

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 10th November, 2010 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1DX

PRESENT

Councillor B Moran (Chairman)

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

OFFICERS PRESENT

Mrs N Folan (Planning Solicitor), Mr P Hooley (Northern Area Manager) and
Mrs E Tutton (Principal Planning Officer)

64 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor R E West.

65 DECLARATIONS OF INTEREST/PRE-DETERMINATION

Councillors R J Narraway and D Thompson declared a personal and prejudicial interest in application 10/2589M-Residential Development of 30 No. Units in total (14 No. 3 Beds/5 Person Duplex Houses, 14no. 2 Bed/4 Person Apartments, 2no. 1 Bed/2 person Apartments) Including 38 No. Parking Spaces & Associated Landscape & Fencing, Vernon Lodge, Copperfield Road, Poynton for Mr Nigel Bennett, Cheshire Peaks & Plains Housing Trust by virtue of the fact that they were board Members of Cheshire Peaks and Plains housing Trust who were the applicant and in accordance with the Code of Conduct they left the meeting prior to consideration of the application.

In respect of the same application, Councillors Miss C M Andrew, J Crockatt and Mrs O Hunter requested it be noted that they used to be former Board Members of Cheshire Peaks and Plains Housing Trust.

66 MINUTES OF THE MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman subject to the inclusion of Andrew Ramshall (Conservation Officer) in the list of those Officers present.

67 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

- 68 **10/2589M-RESIDENTIAL DEVELOPMENT OF 30 NO. UNITS IN TOTAL (14 NO. 3 BEDS/5 PERSON DUPLEX HOUSES, 14NO. 2 BED/4 PERSON APARTMENTS, 2NO. 1 BED/2 PERSON APARTMENTS) INCLUDING 38 NO. PARKING SPACES & ASSOCIATED LANDSCAPE & FENCING, VERNON LODGE, COPPERFIELD ROAD, POYNTON FOR MR NIGEL BENNETT, CHESHIRE PEAKS & PLAINS HOUSING TRUST**

Consideration was given to the above application.

(Councillor L Clarke, Poynton Town Council, Patricia Parnell, representing Poynton Tenants Association and Mr P Jeffrey, the Architect for the agent).

RESOLVED

That the application be refused for the following reason:-

The proposed development failed to achieve an adequate quality of design to justify approval of planning permission. Particular concerns were raised in respect of the overdevelopment of the site, the layout of the site (lack of space around the building), the back to back design of units and the overall appearance of the building. In reaching this conclusion regard was had to Planning Policy Statement 1- Delivering Sustainable Development, and policies BE1 & DC1- Design from the Macclesfield Borough Local Plan 2004. It was therefore concluded that the proposal would detract from the character and appearance of the area, within which the site is located and be contrary to development plan and national planning policies which seek to promote high quality and inclusive design.

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

(Prior to consideration of the following application Councillor Miss C M Andrew left the meeting and returned once consideration of the application had begun, as a result she did not take part in the debate or vote on the application).

- 69 **10/3091M-DEMOLITION OF EXISTING BUNGALOW, ERECTION OF 3 TWO STOREY HOUSES AND FORMATION OF ACCESS FROM CLARE AVENUE, 41, BULKELEY ROAD, HANDFORTH FOR DRUMMONDS CONSTRUCTION**

Consideration was given to the above application.

(Councillor P P Whiteley, the Ward Councillor and Mr Bishop, an objector 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. A02HA - Construction of access
4. A06HA - Pedestrian visibility at access in accordance plans to be approved
5. A07HA - No gates - new access
6. A26HA - Prevention of surface water flowing onto highways
7. A30HA - Protection of highway from mud and debris
8. A32HA - Submission of construction method statement
9. A08OP - Ground levels to be submitted
10. A17MC - Decontamination of land
11. A01LS - Landscaping - submission of details to include boundary treatment and requirement for hedge/fence on Southern boundary
12. A04LS - Landscaping (implementation)
13. A02TR - Tree protection
14. A04NC - Details of drainage
15. A06HP - Use of garage / carport
16. A23GR - Pile Driving
17. A20GR - Hours of deliveries (to include hours of construction)
18. A01AP - Development in accord with approved plans
19. No fish in pond
20. Bat enhancement
21. Development to be undertaken in accordance with Great Crested Newt Mitigation Strategy
22. Retention of pond
23. Implementation of monitoring/management plan in respect of the pond
24. No vehicle movements to and from site more than 30 mins outside the working hours
25. Removal of Permitted Development Rights Class A
26. Curtilage of all plots to be defined on the plans
27. Approval of design of access to Plot 3

70 10/1841M-RESIDENTIAL DEVELOPMENT CONSISTING OF A TOTAL OF 24 DWELLINGS INCLUDING 9 APARTMENTS AND 15 HOUSES AND ANCILLARY CARPARKING AND LANDSCAPING, PEACOCK FARM, 194, WILMSLOW ROAD, HANDFORTH, WILMSLOW FOR PENSYCOR LTD

(During consideration of the application Councillor Mrs H m Gaddum left the meeting and did not return).

Consideration was given to the above application.

(Mr Denks, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. R01PL - Contrary to national policies concerning affordable housing
2. R02RD - Loss of privacy
3. R02TR - Threat to protected trees
4. R04LP - Contrary to Green Belt / Open Countryside policies
5. R04TR - Relationship to protected trees
6. R10MS - Design of substandard quality

71 APPEAL SUMMARIES

Consideration was given to the Appeal Summaries.

RESOLVED

That the Appeal Summaries be noted.

The meeting commenced at 2.00 pm and concluded at 4.25 pm

Councillor B Moran (Chairman)