Inspection Plan to be submitted and approved.

104 **12/0224C - RUSHEY HEY, OAK LANE, NEWBOLD ASTBURY, CONGLETON, CW12 4RT: PROPOSED AGRICULTURAL WORKERS DWELLING**

(Councillor R Bailey (Ward Councillor), Councillor Carter (Chairman of Newbold Astbury cum Moreton Parish Council and Mr Howard Elliot (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, a site layout plan, and an oral report by the Planning Officer.

RESOLVED

That for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1. Standard
2. Plans
3. Materials
4. Landscaping Submitted
5. Landscaping Implemented
6. Boundary Treatment
7. Surfacing Materials
8. Drainage
9. Remove PD Rights
10. Agricultural Worker
11. Land Contamination
12. Car Parking Spaces
13. Timber Windows/Door

105 **11/4295N - WESTON HALL, MAIN ROAD, WESTON CW2 5ND: EXTENSION TO TIME LIMIT OF PLANNING PERMISSION P08/1274 FOR ONE DWELLING**

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

RESOLVED

That for the reasons set out in the report, the application to extend the approval on P08/1274/ be APPROVED subject to the following conditions

1. Standard Time Limit
2. Plan References
3. Materials
4. Surfacing Materials
5. Landscape to be Submitted
6. Landscape to be Implemented
7. Drainage Details to be Submitted and Approved
8. Detailed Specification of all Renewable Energy Features
9. Window Reveal Details to be Submitted and Approved
10. Demolition of Existing Buildings
11. Remove PD Rights – Extensions and Outbuildings
12. Works to Stop if Protected Species Found
13. No Trees Removed Other Than Those Specified in the Arboricultural Report
14. Tree Protection Measures
15. Boundary Treatment
16. Tree/Vegetation Removal to Take Place Outside Bird Breeding Season
17. Detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds.
- 18 Survey for breeding birds if works take place within breeding season

106 **12/0515M - INGERSLEY VALE WORKS, INGERSLEY VALE, BOLLINGTON, MACCLESFIELD, CHESHIRE SK10 5BP: VARIATION OF CONDITION 41 RELATING TO THE APPROVED PLANS ON APPROVAL 08/0791P FOR DEMOLITION OF ALL BUILDINGS EXCEPT THE MILL, CONVERSION OF MILL TO 24NO. APARTMENTS AND ERECTION OF 24NO. APARTMENTS AND 18NO. TOWNHOUSES WITH ASSOCIATED LANDSCAPING AND CAR PARKING**

(Mr David Hooley (Objector) and Mr Ben Pyecroft (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 and an oral report by the Planning Officer.

RESOLVED

That for the reasons set out in the report, the application to vary Condition 41 Relating to the Approved Plans on Approval for 08/0791P for Demolition of all Buildings Except the Mill, Conversion of Mill to 24no. Apartments and Erection of 24no. Apartments and 18no. Townhouses with Associated Landscaping and Car Parking be APPROVED subject to:

(a) A revised Section 106 Agreement to secure:

- Provision of 15 affordable housing units.
- Commuted sum payment for the provision and/or improvement of public open space within the Bollington/Rainow area.
- Management Company for the site to include each purchaser of a residential unit (for maintaining roadways, and other common parts of the site).

(b) And the following conditions:

1. A03FP - Commencement of development
2. A02EX - Submission of samples of building materials
3. A03EX - Materials to match existing
4. A10EX - Rainwater goods
5. A14EX - Specification of bonding of brickwork
6. A15EX - Specification of mortar mix
7. A20EX - Submission of details of windows
8. A21EX - Roof lights set flush
9. A11LS - Implementation of landscaping scheme submitted with application
10. A10LS - Additional landscaping details required
11. A01MC - Noise insulation
12. A02HA - Construction of access
13. A04HA - Vehicular visibility at access to be approved
14. A06HA - Pedestrian visibility at access in accordance plans to be approved
15. A07HA - No gates - new access
16. A12HA - Closure of access
17. A15HA - Construction of highways - submission of details
18. A24HA - Provision / retention of service facility
19. A26HA - Prevention of surface water flowing onto highways
20. A30HA - Protection of highway from mud and debris
21. A32HA - Submission of construction method statement
22. A06HP - Use of garage / carport
23. A07HP - Drainage and surfacing of hardstanding areas

- 24. A22GR - Protection from noise during construction (hours of construction)
- 25. A19MC - Refuse storage facilities to be approved
- 26. A23MC - Details of ground levels to be submitted
- 27. A01GR - Removal of permitted development rights
- 28. Arboricultural Works in accordance with submission
- 29. Woodland Management Plan to be submitted
- 30. Archaeological Programme of work
- 31. Decontamination of Land
- 32. Traffic calming details to be approved
- 33. Parking in accordance with approved plan
- 34. Details of highways, footways and cycleways to be approved
- 35. Details of non reflective materials to be submitted
- 36. Constuction of hydro-electric scheme
- 37. Signage for 'ramblers' parking area
- 38. Development in accordance with ecological report
- 39. A06NC - Protection for breeding birds
- 40. Proposals for biodiversity enhancement to be submitted
- 41. A01AP - Development in accord with approved plans

107 **12/0290M - VINCENT MILL, VINCENT STREET, MACCLESFIELD SK11 6UJ: (OUTLINE) DEMOLITION OF THE EXISTING BUILDINGS AND REDEVELOPMENT OF THE SITE TO PROVIDE 10 NO. 2 TO 4 BEDROOM TERRACED HOUSES AND 1 NO.2/3 STOREY APARTMENT BLOCK WITH 7 NO.2 BEDROOM UNITS WITH ANCILLARY CAR PARKING, OPEN SPACE AND ACCESS OFF VINCENT STREET**

The Committee considered a report regarding the above planning application and an oral report by the Planning Officer.

RESOLVED

That for the reasons set out in the report, the application be APPROVED subject to:-

(a) A Section 106 Agreement to secure:

- A commuted sum of £51,000 for provision of Outdoor Space.
- Provision of 5 affordable houses which are made up of 3 units for social rent and 2 units for intermediate tenure.

(b) And the following conditions:

1. A01OP - Submission of reserved matters
2. A02OP - Implementation of reserved matters
3. A03OP - Time limit for submission of reserved matters
4. A23MC - Details of ground levels to be submitted
5. A02AP - Detail on plan overridden by condition
6. A12HA - Closure of access
7. A05HA - Pedestrian visibility at access (dimensions)
8. Contaminated land
9. Commencement
10. Scaled parameters
11. Details of layout to include parking provision of 150%

108 APPEALS RECORD IN JANUARY/FEBRUARY 2012

The Committee considered a summary of appeals for the first two months of 2012.

RESOLVED

That the Committee

- (1) notes the Council's appeals performance for January and February 2012 (77.77%) and its success in most instances in defending planning appeals; and
- (2) requests that the issue of planning appeals be included as part of the training programme for 2012/13.

The meeting commenced at 2.00 pm and concluded at 4.15 pm

Councillor B Moran (Chairman)