

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 1st February, 2012 at Meeting Room, Macclesfield
Library, Jordangate, Macclesfield

PRESENT

Councillor W Livesley (Vice-Chairman) (In the Chair)

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

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor)
Mr B Haywood (Senior Planning Officer)
Mr N Turpin (Principal Planning Officer)
Mr P Wakefield (Planning officer)
Mr A Ramshall (Senior Conservation Officer)
Mr Nigel Curtis (Principal Development Officer)
Mrs G Hawthornthwaite (Democratic Services Officer)

APOLOGIES

Councillors B Moran

74 APOLOGIES FOR ABSENCE

75 DECLARATIONS OF INTEREST/PRE DETERMINATION

There were no Declarations of Interest or Pre Determination.

76 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 11th January 2012 be approved as a correct record and signed by the Chairman, subject to the following amendment:

Minute 73 – 11/3828M – Head of Holly Grove, Tabley, Cheshire, WA16 0HR:
Development of 8 Dwellings for Peaks and Plains Housing Trust

Add Informative – Whilst the parking levels proposed are sufficient to meet required parking standards for the development, the developer is asked to consider providing additional parking spaces to the front of plot 5. Any alteration could be incorporated within a proposed landscaping scheme.

77 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

78 11/0107M - FORD HOUSE, THE VILLAGE, PRESTBURY, MACCLESFIELD, CHESHIRE SK10 4DG - DEMOLITION OF FORD HOUSE AND CONSTRUCTION OF REPLACEMENT BUILDING FOR PARISH OFFICES, THREE ASSOCIATED APARTMENTS AND CONSTRUCTION OF SEVEN TOWNHOUSES WITHIN THE GROUNDS OF FORD HOUSE FOR ST PETERS PAROCHIAL CHURCH COUNCIL

Consideration was given to the above application.

(Councillor P Findlow (Ward Councillor), Mr A Dicken (on behalf of Prestbury Parish Council), Thelma Jackson (on behalf of Prestbury Amenity Society), Maurice Ireland (on behalf of Save Ford House Group), Mr Hamilton (On behalf of Prestbury Business Forum), Patrick Angier (supporter) and Mr Rawdon Gascoigne (On behalf of the applicant) attended the meeting and addressed the committee on this matter).

RESOLVED

That the application be refused for the following reason:

1. Loss of trees contributing to amenity
2. Adverse effect on Conservation Area

(Prior to consideration of the following applications, Councillor Andrew left the meeting and did not return).

79 11/0108M - FORD HOUSE, THE VILLAGE, PRESTBURY, MACCLESFIELD, CHESHIRE SK10 4DG - DEMOLITION OF FORD HOUSE (CONSERVATION AREA CONSENT) FOR ST PETERS PAROCHIAL CHURCH COUNCIL

Consideration was given to the above application.

(Maurice Ireland (on behalf of Save Ford House Group) attended the meeting and addressed the committee on this matter).

The Committee considered a report regarding the above planning application.

RESOLVED

That the application be refused for the following reason:

- Demolition of building in Conservation Area

(Prior to consideration of the following applications, Councillor Hoyland left the meeting and did not return).

80 11/4226M - 41 VICTORIA ROAD, MACCLESFIELD, CHESHIRE SK10 3JA - ERECTION OF 14 APARTMENTS IN A FOUR STOREY BLOCK - AMENDMENT TO PREVIOUS SCHEME 08/0818P FOR P E JONES (CONTRACTORS) LIMITED

Consideration was given to the above application.

RESOLVED

That the application be APPROVED subject to:

(a) A Section 106 Agreement to secure:

- Commuted payments towards sport and recreational facilities in the town - £42,000 for open space and amenity land and £7,000 for recreation and outdoor sports facilities – money to go to the nearest parks to the development.

(b) the following conditions:

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Rainwater goods
4. Protection from noise during construction (hours of construction)
5. No gates - new access
6. Provision of car parking
7. Construction of access
8. Implementation of landscaping scheme submitted with application
9. Landscaping (implementation)
10. Tree protection
11. Construction specification / method statement
12. Obscure glazing and opening requirement
13. Protection of highway from mud and debris
14. Specification of window design / style
15. Roofing material
16. Materials - external surfaces
17. Door and window details
18. Pile driving
19. Turning facility
20. Reinstating footpath
21. Areas of hardstanding
22. Cycle store

- 23. Restriction of plant usage
- 24. Contaminated Land
- 25. Visibility splays
- 26. Provision of parking area within the site for contractors vehicles
- 27. Provision of parking area within the site for contractors vehicles
- 28. Retention and re-use of gate pillars
- 29. Additional hours of construction condition

Following consideration of this item, the meeting was adjourned until 3.50 pm.

81 11/3549N - FORMER MEDICAL CENTRE, BEAM STREET, NANTWICH CW5 5NX - DEMOLITION OF FORMER KILTEARN MEDICAL CENTRE AND CONSTRUCTION OF RETAIL UNIT WITH CAR PARKING, SERVICING, LANDSCAPING AND ALL ASSOCIATED WORKS FOR MR S BINKS, KEYWORKER HOMES (CHESHIRE) LLP

Consideration was given to the above application.

RESOLVED

That the application be APPROVED subject to:

1. Standard
2. Approved Plans
3. Materials
4. Surfacing materials
5. Landscape Scheme
6. Implementation of Landscaping
7. No removal of vegetation during nesting season without survey
8. Provision of cycle parking
9. Submission of construction details for carpark/access/pedestrian square
10. Provision of access and parking prior to occupation
11. Construction of hours restricted to: Monday-Friday 08:00hrs to 18:00hrs; Saturday 09:00hrs to 14:00hrs; No working on Sunday or Bank Holidays
12. Piling on site restricted to: Monday-Friday 08:30hrs-17:30hrs; Saturday 08:30hrs-13:00hrs; Sunday Nil
13. Opening hours Monday-Saturday 06.30hrs to 21:00hrs; Sunday and Bank Holidays 08:30hrs to 18:00hrs
14. Deliveries only between 7am and 8pm Monday to Saturday and between 9am and 5pm on Sundays or Bank Holidays

15. Submission/approval/implementation of a scheme for the acoustic enclosure of any fans, compressors or other equipment with the potential to create noise
16. Submission/approval/implementation of a filtration and extraction system to control the discharge of odours arising out of food handling and preparation
17. The filtration/extraction system to be regularly maintained
18. Submission/approval/implementation of any external lighting
19. Submission/approval/implementation of Air Quality Impact Assessment and any recommended mitigation or a travel plan
20. Submission/approval/implementation of contaminated land assessment.
21. Mezzanine limited to not retail use – restrict retail floor space to 930 sq metres.
22. Agreement under S288 Highways Act 1980.
23. Collections/services management plan.
24. Notwithstanding the detail shown on the plans, that detailed working drawings of the glazed canopy to the store and glazed openings and cladding design of the building will be submitted for approval.

82 11/3551N - FORMER MEDICAL CENTRE, BEAM STREET, NANTWICH CW5 5NX - CONSERVATION AREA CONSENT FOR DEMOLITION OF FORMER KILTEARN MEDICAL CENTRE AND CONSTRUCTION OF RETAIL UNIT WITH CAR PARKING, SERVICING, LANDSCAPING AND ALL ASSOCIATED WORKS FOR MR S BINKS, KEYWORKER HOMES (CHESHIRE) LLP

Consideration was given to the above application.

RESOLVED

That the application be APPROVED subject to the following conditions:

1. Standard
2. Approved plans
3. Re-development to take place in accordance with planning permission 11/3549N within 3 years of the date of this consent.

The meeting commenced at 1.00 pm and concluded at 4.30 pm

Councillor W Livesley

