

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 3rd February, 2010 at The Capesthorpe Room - Town
Hall, Macclesfield SK10 1DX

PRESENT

Councillor R West (Chairman)

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

OFFICERS PRESENT

Mr A Fisher (Head of Planning and Policy), Mrs N Folan (Planning Solicitor), Mr N Turpin (Principal Planning Officer) and Miss B Wilders (Principal Planning Officer)

92 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor M Hardy.

93 CODE OF CONDUCT: DECLARATIONS OF INTEREST/PRE-DETERMINATION

Councillor R J Narraway declared a personal interest in application 09/3544M-Change of Use of Land to Allow The Siting of 23 Timber Clad Twin Unit Caravans (Extension To Previously Approved Site), Land Between Back Lane and Macclesfield Road, North Rode, Congleton for Mr and Mrs Noad by virtue of the fact that he was a member of North Rode Parish Council whereby the Council had discussed the proposal however he had not taken part in any of the discussions and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillor Miss C M Andrew declared a personal interest in the same application by virtue of the fact that whilst she had attended meetings of Eaton Parish Council who were objecting to the application she had not taken part in any discussions involving the application and in accordance with the Code of Conduct she remained in the meeting during consideration of the application and in accordance with the Code of Conduct she remained in the meeting during consideration of the application.

Councillor Mrs L Smetham declared a personal interest in application 09/2857M - Mobberley Golf Club, Burleyhurst Lane, Mobberley, Knutsford, WA16 7JZ. Expansion and Improvement of Existing 9-Hole Golf Course and Associated Facilities for Ollerton Leisure LLP by virtue of the fact the

was acquainted with the Chairman of Mobberley Parish Council and in accordance with the Code of Conduct she remained in the meeting during consideration of the application.

Councillor Mrs T Jackson declared that she had pre determined application 09/3841M-Erection of Four Floodlights on Telescopic Columns, Prestbury Bowling Club, Macclesfield Road, Prestbury, Macclesfield for Prestbury Bowling Club by virtue of the fact that she had worded her call-in letter in away that implied she had expressed an opinion. She exercised her right to speak in her capacity as a Ward Councillor however she did not take part in the debate nor did she vote upon on the application and she was not present in the room when the application was debated.

Councillor B Livesley made a statement in respect of the same application acknowledging that whilst he had spoken to both the applicant and objectors in relation to the planning process he had not formed a view on the application.

Councillor Mrs L Smetham declared a personal interest in application 09/3553M - 2-4 Longbutts Lane, Gawsworth, Macclesfield, SK11 9QU. Change of Use of Stores into Two Separate Flats of One Bedroom Each for Miss Sharon Hunt, Gawsworth Village Store by virtue of the fact that she was acquainted with the applicant and lived in Gawsworth where the shop was located and in accordance with the Code of Conduct she remained in the meeting during consideration of the application.

Councillors G Barton and Mrs O Hunter declared personal and prejudicial interests in application 09/3836M - Land Adjacent to Lowerhouse Mill, Albert Road, Bollington. Erection of 3 No. Detached Industrial Buildings divided into 16 No. Small Units with Associated Parking and Landscaping (Renewal of 06/2355P) for Avalon Property Development Ltd by virtue of the fact that they were friends with the agent speaking on behalf of the applicant and in accordance with the Code of Conduct they left the meeting prior to consideration of the application.

94 MINUTES OF THE MEETING

RESOLVED

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

95 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

96 09/3544M - LAND BETWEEN BACK LANE AND MACCLESFIELD ROAD, NORTH RODE, CONGLETON. CHANGE OF USE OF LAND TO

**ALLOW THE SITING OF 23 TIMBER-CLAD TWIN UNIT CARAVANS
(EXTENSION TO PREVIOUSLY APPROVED SITE) FOR MR AND MRS
D NOAD**

The Committee were informed that the applicant had notified the Council that he had made an appeal against the non-determination of this item by the Council. Inquiries had established that the Appeal was not yet fully registered with the Planning Inspectorate. As a result, at the time of the Committee meeting, the application was still within the jurisdiction of the Council, but that may change prior to the issue of a decision notice. If the appeal was registered by the Planning Inspectorate prior to the issue of a decision notice then the decision of the Committee would be forwarded to the Planning Inspectorate as the views of the Council on the application.

Consideration was given to the above application.

(Ward Councillor Mrs H M Gaddum, Mr Evans representing Eaton Parish Council and Mr Evans representing an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. Impact on the character and appearance of the area and adverse visual impact
2. Inappropriate scale of development in a rural location, contrary to PPS4, Local Plan Policy RT13 and the Good Practice Guide for Tourism

(This decision was contrary to the Officers recommendation of approval).

**97 09/2857M - MOBBERLEY GOLF CLUB, BURLEYHURST LANE,
MOBBERLEY, KNUTSFORD, WA16 7JZ. EXPANSION AND
IMPROVEMENT OF EXISTING 9-HOLE GOLF COURSE AND
ASSOCIATED FACILITIES FOR OLLERTON LEISURE LLP**

Consideration was given to the above application.

(Parish Councillor Penny Braham, representing Mobberley Parish Council, Mr Barker, an objector, Mr Nixon, an objector, Mr Healy, a supporter, Miss Brain, the agent for the applicant and Mr Hobson, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved 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. A02HA - Construction of access
5. A01HP - Provision of car parking
6. A01LS - Landscaping - submission of details
7. A04LS - Landscaping (implementation)
8. A15LS - Submission of additional landscape details
9. A16LS - Submission of landscape/woodland management plan
- 10.A12LS - Landscaping to include details of boundary treatment
- 11.A08MC - Lighting details to be approved
- 12.A01TR - Tree retention
- 13.A02TR - Tree protection
- 14.A03TR - Construction specification / method statement
- 15.A04TR - Tree pruning / felling specification
- 16.A06TR - Levels survey
- 17.A07TR - Service / drainage layout
- 18.A14TR - Protection of existing hedges
- 19.A02NC - Implementation of ecological report
20. Use of club house facilities limited to users of the golf facilities
21. No lighting hereby granted for the practice range
22. Phasing/timing of the development
23. Doors/windows to remain closed when amplified music played in the club house
24. Scheme to be submitted and agreed for the provision and management of a buffer zone alongside Sugar Brook
25. Appraisal of new water bodies & management of existing ponds and areas around them (Manchester Airport)
26. That appropriate signage be used on the Public Right of Way/Footpaths

The Committee also clarified that condition 21 was to cover removable lighting in addition to permanent lighting and that the landscaping condition was to include reference to the provision of netting and trees along the boundary of the proposed driving range.

(The meeting adjourned at 4.35pm until 4.45pm).

(Councillors G Barton and Mrs O Hunter left the meeting and did not return).

98 09/3841M - PRESTBURY BOWLING CLUB, MACCLESFIELD ROAD, PRESTBURY, MACCLESFIELD, SK10 4BW. ERECT FOUR FLOODLIGHTS ON TELESCOPIC COLUMNS FOR PRESTBURY BOWLING CLUB

(During consideration of the application Councillor Miss C M Andrew left the meeting and did not return).

Consideration was given to the above application.

(Ward Councillor Mrs T Jackson, Parish Councillor D Foden, representing Prestbury Parish Council, Mr Roe, an objector and Mr Freeth, the applicant attended the meeting and spoke in respect of the application.

RESOLVED

That the application be approved 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. A11EX - Details to be approved
5. A24EX - Details of colour
6. Lighting Operation Period between 1 April and 31 October only
7. Hours of Use to be restricted to no use after 10pm
8. Retraction of lights at all times when the bowling green was not in use for bowling matches
9. Addition of a landscaping condition to incorporate enhancements to the screening to protect views from the Bollin Valley.

99 09/3553M - 2-4 LONGBUTTS LANE, GAWSWORTH, MACCLESFIELD, SK11 9QU. CHANGE OF USE OF STORES INTO TWO SEPARATE FLATS OF ONE BEDROOM EACH FOR MISS SHARON HUNT, GAWSWORTH VILLAGE STORE

(Prior to consideration of the application Councillor B Livesley left the meeting and did not return).

(Prior to consideration of the application Councillor J B Crockatt left the meeting and returned).

Consideration was given to the above application.

(Ward Councillor M Asquith and Mr Rouse, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

1. R04MS - Insufficient information

100 **09/3836M - LAND ADJACENT TO LOWERHOUSE MILL, ALBERT ROAD, BOLLINGTON. ERECTION OF 3 NO. DETACHED INDUSTRIAL BUILDINGS DIVIDED INTO 16 NO. SMALL UNITS WITH ASSOCIATED PARKING AND LANDSCAPING (RENEWAL OF 06/2355P) FOR AVALON PROPERTY DEVELOPMENT LTD**

Consideration was given to the above report.

(Bollington Town Councillor Mrs Sockett, representing Bollington Town Council and Mr Gardiner, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A02EX - Submission of samples of building materials
3. A01LS - Landscaping - submission of details
4. A04LS - Landscaping (implementation)
5. A12LS - Landscaping to include details of boundary treatment
6. A22GR - Protection from noise during construction (limit on hours of construction works)
7. A20GR - Hours of deliveries
8. A01NC - Protected species survey
9. A10LS - Additional landscaping details required
10. A04NC - Details of drainage
11. A12GR - No external storage
12. A02HA - Construction of access
13. A03HA - Vehicular visibility at access (dimensions)
14. A07HA - No gates - new access
15. A23HA - Provision / retention of turning facility
16. A07HP - Drainage and surfacing of hardstanding areas
17. A09HP - Pedestrian visibility within car parks etc
18. A05HP - Provision of shower, changing, locker and drying facilities

- 19.A03AP - Development in accord with revised plans (unnumbered)
- 20.A08MC - Lighting details to be approved
- 21.Retention of buffer strip to Eastern boundary
- 22.Programme of works to river bank
- 23.Details of oil receptor to be submitted
- 24.Not to be combined into larger units without permission
- 25.Provision of cycle facilities
- 26.Details of compensatory flood plain works to be agreed
- 27.Floor levels of buildings
- 28.Contaminated land
- 29. Renewable Energy

The meeting commenced at 2.00 pm and concluded at 6.30 pm

Councillor R West (Chairman)