

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 28th July, 2010 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

Councillor B Moran (Chairman)
Councillor R West (Vice-Chairman)

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

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr P Hooley (Business Lead - Northern
Office) and Mr N Turpin (Principal Planning Officer)

27 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M Hardy and O
Hunter.

28 DECLARATIONS OF INTEREST/PRE-DETERMINATION

Councillor H Gaddum declared that in writing to the appeal body following
consideration of the previous application by the Northern Planning
Committee on 7 April 2010, she had expressed an opinion regarding
application 10/1711M-Development of Hollands Nursery to Lodge Park (20
No. Timber Lodges) - Resubmission of 10/0076M, Hollands Nursery,
Congleton Road, Gawsorth for Mr T Holland, Metier Property Holdings
and therefore fettered her discretion. Councillor Gaddum exercised her
separate speaking rights as a Ward Councillor and then withdrew from the
meeting during the consideration of this item.

Councillor J Narraway declared a personal and prejudicial interest in
application 10/1711M-Development of Hollands Nursery to Lodge Park (20
No. Timber Lodges) - Resubmission of 10/0076M, Hollands Nursery,
Congleton Road, Gawsorth for Mr T Holland, Metier Property Holdings by
virtue of the fact that he had a business relationship with the owner of
Hollands Nursery. In accordance with the Code of Conduct, he withdrew
from the meeting during consideration of this item.

29 MINUTES OF THE PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 7 July 2010 be
approved as a correct record and signed by the Chairman.

30 PUBLIC SPEAKING

RESOLVED - That the public speaking procedure be noted.

31 10/1711M-DEVELOPMENT OF HOLLANDS NURSERY TO LODGE PARK (20 NO. TIMBER LODGES)- RESUBMISSION OF 10/0076M, HOLLANDS NURSERY, CONGLETON ROAD, GAWSWORTH FOR MR T HOLLAND, METIER PROPERTY HOLDINGS

Note: Having declared a personal and prejudicial interest in this application, Councillor J Narraway withdrew from the meeting during consideration of this item.

Note: Having declared that she had expressed an opinion and therefore fettered her discretion, Councillor H Gaddum exercised her separate speaking rights as a Ward Councillor and then withdrew from the meeting during the consideration of this item.

Note: Mrs D Williams (objector), Colonel G Sparrow (supporter) and Mrs L Dowd (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 update by the Principal Planning Officer.

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

1. A03FP - Commencement of development (3 years)
2. A04AP - Development in accord with revised plans (numbered)
3. A01LS - Landscaping - submission of details
4. A01TR - Tree retention
5. A02TR - Tree protection
6. A06TR - Levels survey
7. A08MC – Low level lighting details to be approved
8. A02NC - Implementation of ecological report
9. A06NC - Protection for breeding birds
10. A01HP - Provision of car parking
11. A12HA - Closure of access
12. A08HA - Gates set back from footway/carriageway
13. The caravans shall be occupied for holiday purposes only/not be a main place of residence
14. The owners/operators shall maintain an up to date register of names and home addresses of all occupiers of the caravans
15. No caravan on the site shall be occupied between 1st January and 1 March inclusive in any year
16. Submission and approval of surfacing materials
17. Submission and approval of a refuse / recycling scheme
18. Submission and approval of full Gas Survey (as recommended by the Phase 1 study)
19. Submission of a scheme to limit the surface water run-off generated by the proposed development
20. Details of foul and surface water drainage to be submitted prior to commencement of development, and implemented in accordance with the approved details prior to use.

21. Phase II contaminated land investigation to be carried out.
22. Details of access gates and piers to be submitted
23. Approval of materials to be utilised on site to prevent electromagnetic interference from the site of Jodrell Bank
24. Removal of Caravan Site Permitted Development rights re lodges 19, 20 and 21 and the recreation area adjacent to the Malypole Farm boundary

32 10/1900M-REINSTATEMENT OF ORIGINAL WING TO EASTERN ELEVATION OF OLD HALL AND CONVERSION OF OLD HALL TO THREE DWELLINGS, PART CONVERTED AGRICULTURAL BUILDING TO 4 DWELLINGS AND AGRICULTURAL BUILDING TO THREE DWELLINGS (RESUBMISSION OF 10/0569M), OVER TABLEY HALL FARM, OLD HALL LANE, TABLEY FOR WEST REGISTER (REALISATIONS) LTD

Note: Mr D Jackson (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered an oral report of the site inspection and an oral update by the Business Lead - Northern Office, and a report regarding the above planning application.

RESOLVED - That the application be DELEGATED to the Head of Planning and Policy, in consultation with the Chairman, to approve following negotiation regarding the restoration of original chimney stack/s

Approval to be subject to:

the completion of a section 106 legal agreement securing a commuted sum for public open space of £21,000 and a commuted sum for recreation/outdoor sports of £7,000 and the phasing of the development to ensure that the works to the listed building are completed prior to the sale of part of the open market housing on the site,

and 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. A01GR - Removal of permitted development rights Classes A-E, Part1
7. A01GR_1 - Removal of permitted development rights Class A, Part 2
8. A17MC - Decontamination of land
9. A06HP - Use of garage / carport
10. A10EX - Rainwater goods
11. A25GR - Obscure glazing requirement
12. A01AP - Development in accord with approved plans
13. Works to be undertaken in accordance with the Noise Report
14. Programme of Archaeological Work

15. Works to be undertaken in accordance with submitted Method Statement and schedule of repairs
16. Roof lights set flush
17. External doors fabricated in timber
18. Breeding birds
19. Lighting details to be approved
20. Bat mitigation measures to be implemented

33 10/1899M-REINSTATEMENT OF ORIGINAL WING TO EASTERN ELEVATION OF OLD HALL AND CONVERSION OF OLD HALL TO THREE DWELLINGS, PART CONVERTED AGRICULTURAL BUILDING TO 4 DWELLINGS AND AGRICULTURAL BUILDING TO THREE DWELLINGS- RESUBMISSION OF 10/0578M (LBC), OVER TABLEY HALL FARM, OLD HALL LANE, TABLEY FOR WEST REGISTER (REALISATIONS) LTD

The Committee considered a report regarding the above planning application.

RESOLVED - That the application be DELEGATED to the Head of Planning and Policy, in consultation with the Chairman, to approve following negotiation regarding the restoration of original chimney stack/s

subject to the following conditions:

1. A03CA - Standard Time Limit
2. A03EX - Materials to match existing
3. A07EX - Sample panel of brickwork to be made available
4. A11EX - Details to be approved of eaves treatment
5. A10EX - Rainwater goods
6. A20EX - Submission of details of windows
7. A01AP - Development in accord with approved plans
8. Localised rebuilding to be done in English Garden Wall Bond
9. Mortar to be agreed with Local Planning Authority
10. Raking out of brickwork joints to be by hand
11. Roof lights set flush
12. Schedule of quoin stones
13. Schedule of window surrounds and mullions
14. Stone renewals to be in natural stone
15. External doors fabricated in timber
16. Decorative or preservative treatment of external timber to be agreed
17. Works to be undertaken in accordance with submitted Method Statement and schedule of repairs

The meeting commenced at 2.00 pm and concluded at 4.38 pm

Councillor B Moran (Chairman)