

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 18th December, 2013 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor R West (Chairman)
Councillor W Livesley (Vice-Chairman)

Councillors L Brown, B Burkhill, K Edwards, H Gaddum, A Harewood,
L Jeuda, J Macrae, D Mahon, D Neilson and P Raynes

OFFICERS IN ATTENDANCE

Mr N Curtis (Principal Development Officer), Mrs E Fairhurst (Design and
Conservation Officer), Mrs N Folan (Planning Solicitor), Mr P Hooley (Northern
Area Manager) and Mrs D Rose (Landscape Architect)

72 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Miss C Andrew and
Mrs O Hunter.

73 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in relation to application 13/2314M, Councillor
Mrs H Gaddum declared that she knew Miranda Rijks who was speaking
as an objector on the application, however she had not spoken to her in
relation to the application.

In the interest of openness in relation to application 13/3536M, Councillor
Mrs H Gaddum declared that she knew Mr Yates who was speaking as the
agent for the applicant on the application, however she had not spoken to
him in relation to the application.

In the interest of openness In respect of the same application, Councillors
B Livesley and D Neilson declared that they knew Mr Yates who was
speaking as the agent for the applicant on the application, however they
had not spoken to him in relation to the application.

In the interest of openness in relation to the same application, Councillor R
West declared that he had spoken to Mr Neale who was speaking as an
objector on the application, however he had not expressed a view on the
application to Mr Neale.

In the interest of openness in relation to application 13/3520M, Councillor
P Raynes declared that he was a member of the Knutsford Conservation

and Heritage Group as well as a Member of Knutsford Town Council, however he had not made any comments on the application. In addition he had been approached by the Royal British Legion and the substance of what they had to say was contained within the Officers report.

In addition it was noted that Members had received correspondence in relation to a number of applications on the agenda.

74 MINUTES OF THE MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman subject to a minor amendment to the declaration made by Councillor Mrs H Gaddum to state that she knew the applicant's mother and not applicant mother as printed in the minutes.

75 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

76 13/2314M-ERECTION OF AN ENDURANCE 50KW WIND TURBINE AND ASSOCIATED INFRASTRUCTURE, INCLUDING A KIOSK AND ACCESS TRACK, LAND EAST OF DAWSON FARM, BOSLEY, CHESHIRE FOR HALLMARK POWER LTD

Consideration was given to the above application.

(Councillor Mrs L Smetham, the Ward Councillor, Miranda Rijks, an objector and Stephen Bate, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

The proposed wind turbine, by virtue of its height, rotor diameter and siting in an elevated location, would be a visually intrusive and uncharacteristic feature which would have a significant adverse impact on the character and quality of the sensitive landscape within which it sits. In coming to this conclusion, the Local Planning Authority have had regard to its proximity to the Peak District National Park, the surrounding landscape character, which is generally open and expansive, and its sensitivity to change, as well as its position within the Peak Park Fringe Area of Special County Value local landscape designation. It is therefore contrary to policies NE1 (Areas of Special County Value), NE2 (Diversity of Landscape) and DC62 (Renewable Energy Development) of the Macclesfield Borough Local Plan

and advice contained in the National Planning Policy Framework and the Planning Practice Guidance for Renewable and Low Carbon Energy.

(This decision was contrary to the Officer's recommendation of approval).

77 13/3536M-DEMOLITION OF AN EXISTING HOUSE AND THE ERECTION OF 2 NO PAIR OF SEMI-DETACHED HOUSES, 44, CHESTER ROAD, POYNTON, STOCKPORT FOR EDMUND CARLEY

Consideration was given to the above application.

(Garry Neale, an objector and Mr Yates, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the oral update to Committee the application be refused for the following reason:-

1. R07RD - Development unneighbourly

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Northern Area Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority shall be delegated to the Northern Area Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

78 13/4431M-DEMOLITION OF A PAIR OF SEMI-DETACHED DWELLINGS AND THE CONSTRUCTION OF A TERRACE OF FOUR TWO-STORY DWELLINGS WITH ASSOCIATED CAR PARKING (RESUBMISSION OF 12/3540M), 71, SOUTH OAK LANE, WILMSLOW FOR CLARE HUGHES

Consideration was given to the above application.

(Councillor G Barton, the Ward Councillor and Nick Smith, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the oral update to Committee the application be approved subject to the following conditions:-

1. A01AP - Development in accord with approved plans
2. A03FP - Commencement of development (3 years)
3. A06EX - Materials as application
4. Boundary Treatment
5. Obscurley Glazed Windows
6. Landscaping
7. Hours of Demolition
8. Dust Control
9. Pile Fondations
10. Waste provision
11. Construction deliveries
12. Garage not to be converted into living accomodation without consent from the LPA
13. Unitted Utilities
14. Highways- Vehicular crossing
15. Permitted Development Rights removed – Class A

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Northern Area Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority shall be delegated to the Northern Area Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

(The meeting adjourned for a short break. As Councillors R West and B Livesley had to leave the meeting early it was proposed and seconded that Councillor W Macrae take the Chair for the remaining applications. In addition Councillor D Neilson left the meeting and did not return).

- 79 **13/3520M-REGLAZING WINDOWS INCLUDING RELOCATION OF EXISTING STAINED GLASS INTO THE EXISTING STAINED FRAMES; PROTECTIVE GUARDS TO STAINED GLASS AS EXISTING, ST JOHNS PARISH CHURCH, CHURCH HILL, KNUTSFORD, CHESHIRE FOR PAROCHIAL CHURCH COUNCIL**

(Councillor R West vacated the Chair and Councillor W Macrae took over the Chair for the remaining applications. Councillor R West left the meeting and did not return).

Consideration was given to the above application.

(Town Councillor Jan Nicholson, representing Knutsford Town Council, Paul Webster, representing Knutsford Conservation and Heritage Group (KCHG) and John Lee a supporter representing the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out by the Northern Area Manager on behalf of Councillor S Gardiner, the Ward Councillor).

RESOLVED

That the application be deferred for a site visit in order to ascertain the justification for the relocation of the windows and in order to assess the impact of the windows in the Church.

(This decision was contrary to the Officers recommendation of refusal. Councillor B Livesley left the meeting and did not return).

80 13/2906M-REDEVELOPMENT OF SITE FROM KENNELS TO OFFICE ACCOMMODATION, BRYBOUR LODGE KENNELS, ALTRINCHAM ROAD, WILMSLOW FOR MATTHEW MCNULTY, MCNULTY ARCHITECTS

Consideration was given to the above application.

(Councillor G Barton, the Ward Councillor and Mr Redgard, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the written update to Committee the application be approved subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A02AP - Approved plans and detail on plans overridden by condition
3. A06EX - Materials as application
4. A02EX - Submission of samples of building materials
5. A01TR - Tree retention
6. A02TR - Tree protection
7. A03TR - Construction specification/method statement - car park area

8. A02LS - Submission of landscaping scheme
9. A04LS - Landscaping (implementation)
10. Contaminated land
11. Crane
12. Highway consent
13. Noise generative demolition & construction restrictive hours
14. Dropped kerb and access
15. Removal of Permitted Development Rights for extensions and C.O.U.
16. 29 parking spaces to be provided on site – plan to be submitted and approved prior to commencement.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Northern Area Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority shall be delegated to the Northern Area Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

81 13/4373M-EXTENSION OF EXISTING BUILDING CONSISTING OF A SINGLE STOREY 2 CLASSROOM BUILDING WITH TOILETS AND STAFF AREAS. EXTERNAL LANDSCAPING AND CONSTRUCTION OF 6 NEW CAR PARKING SPACES, DEAN OAKS PRIMARY SCHOOL, HANDFORTH ROAD, HANDFORTH, WILMSLOW FOR DEAN OAKS, DEAN OAKS PRIMARY SCHOOL

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the oral update to Committee the application be approved subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A05EX - Details of materials to be submitted
4. A32HA - Submission of construction method statement

5. Hours
6. Fence Details
7. Scheme to be submitted and agreed for deposit of any excavated soil within site

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Northern Area Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority shall be delegated to the Northern Area Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

82 13/4039M-CONSTRUCTION OF A TWO-STOREY, TWO-CLASSROOM EXTENSION, AND CONSTRUCTION OF 6 NEW CAR PARKING SPACES, WILMSLOW GRANGE C P SCHOOL, ULLSWATER ROAD, HANDFORTH FOR CHILDREN, FAMILIES & ADULTS, CHESHIRE EAST COUNCIL

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the oral update to Committee the application be approved subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. The development shall be carried out in strict accordance with the Arboricultural Report including Arboricultural Method Statement for Tree Protection, Tree Protection Plan and Method Statement for Cellular Confinement System (Urban Green Ref 10478 dated 24th August 2013).

83 13/3663M-ERECTION OF AGRICULTURAL BUILDING TO REPLACE EXISTING REDUNDANT BUILDINGS. EXTENSION TO EXISTING AGRICULTURAL BUILDING, TABLEY HILL DAIRY FARM, TABLEY HILL LANE, TABLEY FOR THE CROWN ESTATE

Consideration was given to the above application.

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

RESOLVED

That for the reasons set out in the report and in the oral update to Committee the application be approved subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A06EX - Materials as application
3. A22GR - Protection from noise during construction (hours of construction)
4. A01AP - Development in accord with approved plans

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Northern Area Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority shall be delegated to the Northern Area Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

The meeting commenced at 2.00 pm and concluded at 5.50 pm

Councillor R West (Chairman)