

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 1st July, 2009 at The Capesthorpe Room - Town Hall,  
Macclesfield SK10 1DX

## **PRESENT**

Councillor R West (Chairman)  
Councillor M Hardy (Vice-Chairman)

Councillors C Andrew, G Barton, J Crockatt, H Davenport, E Gilliland,  
T Jackson, W Livesley, J Narraway, D Neilson, L Smetham, D Thompson and  
C Tomlinson

## **Apologies**

Councillors D Stockton

## **30 CODE OF CONDUCT-DECLARATIONS OF INTEREST/PRE-DETERMINATION**

Councillor J B Crockatt declared a personal interest in application 090/0802M-Wycliffe House, Water Lane, Wilmslow by virtue of the fact that he knew the person speaking on the application and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillor D A Neilson declared a personal interest in application 09/1292W-Gorse Bank Primary School, Altrincham Road, Wilmslow by virtue of the fact that he was Vice Chairman of the Children and Families Scrutiny Committee and had received correspondence outlining the issues in relation to the application and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillors Miss C M Andrew, J B Crockatt, H Davenport, Mrs E N Gilliland, M Hardy, Mrs T Jackson, W Livesley, R J Narraway, D Neilson, Mrs L Smetham, D Thompson, D A Neilson and R E West all declared a personal interest in application 09/0842M-Broad Heath House, Slade Lane, Over Alderley, Macclesfield by virtue of the fact that they knew the person speaking on behalf of the applicants as he was the former Chief Planning Officer at Macclesfield Borough Council and in accordance with the Code of Conduct they remained in the meeting during consideration of the application.

Councillor Miss C M Andrew declared a further personal interest in the same application as one of the applicants was a member of Over Alderley Parish Council and on occasions she attended meetings of Over Alderley Parish Council. In accordance with the Code of Conduct she remained in the meeting during consideration of the application.

Councillor Mrs L Smetham also declared a further personal interest in the same application by virtue of the fact that the architect was a member of the Macclesfield Civic Society which she was also a member of and in accordance

with the Code of Conduct she remained in the meeting during consideration of the application.

### 31 MINUTES

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman.

### 32 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

### 33 09/0802M-ERECTION OF THREE STOREY EXTENSION FOR B1 OFFICE PURPOSES AND PROVISION OF ADDITIONAL DECKED CAR PARKING ACCOMMODATION, WYCLIFFE HOUSE, WATER LANE, WILMSLOW FOR ORBIT INVESTMENTS (PROPERTIES) LTD

Consideration was given to the above application.

(The agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the Heads of Terms being broadened to include the operation of a travel plan and discharge of landscaping details to include consultation with the residents and subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)
6. A01TR - Tree retention
7. A02TR - Tree protection
8. A22GR - Protection from noise during construction (hours of construction)
9. A04HP - Provision of cycle parking
10. A05HP - Provision of shower, changing, locker and drying facilities
11. A32HA - Submission of construction method statement
12. Maintenance of hedge along site boundary with Balmoral Way
13. Parking layout
14. Provision of visitor / short-term cycle parking

15. Details to be submitted to secure 10% of predicted energy requirement from decentralised and renewable or low carbon sources
16. Details of car park lighting to be submitted and approved prior to the use of the car park
17. Pile Driving Scheme
18. Servicing arrangements to be agreed

**34 09/1292W-PROPOSED FOUR CLASSROOM EXTENSION AND ANCILLARY ACCOMMODATION FOLLOWING DEMOLITION OF EXISTING BUILDING, GORSEY BANK COUNTY PRIMARY SCHOOL, ALTRINCHAM ROAD, STYAL, WILMSLOW FOR MR PETER DAVIES, CHESHIRE EAST COUNCIL**

Consideration was given to the above application.

**RESOLVED**

That the application be delegated to the Head of Planning and Policy to approve the application subject to no adverse comments raising any new matters of objection being received within the consultation period and subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A22GR - Protection from noise during construction (hours of construction)
5. A23GR - Pile Driving

**35 09/0842M-REPLACEMENT DWELLING, BROAD HEATH HOUSE, SLADE LANE, OVER ALDERLEY, MACCLESFIELD FOR MR AND MRS WREN**

Consideration was given to the above application.

(Two objectors and a representative speaking on behalf of the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be delegated to the Head of Planning and Policy in conjunction with the Chairman to approve subject to consideration of the issues in the additional objection letter and subject to there being no new and relevant issues being raised in the objector's letter which had not already been considered at the Committee, to approve the application subject to the following conditions:-

1. A03FP - Commencement of development (3 years)

2. A02AP - Detail on plan overridden by condition
3. A05EX - Details of materials to be submitted
4. A02LS - Submission of landscaping scheme
5. A04LS - Landscaping (implementation)
6. A10LS - Additional landscaping details required
7. A12LS - Landscaping to include details of boundary treatment
8. A23MC - Details of ground levels to be submitted
9. A02HA - Construction of access
10. A08HA - Gates set back from footway/carriageway
11. A26HA - Prevention of surface water flowing onto highways
12. A30HA - Protection of highway from mud and debris
13. A32HA - Submission of construction method statement
14. A22GR - Protection from noise during construction (hours of construction)
15. A01TR - Tree retention
16. A02TR - Tree protection
17. A04TR - Tree pruning / felling specification
18. Vehicular visibility at access (different dimensions at each side)
19. Parking provision
20. Surfacing treatment of access
21. Lighting Scheme
22. No alterations to the basement without the Council's permission
23. Removal of Permitted Development Rights (A-E)
24. Material condition to ensure the roof is constructed of slate
25. No Pile Driving
26. Use of Geothermal heat sources in accordance with the submission
27. The planning permission to confer no use of the area of land shown on the plans.

**36 09/1160M-DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF NEW FOODSTORE WITH ASSOCIATED PARKING AND SERVICING FACILITIES, LAND AT, BROOK STREET, KNUTSFORD FOR ALDI STORES**

Consideration was given to the above application.

(A representative from the Town Plan Working Group, a representative from CycleKnutsford and an objector attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be deferred for a site visit.

**37 BRYANCLIFFE, WILMSLOW PARK SOUTH, WILMSLOW – JUDICIAL  
REVIEW OF DECISION TO GRANT PLANNING PERMISSION**

Consideration was given to the report as submitted.

RESOLVED

That the report be noted.

The meeting commenced at 2.00 pm and concluded at 4.25 pm

Councillor R West (Chairman)