

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 16th June, 2010 at The Capesthorpe Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

Councillor B Moran (Chairman)
Councillor R West (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 IN ATTENDANCE

Ms S Dillon (Senior Solicitor), Mr P Hooley (Principal Planning Officer), Mr N
Turpin (Principal Planning Officer) and Miss B Wilders (Principal Planning
Officer)

8 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs H M Gaddum,
Mrs E N Gilliland and M Hardy.

9 DECLARATIONS OF INTEREST

Councillors Miss C M Andrew and J C Crockatt declared a personal
interest in application 10/1270M - Unit 9, Brindley Way, Macclesfield:
Installation of Mezzanine Floor into Existing Retail Warehouse Unit for
Orbit Investments (Properties) Ltd by virtue of the fact that they were
acquainted with the agent speaking on behalf of the applicant as he was a
former employee of Macclesfield Borough Council and in accordance with
the Code of Conduct they remained in the meeting during consideration of
the application).

10 MINUTES OF THE PREVIOUS MEETING

RESOLVED

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

11 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

**12 09/2857M - MOBBERLEY GOLF CLUB, BURLEYHURST LANE,
MOBBERLEY: EXPANSION AND IMPROVEMENT OF EXISTING 9-
HOLE GOLF COURSE AND ASSOCIATED FACILITIES FOR
OLLERTON LEISURE LLP**

(During consideration of the application Councillor R E West left the meeting to attend a Mayoral engagement and did not return).

Consideration was given to the above application.

(Councillor Macrae, the Ward Councillor, Parish Councillor P Braham, Mobberley Parish Council, Mr Nixon, an objector, Mrs Nixon, a supporter and Alexa Brain, 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. 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 to restrict use of mobile, non-permanent lighting
- 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. PROW Signage
- 27. Submission of a soundproofing scheme for the side elevation of the practice range adjacent to the boundary with Hollingee

13 10/1047M - FOXWOOD FARM, SALTERS LANE, LOWER WITHINGTON, MACCLESFIELD: CHANGE OF USE OF PART-EXISTING BARN TO FORM CATTERY (RE-SUBMISSION OF 09/2559M) FOR MRS N HOLLAND

(Councillor Mrs T Jackson declared a personal interest in the application as she was acquainted with the objector speaking on the application and in accordance with the Code of Conduct she remained in the meeting during consideration of the application.

Consideration was given to the above application.

(Mr Biddulph, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the receipt of revised plans and subject to the following conditions:-

- 1. A02AP - Detail on plan overridden by condition
- 2. A03FP - Commencement of development (3 years)
- 3. A06EX - Materials as application
- 4. Not to be used as a kennels
- 5. Hours of opening to the public - 8am to 4pm, 7 days a week incl bank holidays.
- 6. Drainage details
- 7. Parking spaces detailed on plan to be retained at all times
- 8. Bat enhancement features

14 10/1418M - 28 WINDSOR AVENUE, WILMSLOW: PROPOSED TWO-STOREY SIDE AND REAR FIRST-FLOOR REAR EXTENSION AND CONSERVATORY FOR MS MICHELLE BERTENSHAW

Consideration was given to the above application.

(Councillor R Menlove, the Ward Councillor, Mr Jones, an objector Mrs Bostock, an objector and Mr Bowen, 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. A03EX - Materials to match existing
3. A03FP - Commencement of development (3 years)
4. A25GR - Obscure glazing requirement

(The meeting adjourned at 4.00pm and reconvened at 4.10pm).

15 10/1574M - SAVIO HOUSE, INGERSLEY ROAD, BOLLINGTON: CONVERSION OF HISTORIC BARNs AND OUT-BUILDINGS TO FORM THE NEW INGERSLEY CENTRE FOR HERITAGE CONSTRUCTION AND RURAL SKILLS TRAINING FOR BOLLINGTON INITIATIVE TRUST

Consideration was given to the above application.

(Mr Nicholson, the Project Manager 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_1 - Development in accord with approved plans
3. A02EX - Submission of samples of building materials including tractor shed to be constructed in natural stone and stone slates for the roof
4. A09EX - Rainwater goods
5. A04LS - Landscaping (implementation)
6. A15EX - Specification of mortar mix
7. A17EX - Specification of window design / style including doors
8. A19EX - Garage doors

- 9. A21EX - Roof lights set flush
- 10. A05LB - Protection of features
- 11. A01HP - Provision of car parking
- 12. A04HP - Provision of cycle parking
- 13. A17MC - Decontamination of land
- 14. Parking to comply with plan
- 15. Details of siting of the passing spaces on the access road to be submitted
- 16. Bat Boxes
- 17. Nesting Boxes to include provision for nesting Owls
- 18. Submission of Landscaping Scheme (A02LS)
- 19. Submission of a Landscape/Woodland Management Plan (A016)
- 20. Tree Retention (A01TR)
- 21. Tree Protection (A02TR)
- 22. Submission of an Arboricultural Method Statement (A05TR)
- 23. Submission of Construction/Specification Method Statement

**16 10/1571M - SAVIO HOUSE, INGERSLEY ROAD, BOLLINGTON:
CONVERSION OF HISTORIC BARNs AND OUT-BUILDINGS TO FORM
THE NEW INGERSLEY CENTRE FOR HERITAGE CONSTRUCTION
AND RURAL SKILLS TRAINING (LBC) FOR BOLLINGTON INITIATIVE
TRUST**

Consideration was given to the above application.

RESOLVED

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

- 1. A07LB - Standard Time Limit
- 2. A01AP - Development in accord with approved plans
- 3. A02EX - Submission of samples of building materials including tractor shed to be constructed in natural stone and stone slates for the roof
- 4. A09EX - Rainwater goods
- 5. A15EX - Specification of mortar mix
- 6. A17EX - Specification of window design / style including doors
- 7. A19EX - Garage doors
- 8. A21EX - Roof lights set flush
- 9. A05LB - Protection of features including owl holes

17 10/0996M - ULLARD HALL FARM, ULLARD HALL LANE, PLUMLEY, KNUTSFORD: EXTENSION OF EXISTING DAIRY UNIT FOR MR ROBERT BELL

Consideration was given to the above application.

RESOLVED

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

1. A01AP - Development in accord with approved plans
2. A03FP - Commencement of development (3 years)
3. A06EX - Materials as application

18 10/1270M - UNIT 9, BRINDLEY WAY, MACCLESFIELD: INSTALLATION OF MEZZANINE FLOOR INTO EXISTING RETAIL WAREHOUSE UNIT FOR ORBIT INVESTMENTS (PROPERTIES) LTD.

Consideration was given to the above application.

(Mr D Short, 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. A01AP - Development in accord with approved plans
3. Restriction of use for the sale of non-food comparison goods.
4. The store shall not be subdivided prior to the submission of a planning application

19 10/0891M - UNIT D5, PAVILION WAY, MACCLESFIELD: CONVERSION OF EXISTING LISTED BUILDING TO RESIDENTIAL ACCOMMODATION COMPRISING 9 NO. MEWS AND 2 NO. APARTMENTS FOR P E JONES (CONTRACTORS) LTD.

Consideration was given to the above application.

(Mrs K Phillips, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to a deed of variation to include an additional commuted sum of £4,000 for open spaces, any outstanding

consultations & representations being received 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. A10EX - Rainwater goods
5. A14EX - Specification of bonding of brickwork
6. A17EX - Specification of window design / style
7. Landscaping & Boundary Treatment Details
8. Landscaping and Boundary Treatment implementation

In addition it was agreed that the conditions should not refer to pre commencement.

20 10/0890M - UNIT D5, PAVILION WAY, MACCLESFIELD: CONVERSION TO 9 NO. MEWS AND 2 NO. APARTMENTS RESULTING IN THE INSERTION OF TWO EXTRA DOORS ON THE SOUTH ELEVATION AND REPLACEMENT OF WINDOWS WITH DOORS ON GROUND FLOOR OF NORTH ELEVATION (LBC) FOR P E JONES (CONTRACTORS) LTD.

Consideration was given to the above application.

RESOLVED

That the application be approved subject to any outstanding consultations & representations being received 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. A10EX - Rainwater goods
5. A14EX - Specification of bonding of brickwork
6. A17EX - Specification of window design / style

In addition it was agreed that the conditions should not refer to pre commencement.

Councillor B Moran (Chairman)