

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 13th April, 2011 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

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

Councillors Miss C M Andrew, J Croackatt, M Hardy, Mrs O Hunter, Mrs T Jackson, R J Narraway, D A Neilson, Mrs L Smetham, D Stockton and D Thompson

OFFICERS PRESENT

Mrs N Folan (Planning Solicitor), Mr P Hooley (Northern Area Manager), Mr A Ramshall (Conservation Officer) and Miss L Thompson (Planning Officer)

129. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs H Gaddum and Mrs C Tomlinson.

130. DECLARATIONS OF INTEREST/PRE DETERMINATION

In respect of application 11/0144M-Single Storey Extension, St Peters Church, The Village, Prestbury for St Peters Parochial Church Council and application 11/0107M-Demolition of Ford House and construction of replacement building for parish offices, associated apartments and construction of six (6) townhouses and two (2) apartments within the grounds of Ford House for Ford House, The Village, Prestbury, Macclesfield, Cheshire for St Peters Parochial Church and application 11/0108M-Demolition of Ford House (Conservation Area Consent), Ford House, The Village, Prestbury, Macclesfield, Cheshire for St Peters Parochial Church Council, Councillor Mrs T Jackson declared that she was the Chairman of Prestbury Amenity Society who were objecting to the application, however she did not consider that she had either a personal or prejudicial interest as she had not taken part in any of the discussions the Society had on the application, nor had she expressed a view.

In respect of application 11/0271M-Demolition of Existing Garage & Construction of New Garage with Vehicle Hardstanding, 106, Buxton Road, Macclesfield for Mr & Mrs P Findlow and application 11/0274M-Demolition of Existing Garage & Construction of New Garage with Vehicle Hardstanding, 106, Buxton Road, Macclesfield for Mr & Mrs P Findlow, all Members declared that they knew the applicant as he was a Cheshire East Councillor, however the declaration was not considered to be either a personal or prejudicial interest.

In respect of the same applications outlined above, Councillor Mrs T Jackson declared a personal and prejudicial interest as she was a close friend of the applicant and in accordance with the Code of Conduct she left the meeting prior to consideration of the applications and did not return.

It was noted that Members of the Committee had received correspondence relating to applications 11/0144M, 11/0107M and 11/0108M.

131. MINUTES OF THE MEETING

RESOLVED

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

132. PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

133. 11/0144M-SINGLE STOREY EXTENSION, ST PETERS CHURCH, THE VILLAGE, PRESTBURY FOR ST PETERS PAROCHIAL CHURCH COUNCIL

Consideration was given to the above application.

(Mr Geddes, representing Prestbury Amenity Society, Mr Ainsbury, an objector and Mr Gascoigne, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Head of Planning and Housing in consultation with the Chairman and Vice Chairman to approve subject to the following conditions and subject to the receipt and approval of plans to amend the extension so that it did not encroach in front of the east elevation of the Church:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials
4. Details of materials to be submitted
5. Details to be approved
6. Protected Species Mitigation

7. Archaeology
8. Landscaping submission
9. Landscaping implementation
10. Pile driving method
11. Construction method statement (to include hours of working)

134. 11/0107M-DEMOLITION OF FORD HOUSE AND CONSTRUCTION OF REPLACEMENT BUILDING FOR PARISH OFFICES, ASSOCIATED APARTMENTS AND CONSTRUCTION OF SIX (6) TOWNHOUSES AND TWO (2) APARTMENTS WITHIN THE GROUNDS OF FORD HOUSE FOR FORD HOUSE, THE VILLAGE, PRESTBURY, MACCLESFIELD, CHESHIRE FOR ST PETERS PAROCHIAL CHURCH COUNCIL

Consideration was given to the above application.

(Mr Geddes, representing Prestbury Amenity Society, Mr Ainsbury, an objector, Mrs Green, an objector, Mr Sealy, a Supporter and Mr Gascoigne, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for consideration at the Northern Planning Committee meeting on 8 June 2011 in order for Officers to assess the late submission of information by the applicant and to allow additional negotiations to take place regarding the design and scale of the proposed town houses.

(This was a change in the Officer's original recommendation from one of refusal to one of deferral).

135. 11/0108M-DEMOLITION OF FORD HOUSE (CONSERVATION AREA CONSENT), FORD HOUSE, THE VILLAGE, PRESTBURY, MACCLESFIELD, CHESHIRE FOR ST PETERS PAROCHIAL CHURCH COUNCIL

(During consideration of the application Councillor Miss C M Andrew left the meeting and did not return).

Consideration was given to the above application.

RESOLVED

That the application be deferred for consideration at the Northern Planning Committee meeting on 8 June 2011 in order to consider the Conservation Area consent alongside the main consent.

(This was a change in the Officer's original recommendation from one of refusal to one of deferral).

(The meeting adjourned at 4.10pm and reconvened at 4.20pm).

136. 11/0271M-DEMOLITION OF EXISTING GARAGE & CONSTRUCTION OF NEW GARAGE WITH VEHICLE HARDSTANDING, 106, BUXTON ROAD, MACCLESFIELD FOR MR & MRS P FINDLOW

(Prior to consideration of the application, Councillor Mrs O Hunter left the meeting and did not return).

Consideration was given to the above application.

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

RESOLVED

That the application be given Delegated Authority to the Head of Planning and Housing in consultation with the Chairman and Vice Chairman to approve subject to the following conditions, subject to receipt of satisfactory Protected Species Survey, to address any issues raised within the consultation period and to agree any further conditions if necessary:-

1. Commencement of development (3 years)
2. Submission of samples of building materials
3. Development in accord with approved plans
4. Protection of features
5. Tree retention
6. Tree protection
7. Specification of bonding of brickwork
8. Method statement
9. Details to be approved
10. Use of garage / carport
11. Rainwater goods
12. Roof lights set flush
13. Specification of window design / style
14. Garage doors
15. No demolition of the building during the Summer months

137. 11/0274M-DEMOLITION OF EXISTING GARAGE & CONSTRUCTION OF NEW GARAGE WITH VEHICLE HARDSTANDING, 106, BUXTON ROAD, MACCLESFIELD FOR MR & MRS P FINDLOW

Consideration was given to the above application.

RESOLVED

That the application be given Delegated Authority to the Head of Planning and Housing in consultation with the Chairman and Vice Chairman to approve subject to the following conditions, subject to addressing any issues raised within the consultation period and to agree any further conditions if necessary:-:

- 16. Standard Time Limit
- 17. Submission of samples of building materials
- 18. Development in accord with approved plans
- 19. Protection of features
- 20. Specification of bonding of brickwork
- 21. Method statement
- 22. Details to be approved
- 23. Rainwater goods
- 24. Roof lights set flush
- 25. Specification of window design / style
- 26. Garage doors
- 27. Layout plan

138. 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 4.35 pm

Councillor B Moran (Chairman)

