

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 19th January, 2011 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, O Hunter, T Jackson,
J Narraway, D Neilson, L Smetham, D Thompson and C Tomlinson

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr P Hooley (Northern Area Manager), Mr
N Jones (Principal Development Officer, Highways), Mr A Ramshall
(Conservation Officer), Mr N Turpin (Principal Planning Officer), Ms E Tutton
(Principal Planning Officer) and Mr P Wakefield (Planning Officer)

Apologies

Councillors M Hardy

90 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor R J Narraway declared a personal interest in respect of
application number 10/4083M on the grounds that he was a Member of
North Rode Parish Council, which had considered the application, but that
he had not participated in any of the debates. In accordance with the
Code of Conduct, Councillor Narraway remained in the meeting during
consideration of the application.

Councillor C Andrew declared a personal interest in respect of application
number 10/4083M on the grounds that she was a Member of Eaton Parish
Council, which had considered the application, but that she had not
participated in any of the debates. In accordance with the Code of
Conduct, Councillor Andrew remained in the meeting during consideration
of the application.

Councillor D Thompson declared that she had expressed an opinion in
respect of application number 10/4558M and had therefore fettered her
discretion. Councillor Thompson exercised her separate speaking rights
as a Ward Councillor and withdrew from the room during consideration of
the item.

Councillor L Smetham declared a personal interest in respect of application number 10/4447M on the grounds that she was acquainted with the architect. In accordance with the Code of Conduct, Councillor Smetham remained in the meeting during consideration of the application.

91 MINUTES OF THE MEETING

RESOLVED – That the minutes of the meeting held on 22 December 2010 be approved as a correct record and signed by the Chairman.

92 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

93 10/4083M-VARIATION OF CONDITIONS 9, 10, 12 RELATING TO 06/2254P (APPEAL DECISION APP/C0630/A/07/2033939). THE PURPOSE OF THIS APPLICATION IS TO ENSURE ONE OF THE UNITS CAN BE OCCUPIED FULL TIME BY A MANAGER INCLUDING DURING THE CLOSED SEASON, RODE HEATH WOOD, BACK LANE, EATON FOR MR & MRS NOAD

Note: Mr Holmes (objector) and Mr S Goodwin (agent for the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED – That the application be APPROVED subject to the completion of a Section 106 Agreement including the following Heads Of Terms:

- A Travel Plan
- Submission, approval and implementation of a woodland management plan
- Form of Licence Agreement to be utilised

and the following conditions:

- 1 Landscaping proposals and implementation in accordance with approved details. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
- 2 External appearance of the caravans in accordance with approved details.
- 3 External lighting of the site in accordance with the approved details.

- 4 Construction of roads, parking spaces, hardstandings and storage of building materials and parking of contractors vehicles in accordance with approved details.
 - 5 Ecological management plan in accordance with approved details.
 - 6 Refuse storage and recycling facilities in accordance with approved details.
 - 7 The caravans shall be occupied for holiday purposes only, other than the caravan on plot 10, which shall only be occupied by a person solely or mainly employed as an on site manager (together with any dependents) for the holiday park for a period of three years from the date of this permission. Upon the expiry of the three year period the occupation of plot 10 shall be for holiday purposes only.
 - 8 The caravans shall not be occupied as a person's sole or main place of residence other than the caravan on plot 10, which shall only be occupied by a person solely or mainly employed as an on site manager (together with any dependents) for the holiday park for a period of three years from the date of this permission. Upon the expiry of the three year period plot 10 shall not be occupied as a person's sole or main place of residence.
 - 9 The owners/operators of the site shall maintain an up to date register of the names of all owners/occupiers of individual caravans on the site and of their main home addresses and shall make this information available at all times to the Local Planning Authority.
 - 10 No caravan on the site shall be occupied between 14 January and 1 March in any year other than the caravan on plot 10, which shall only be occupied by a person solely or mainly employed as an on site manager (together with any dependents) for the holiday park for a period of three years from the date of this permission. Upon the expiry of the three year period plot 10 shall not be occupied between 14 January and 1 March in any year.
 - 11 Access to Back Lane in accordance with approved details.
 - 12 No gates or other obstruction shall be placed across the proposed access.
 - 13 Turning space to be provided.
 - 14 Passing places to be provided along Back Lane prior to occupancy.
 - 15 Footpath to be provided between the site and the A536.
 - 16 Bus stops on the A536 adjacent to the opposite Novar to be improved.
 - 17 Cycle parking facilities in accordance with approved details.
 - 18 Materials to be used to construct the caravans in accordance with approved details.
 - 19 Foul and surface water drainage of the site in accordance with approved details.
- 94 **10/4381M-4 NO DETACHED DWELLINGS, LAND TO THE REAR OF 140, PRESTBURY ROAD, MACCLESFIELD FOR MR A NORTHOVER, LOCKSIDE ESTATES LTD**

The Chairman reported that the above planning application had been withdrawn by the applicant prior to the meeting.

**95 10/4558M-HOUSE EXTENSION AND REFURBISHMENT COMPRISING:
- NEW ATTIC CONVERSION - NEW REAR EXTENSION - NEW RAISED
DECKING TO REAR GARDEN - INTERNAL REFURBISHMENT - NEW
RAISED CAR PARK IN CURTILAGE TO FRONT GARDEN, 6,
ASHWOOD ROAD, DISLEY, STOCKPORT, CHESHIRE FOR GRAHAM
PREST**

Note: All Members declared that they had received correspondence from objectors with respect to this application.

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

Note: Mrs J Stewart (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update, and an oral update by the Business Lead - Northern Office which confirmed a revised recommendation of deferral.

RESOLVED – That the application be DEFERRED:

- (a) for a Committee site inspection so that Members can assess the impact of the proposed development on neighbouring residential amenity.
- (b) to enable officers to assess the recently received revised plans and to renotify neighbouring properties.

**96 10/3535M-CHANGE OF USE OF PART BUILDING FROM B2
INDUSTRIAL USE TO 19 RESIDENTIAL APARTMENTS, CLARENCE
MILL, CLARENCE ROAD, BOLLINGTON FOR CLARENCE MILL LTD**

Note: Councillor J Crockatt left the room prior to the start of the committee's consideration of this application and returned during the committee's debate on the application but did not take part in the debate or vote.

Note: Ms C Kettlety (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED – That the Head of Planning and Housing be granted delegated authority:

- (a) to REFUSE the application in consultation with Chairman of Committee for the following reasons:
 - 1. R04MS - Insufficient information submitted in respect of car parking provision
 - 2. R04MS_1 - Insufficient information submitted in respect of the financial viability of the scheme to allow for the Affordable Housing provision and Public Open Space contributions to be waived
- (b) to address any new issues raised in any additional representations received by 2 February 2011.

97 10/3536M-CHANGE OF USE OF PART BUILDING FROM B2 INDUSTRIAL USE TO 19 RESIDENTIAL APARTMENTS, CLARENCE MILL, CLARENCE ROAD, BOLLINGTON FOR CLARENCE MILL LTD

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be APPROVED subject to the following conditions:

- 1. A01AP - Development in accord with approved plans
- 2. A03CA - Standard Time Limit
- 3. A06EX - Materials as application
- 4. A09EX - Rainwater goods
- 5. A14EX - Specification of bonding of brickwork
- 6. A17EX - Specification of window design / style
- 7. A20EX - Submission of details of windows

98 10/4447M-INTERNAL ALTERATIONS TO PROVIDE REMODELLED LIVING ACCOMMODATION, ALTERATIONS TO EXISTING COURTYARD OUTSIDE REAR ENTRANCE AND NEW DETACHED GARAGE, 10, HAWTHORNE PARK, WILMSLOW, CHESHIRE FOR I GOW

Note: Councillor D Neilson left the meeting during the committee's consideration of this application and did not return.

Note: Mr D Benjamin (objector) 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 Business Lead - Northern Office.

RESOLVED – That the application be APPROVED subject to the following conditions:

1. A03FP - Commencement of development (3 years)
2. A06EX - Materials as application
3. A09EX - Rainwater goods
4. A17EX - Specification of window design / style (to be timber)
5. A19EX - Garage doors
6. A01AP - Development in accord with approved plans
7. Boundary treatment to be submitted and approved prior to commencement, shall include maximum retention of existing front boundary hedge and wall
8. Hours of construction

99 **10/3545M-FULL PLANNING PERMISSION 06/0236P MIXED USE DEVELOPMENT COMPRISING 87 NO APARTMENTS AND 1077SQ M BUSINESS FLOORSPACE WITH ASSOCIATED CAR PARKING, ACCESS AND SERVICING ARRANGEMENTS, LAND AND BUILDINGS AT PARK GREEN, MACCLESFIELD FOR P H PROPERTY HOLDINGS LTD C/O AGENT**

Note: Prior to consideration of this application, the meeting was adjourned for a period of 10 minutes.

Note: Councillor J Crockatt left the meeting prior to the committee's consideration of this application and did not return.

Note: Mr J Suckley, agent for the applicant, had registered his intention to address the Committee on this matter but did not speak.

The Committee considered a report regarding the above planning application, a written update and an oral update by the Principal Planning Officer.

RESOLVED – That the application be APPROVED subject to the prior completion of a section 106 agreement as detailed in the officer's report and 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. A07EX - Sample panel of brickwork to be made available
5. A11EX - Details to be approved
6. A10EX - Rainwater goods
7. A15MC - Archaeological watching brief
8. A02LS - Submission of landscaping scheme
9. A04LS - Landscaping (implementation)
10. A22GR - Protection from noise during construction (limit on hours of construction works)
11. A02HA - Construction of access

12. A07HA - No gates - new access
13. A14HA - Construction of highways
14. A15HA - Construction of highways - submission of details
15. A18HA - Construction of footways
16. A23HA - Provision / retention of turning facility
17. A24HA - Provision / retention of service facility
18. A30HA - Protection of highway from mud and debris
19. A32HA - Submission of details re: construction
20. A26HA - Prevention of surface water flowing onto highways
21. A02HP - Provision of car parking (scheme to be submitted)
22. A07HP - Drainage and surfacing of hardstanding areas
23. A04HP - Provision of cycle / motorcycle parking
24. Section 278
25. Removal of Japanese Knotweed
26. Protection of breeding birds
27. Artificial bat roosts to be agreed
28. Details of any pile drive driving to be approved
29. visibility splays on Brook Street
30. Decontamination of land
31. Minimum floor levels above river
32. Materials and location of services designed to minimise flood damage risk
33. Approval of details of surface water drainage
34. Approval of measures on Bollin walkway to ensure suitability for disabled
35. visibility splays on Brook Street

100 **10/3614M-EXTENSION OF TIME FOR PERMISSION 06/0234P (CONSERVATION AREA CONSENT) - PART DEMOLITION OF NON-LISTED BUILDINGS FOR REDEVELOPMENT (CONSERVATION AREA CONSENT), LAND AND BUILDINGS AT PARK GREEN, MACCLESFIELD FOR PH PROPERTY HOLDINGS LIMITED**

Note: Mr J Suckley, agent for the applicant, had registered his intention to address the Committee on this matter but did not speak.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be APPROVED subject to the following conditions:

1. A03CA - Commencement of development
2. A02CA - Demolition as precursor of redevelopment

101 **10/3615M-EXTENSION OF TIME FOR PERMISSION 06/0235P (LISTED BUILDING CONSENT) DEMOLITION OF EXTENSION AND PORCH ON GEORGIAN MILL WITH EXTERNAL AND INTERNAL ALTERATIONS INCLUDING WINDOWS, REPLACEMENT ROOF AND REMOVAL OF INTERNAL PARTITIONS AND STAIRCASES (LISTED**

**BUILDING CONSENT), LAND AND BUILDINGS AT PARK GREEN,
MACCLESFIELD FOR PH PROPERTY HOLDINGS LIMITED**

Note: Mr J Suckley, agent for the applicant, had registered his intention to address the Committee on this matter but did not speak.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be APPROVED subject to the following conditions:

1. A07LB - Commencement of development
2. A01AP - Development in accord with approved plans
3. A02BC - Submission of structural survey / method of development
4. A02CA - Demolition as precursor of redevelopment
5. A02EX - Submission of samples of building materials
6. A07EX - Sample panel of brickwork to be made available
7. A11EX - Details to be approved - windows, balcony rails and lift shafts
8. A10EX - Rainwater goods
9. A12EX - Fenestration to be set behind reveals
10. A20EX - Submission of details of windows
11. A23EX - Roof ridges - to be finished with lead rolls

The meeting commenced at 2.00 pm and concluded at 5.33 pm

Councillor B Moran (Chairman)