

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 8th June, 2011 at Council Chamber - Town Hall,
Macclesfield, SK10 1DX

PRESENT

Councillor B Moran (Chairman)
Councillor W Livesley (Vice-Chairman)

Councillors C Andrew, L Brown, B Burkhill, A Harewood, P Hoyland, O Hunter,
L Jeuda, P Raynes, L Roberts and D Stockton

OFFICERS IN ATTENDANCE

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

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors G Boston, D Druce
and Mrs H M Gaddum.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

None, however it was noted that Members received correspondence in
relation to 10/3175M-Refurbishment, Conversion and Extension of Butley
Hall to Provide Seven Apartments: This work includes partial demolition of
later parts of the listed building. Construction of Three new Three Storey
Townhouses to the rear of Butley Hall. External works to create new
ramped access drive to new car parking area between Butley Hall and the
new Townhouses together with construction of Ten Garage Spaces and a
bin storage room, Butley Hall, Scott Road, Prestbury for Mr and Mrs Lock
and PH P and 11/0131M-Demolition of Redundant Squash Club Building
and Construction of Two Storey Five Bedroom House, Land to the rear of
Cherry Wood, Sparrow Lane, Knutsford for Mr Charlie Williams.

(Prior to consideration of the following item, Councillor B Livesley arrived
to the meeting).

3 MINUTES OF THE MEETING

RESOLVED

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

4 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

5 **11/0533M-EXTENSION TO TIME LIMIT TO 08/0783P FOR ERECTION OF 10NO. APARTMENTS WITH BASEMENT PARKING, 2- 4, HOLLY ROAD NORTH, WILMSLOW FOR MR SEDDON**

Consideration was given to the above application.

(Mrs Naylor, 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. Commencement of development (3 years)
2. Development in accord with approved plans
3. Details of materials to be submitted
4. Closure of access
5. Construction of junction / highways (outline)
6. Provision of car parking
7. Driveway surfacing - single access drive
8. Landscaping - submission of details
9. Landscaping (implementation)
10. Tree retention
11. Tree protection
12. Construction specification / method statement
13. Arboricultural method statement
14. No gates or obstruction shall be erected across the vehicular access
15. Access to be constructed before occupation of the building
16. Drainage of car park surfaces
17. Provision of cycle stands
18. Provision of cycle store
19. Windows in side elevation shall be obscured and non-opening
20. External Appearance and design of bin store

21. non standard-Details of soundproofing

22. Renewable Energy Requirements

- 6 **10/3175M-REFURBISHMENT, CONVERSION AND EXTENSION OF BUTLEY HALL TO PROVIDE SEVEN APARTMENTS: THIS WORK INCLUDES PARTIAL DEMOLITION OF LATER PARTS OF THE LISTED BUILDING. CONSTRUCTION OF THREE NEW THREE STOREY TOWNHOUSES TO THE REAR OF BUTLEY HALL. EXTERNAL WORKS TO CREATE NEW RAMPED ACCESS DRIVE TO NEW CAR PARKING AREA BETWEEN BUTLEY HALL AND THE NEW TOWNHOUSES TOGETHER WITH CONSTRUCTION OF TEN GARAGE SPACES AND A BIN STORAGE ROOM, BUTLEY HALL, SCOTT ROAD, PRESTBURY FOR MR AND MRS LOCK AND PH PROPERTY HOLDINGS**

Consideration was given to the application.

(Councillor P Findlow, the Ward Councillor, Mrs T Jackson, a representative of Prestbury Amenity Society, Susan Ehlinger, a representative of the objector and Adele Lock, 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. A04AP - Development in accord with revised plans (numbered)
3. A05EX - Details of materials to be submitted
4. A10EX - Rainwater goods
5. A22EX - Roofing material
6. A16EX - Specification of window design / style
7. A20EX - Submission of details of windows
8. A19EX - Garage doors - timber
9. A03LB - Protection of features - Jacobean staircase
10. A05LB_1 - Protection of features - No additional fixtures
11. A22GR - Protection from noise during construction (hours of construction)
12. A01MC - Submission of soundproofing measures to protect residential amenity of future occupiers
13. A25GR - Obscure glazing requirement – side windows
14. A06GR - No windows to be inserted
15. A01GR - Removal of permitted development rights - dwellings

- 16.A23MC - Details of ground levels to be submitted
- 17.A17MC - Decontamination of land
- 18.A02LS - Submission of amended landscaping scheme
- 19.A04LS - Landscaping (implementation)
- 20.A12LS - Landscaping to include details of boundary treatment
- 21.A17LS - Submission of landscape management plan
- 22.A01TR - Tree retention
- 23.A02TR - Tree protection
- 24.A14TR - Protection of existing hedges shown on the plan
- 25.A19MC - Refuse storage facilities to be approved
- 26.A04HP - Provision of cycle parking
- 27.A01HP_1 - Provision of car parking - 10 garages and 9 spaces
- 28.A06HP_1 - Use of garage - for parking of cars
- 29.A08MC - Lighting details to be approved
- 30.A03TR - Construction specification/method statement
- 31.A32HA - Submission of construction method statement
- 32. Submission of archaeological methodology
- 33.No pile driving permitted
- 34.Details of privacy screens to balconies/terraces be submitted

(Councillor B Livesley left the meeting and did not return).

7 10/3214M-REFURBISHMENT, CONVERSION AND EXTENSION OF BUTLEY HALL TO PROVIDE SEVEN APARTMENTS: THIS WORK INCLUDES PARTIAL DEMOLITION OF LATER PARTS OF THE LISTED BUILDING. CONSTRUCTION OF THREE NEW THREE STOREY TOWNHOUSES TO THE REAR OF BUTLEY HALL. EXTERNAL WORKS TO CREATE NEW RAMPED ACCESS DRIVE TO NEW CAR PARKING AREA BETWEEN BUTLEY HALL AND THE NEW TOWNHOUSES TOGETHER WITH CONSTRUCTION OF TEN GARAGE SPACES AND A BIN STORAGE ROOM, BUTLEY HALL, SCOTT ROAD, PRESTBURY FOR MR AND MRS LOCK AND PH PROPERTY HOLDINGS

Consideration was given to the application.

(Councillor P Findlow, the Ward Councillor, Mrs T Jackson, a representative of Prestbury Amenity Society, Susan Ehlinger, a representative of the objector and Adele Lock, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. A07LB - Standard Time Limit
2. A04AP_1 - Development in accord with revised plans (numbered)
3. A05EX - Details of materials to be submitted
4. A10EX - Rainwater goods
5. A22EX - Roofing material
6. A16EX - Specification of window design / style
7. A20EX - Submission of details of windows
8. A19EX - Garage doors
9. A03LB - Protection of features - Jacobean staircase
10. A05LB - Protection of features - no additional fixtures
11. A02LB - Method statement
12. Submission of archaeological methodology

(The meeting adjourned at 4.05pm and reconvened at 4.10pm).

(Prior to consideration of the following application, Councillor Mrs L Brown left the meeting and returned during its consideration. In accordance with the Code of Conduct she did not take part in the debate nor vote on the application).

8 11/0131M-DEMOLITION OF REDUNDANT SQUASH CLUB BUILDING AND CONSTRUCTION OF TWO STOREY FIVE BEDROOM HOUSE, LAND TO THE REAR OF CHERRY WOOD, SPARROW LANE, KNUTSFORD FOR MR CHARLIE WILLIAMS

Consideration was given to the above application.

(Mr Marshall, an objector, Mr Anderton, an objector, Mr Vaughan, a Supporter and Mr Williams, 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. A03AP - Development in accord with revised plans (unnumbered)
3. A05EX - Materials
4. A01TR - Tree retention

5. A02TR - Tree protection
6. A05LS - Landscaping - implementation
7. A04LS - Landscaping (implementation)
8. A25GR - Obscure glazing requirement
9. IF02 - Noise
10. A32HA - Submission of construction method statement
11. A23GR - Pile Driving
12. A08HA - Gates set back from footway/carriageway
13. The hedge should be retained as part of the landscape scheme
14. Drainage scheme to be submitted and approved prior to commencement and then implemented

9 11/0366M-CHANGE OF USE OF LAND FROM AGRICULTURAL TO A NATURAL BURIAL GROUND AT ADLINGTON HALL, LAND SOUTH OF THE JUNCTION OF MILL LANE AND LONDON ROAD, ADLINGTON FOR ADLINGTON HALL ESTATE

Consideration was given to the above application.

(Mr Knight, 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 conjunction with the Chairman and Vice Chairman of the Committee for approval in order to address any further representations that the Planning Department may receive in relation to the application, subject to the completion of a Section 106 Agreement comprising of the following Heads of Terms:-

Provision and implementation of a Landscape and Habitat and Management Plan;

And subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Tree retention
4. Construction of access
5. Details to be approved in relation to the footbridge and memorial plaques
6. Submission of samples of building materials

7. Submission of additional landscape details
8. Archaeological investigation
9. Green burials shall only take place in the part of the site that is to the North and West of the watercourse running through the site, as indicated on the submitted revised Landscape Masterplan (plan number 641.1D). The part of the site to the south and east of the watercourse may only be used for the interment of cremated remains or for scattering of ashes in accordance with revised masterplan (plan number 641.1D).
10. Burials must not take place within 250 metres of any well, spring or borehole from which a drinking water supply is drawn.
11. The place of interment should be at least 30 metres away from any other spring or watercourse, and at least 10 metres away from any field drain.
12. Prior to the commencement of green burials in the North West area of the site (as outlined in the revised landscape masterplan reference 641.1.D), groundwater levels shall be monitored on a monthly basis for a period of 12 months. After this 12 month period, monitoring of groundwater in the five window sample boreholes, shall continue to take place on a monthly basis for a 3 year period. The results shall be submitted to the LPA on an annual basis, in consultation with the Environment Agency, for approval.
13. The base of all burial pits on the site must maintain a minimum 1 metre clearance above the highest natural water table as identified in the groundwater monitoring on the site.

(Prior to consideration of the following application, Councillor Miss C M Andrew and B Burkhill left the meeting and did not return).

10 11/1115M-PROPOSED ERECTION OF A DWELLING AND TWO OUTBUILDINGS IN ASSOCIATION WITH THE MANAGEMENT OF WINDMILL WOOD INCLUDING THE DEMOLITION OF A BRICK BUILT WAREHOUSE, ONE SHED AND TWO OPEN STORES, WINDMILL WOOD, CHELFORD ROAD, OLLERTON, KNUTSFORD FOR MR & MRS PANAYI

Consideration was given to the above application.

RESOLVED

That the application be deferred to a later meeting of the Northern Planning Committee in order to allow Officers further time to consider the merits of the applicant's proposal and whether very special circumstances may exist to justify inappropriate development in the Green Belt.

(This was a change in the original Officers recommendation from one of approval to one of deferral).

(Prior to consideration of the following application, Councillor P Raynes left the meeting and did not return).

- 11 **11/0648M-AS PART OF A WIDER HIGHWAY IMPROVEMENT SCHEME IT IS PROPOSED TO RELOCATE THE JUBILEE FOUNTAIN MONUMENT IN FOUNTAIN PLACE, POYNTON FROM IT'S CURRENT POSITION ON A TRAFFICE ISLAND TO AN AREA OF FOOTWAY TO THE SOUTHEAST CORNER OF THE JUNCTION, JUBILEE FOUNTAIN, OUTSIDE 11-13, FOUNTAIN PLACE, CHESTER ROAD, POYNTON FOR MR P SHERRATT, CHESHIRE EAST COUNCIL**

(During consideration of the application, Councillor P Hoyland declared a personal interest in the application due to the fact that he was a Member of Poynton Town Council Planning Committee who had considered the application, however he had not taken part in the debate nor voted on the application at this meeting and in accordance with the Code of Conduct he remained in the meeting during consideration of the application).

Consideration was given to the above application.

RESOLVED

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

1. Standard Time Limit
2. Development in accord with approved plans
3. Works in Accordance with Method Statement

The meeting commenced at 2.00 pm and concluded at 6.03 pm

Councillor B Moran (Chairman)