

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 7th April, 2010 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

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

Councillors C Andrew, J Crockatt, O Hunter, T Jackson, J Narraway,
D Neilson, L Smetham, D Stockton, D Thompson and C Tomlinson

OFFICERS PRESENT

Mrs N Folan (Planning Solicitor) and Mr P Hooley (Principal Planning Officer)

118 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors B Livesley and Mrs L Smetham.

119 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor D Stockton declared a personal interest in application 09/4311M-Construction of Building to Provide an Indoor Riding Arena on Site of Existing Outdoor Manege, New Barn Farm, Chelford Road, Ollerton, Knutsford, Cheshire for New Barn Livery Ltd by virtue of the fact that he was Chairman of the Manchester Airport Community Trust Fund which had donated some money to the applicant to purchase a horse for the applicants business and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillor R J Narraway declared a personal and prejudicial interest in application 10/0076M-Redevelopment of Hollands Nursery to a Lodge Park (25 no.Timber Lodges), Hollands Nursery, Congleton Road, Gawsorth, Cheshire for Metler Property Holdings by virtue of the fact that he had a business relationship with Hollands Nursery and in accordance with the Code of Conduct he left the meeting prior to consideration of the application.

120 MINUTES OF THE MEETING

RESOLVED

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

121 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

122 **09/4311M-CONSTRUCTION OF BUILDING TO PROVIDE AN
INDOOR RIDING ARENA ON SITE OF EXISTING OUTDOOR MANEGE,
NEW BARN FARM, CHELFORD ROAD, OLLERTON, KNUTSFORD,
CHESHIRE FOR NEW BARN LIVERY 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 following conditions:-

1. A01AP - Development in accord with approved plans
2. A01LS - Landscaping - submission of details
3. A02EX - Submission of samples of building materials
4. A03FP - Commencement of development (3 years)
5. A04LS - Landscaping (implementation)
6. A12MC - No lighting in the approved arena
7. A15LS - Submission of additional landscape details
8. A24EX - Details of colour
9. Building to be open sided on all elevations (to clarify the plans submitted)

123 **10/0076M-REDEVELOPMENT OF HOLLANDS NURSERY TO A
LODGE PARK (25 NO.TIMBER LODGES), HOLLANDS NURSERY,
CONGLETON ROAD, GAWSWORTH, CHESHIRE FOR METLER
PROPERTY HOLDINGS**

Consideration was given to the above application.

(Councillor Mrs H M Gaddum, the Ward Councillor, Ms D Williams, an objector, Mrs L Dowd, the agent for the applicant and Mr P Mason, a drainage expert representing the applicant attended the meeting and spoke in respect of the application).

The Planning Officer read out / clarified policies W6 and W7 of the Regional Spatial Strategy and relevant national planning guidance.

RESOLVED

That the application be refused for the following reasons:-

1. The proposed development would fail to achieve a high quality of design of tourist accommodation by virtue of the cramped layout, density, and lack of amenity and car parking space within the site. Contrary to PPS1 and policies W6 and W7 of the RSS.
2. Insufficient information submitted in respect of drainage.

(This was against the Officers recommendation of approval which had originally been a recommendation for refusal).

The meeting commenced at 2.00 pm and concluded at 3.50 pm

Councillor R West (Chairman)