

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 22nd January, 2014 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor R West (Chairman)

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

OFFICERS IN ATTENDANCE

Mrs E Fairhurst (Design and Conservation Officer), Mrs N Folan (Planning
Solicitor), Mr P Hooley (Northern Area Manager), Mr N Jones (Principal
Development Officer) and Mr A Ramshall (Senior Conservation Officer)

84 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors B Livesley and L
Brown.

85 DECLARATIONS OF INTEREST/PRE DETERMINATION

In respect of application 13/2839M, Councillor D Neilson declared that he
had pre determined the application as a former Governor of Kings School,
Macclesfield. He stated that he would exercise his right to speak as the
Ward Councillor and then would leave the room prior to the discussions
taking place.

In respect of the same application, Councillor Mrs H Gaddum declared a
non pecuniary interest as she was a Governor of Kings School,
Macclesfield. She stated that she would leave the room prior to
consideration of the application.

In the interest of openness in respect of 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 the interest of openness in respect of application 13/3883M, Councillor
D Mahon declared that he knew the developer concerned with the
application as he was a well known landowner and farmer in the area.

86 MINUTES OF THE MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman subject to the substitution of the letter 'W' with the letter 'J' in relation to Councillor J Macrae's initial on page 5 of the minutes.

87 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

88 **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 THE PAROCHIAL CHURCH COUNCIL**

Consideration was given to the above application.

(Councillor S Gardiner, the Ward Councillor, Town Councillor Mrs V Davies, representing Knutsford Town Council, Paul Webster, representing Knutsford Conservation and Heritage Group (KCHG) and John Lee, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Northern Area Manager in consultation with the Chairman of the Northern Planning Committee and relevant Ward Councillors for approval subject to conditions.

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

89 **13/3883M-RESIDENTIAL DEVELOPMENT OF 20 DWELLINGS AND ASSOCIATED WORKS, SITE OF KNOWLE HOUSE, SAGARS ROAD, HANDFORTH FOR NICHOLA BURNS, MORRIS HOMES NORTH LTD**

Consideration was given to the above application.

(Brian Tolver, an objector, Nigel Davies, an objector and Lewis Evans, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

1. Inappropriate development in the Green Belt, which reduces openness. No very special circumstances exist to clearly outweigh the identified harm to the Green Belt.

(The meeting was adjourned for a short break).

- 90 **WITHDRAWN-13/2867M-A RURAL EDUCATION& INTERPRETATION CENTRE INCLUDING AGRICULTURAL STORE, BIODOME, VISITOR BUILDING, CAR PARKING, PATHWAYS AND LANDSCAPING, LAND WEST OF MAG LANE, HIGH LEGH FOR MR DAVID FRYER, DAVID FRYER MANAGEMENT**

This item was withdrawn prior to the meeting.

- 91 **13/3082M-INTERNAL AND EXTERNAL ALTERATIONS TO THE ORIGINAL FORMER CHESHIRE BUILDING SOCIETY (NO. 36 CASTLE STREET) TOGETHER WITH THE DEMOLITION OF THE MAJORITY OF THE SUBSEQUENT EXTENSIONS TO THE BUILDING AND THE CHANGE OF USE OF THE GROUND FLOOR FROM OFFICES (CLASS B1(A)) TO 2 NO. FLEXIBLE USE UNITS (CLASSES B1(A), A1, A2, A3 AND/OR A4). DEMOLITION OF RETAIL UNITS AT NO.'S 22, 24 & 26 CASTLE STREET AND NO.'S 25, 25B & 25C CASTLE STREET MALL (FORMING PART OF THE GROSVENOR SHOPPING CENTRE) TO FACILITATE THE REDEVELOPMENT OF A TWO STOREY BUILDING (PLUS ROOF TOP PLANT AREA) TO ADJOIN THE REDEVELOPED FORMER CHESHIRE BUILDING SOCIETY AND PROVIDE 4 NO. RETAIL (CLASS A1) UNITS, ERECTION OF REPLACEMENT CANOPY ABOVE CASTLE STREET MALL, FORMATION OF 5 NO. CAR PARKING SPACES, EXTERNAL ALTERATIONS AND ASSOCIATED WORKS, 22, 24, 26 & 36 CASTLE STREET, 25, 25B & 25C CASTLE STREET MALL, MACCLESFIELD, CHESHIRE FOR MR JOHN SULLIVAN, ESKMUIR SECURITIES LIMITED**

Consideration was given to the above application.

(Councillor Mrs J Jackson, the Ward Councillor and John Sullivan, 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 delegated to the Northern Area Manager in consultation with the Chairman of the Planning Committee for approval subject to any further representations being received by 24 January 2014, and subject to the materials and detailed finish of the Churchill Way elevation being agreed in consultation with the Ward Councillors and subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A02EX - Submission of samples of building materials
3. A01AP - Development in accord with approved plans
4. Submission of detailed elevational and cross sectional drawings of windows

5. shop front not obscured
6. Details of finish and construction materials for rainwater goods to be submitted to and approved in writing by the Local Planning Authority
7. Prior to the commencement of any internal alterations details of a photographic record of the internal subdivisions of the building shall be submitted to the Local Planning Authority
8. Drainage details to be submitted to and approved in writing by the Local Planning Authority
9. Submission of a Construction Method statement (highways and environmental health protection during construction)
10. Development details to be submitted and agreed 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.

(Prior to consideration of the following item, Councillor H Gaddum left the room and returned once a decision on the application had been made).

92 13/2839M-EXTENSION OF THE SCHOOL NETBALL COURT, STRENGTHEN EXISTING VEHICULAR RAMP ACCESS TO THE PLAYING FIELD AND INFILLING OF SMALL AREA OF FIELD WITH TOP SOIL FROM THE NETBALL COURT EXTENSION, PLAY AREA AND EXTERNAL DISABLED ACCESS RAMP (RETROSPECTIVE), THE KINGS SCHOOL, GIRLS DIVISION, FENCE AVENUE, MACCLESFIELD, CHESHIRE FOR MR J SPENCER-PICKUP, KINGS SCHOOL MACCLESFIELD

Consideration was given to the above application.

(Councillor D Neilson, the Ward Councillor spoke in respect of the application. He then left the room and returned once the decision had been made).

RESOLVED

That for the reasons set out in the report the application be approved subject to the following condition:-

1. 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.

93 13/4091M-DEMOLITION OF EXISTING TWO-STOREY RESTAURANT AND OUTBUILDINGS. DEVELOPMENT OF 16 NEW HOUSES AND BUNGALOWS WITH ASSOCIATED INFRASTRUCTURE, HIGHWAYS WORKS AND AMENITY SPACE, BOARSLEIGH RESTAURANT, LEEK ROAD, BOSLEY FOR KATHY POOLE, THE REGENDA GROUP

Consideration was given to the above application.

(A statement was read out by the Northern Area Manager on behalf of Councillor Mrs L Smetham, the Ward Councillor).

RESOLVED

That for the reasons set out in the report and in the update to Committee the application be approved subject to the completion of a Section 106 Agreement securing the following:-

(i) dwellings will be retained as affordable housing in perpetuity and that occupation is restricted to those in genuine need who are employed locally or have local connection to the parish of Bosley and then cascaded initially to adjoining parishes before being offered to residents of other areas of the Borough.

(ii) commuted sum of £48,000 to be paid to the Council to make additions, enhancements and improvements to the Local Parish play facility in Bosley.

And subject to 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. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)
6. A12LS - Landscaping to include details of boundary treatment
7. A01GR - Removal of permitted development rights
8. A07HA - No gates - new access
9. A13HA - Construction of junction/highways
10. A26HA - Prevention of surface water flowing onto highways
11. A30HA - Protection of highway from mud and debris
12. A32HA - Submission of construction method statement
13. A08MC - Lighting details to be approved
14. A04NC - Details of drainage
15. A19MC - Refuse storage facilities to be approved
16. Detail of garden sheds to be submitted
17. Acoustic Fence/ Boundary Treatment
18. Acoustic Double Glazing
19. Acoustic trickle vents / wall ventilators
20. Demolition and construction phase of development
21. Pile Foundations
22. Construction Hours of operation
23. Contaminated land
24. Details of Road widening, footpath and road surfacing

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.

94 **13/4746M-CONVERSION OF EXISTING B1 OFFICE USE TO TWELVE RESIDENTIAL DWELLINGS WITH PARKING. RE-SUBMISSION 13/0599M, PEAK HOUSE, SOUTH PARK ROAD, MACCLESFIELD, CHESHIRE FOR JOHN WOMBY 3DM**

Consideration was given to the above application.

(Councillor Mrs J Jackson, the Ward Councillor and Mr Womby, 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 update to Committee the application be approved subject to the completion of a Section 106 Agreement securing the following:-

A total contribution of £30,000.00 will be required and will be used to make additions, enhancements and improvements to the existing facility of South Park.

And subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A04EX - Materials to match existing
3. A09EX - Rainwater goods
4. A17EX - Specification of window design / style
5. A20EX - Submission of details of windows
6. A21EX - Roof lights set flush
7. A25GR - Obscure glazing requirement
8. A22GR - Protection from noise during construction (hours of construction)
9. A23GR - Pile Driving
10. A17MC - Decontamination of land
11. Noise Mitigation
12. Dust Control
13. Revised car parking layout
14. Allocated car parking spaces
15. No gates
16. Plaque in relation to Ian Curtis & Joy Division

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.

95 13/4530M-OUTLINE APPLICATION FOR 11 APARTMENTS (APPLICATION IDENTICAL TO PREVIOUSLY APPROVED SCHEME), WOODEND, HOMESTEAD ROAD, DISLEY, STOCKPORT, CHESHIRE FOR MICHAEL COOKSEY, VILLAGE HERITAGE LTD

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report the application be approved subject to the completion of a Section 106 Agreement securing the following:-

Public Open Space (including children's play and amenity)

Based on 11 two bedded apartments, all open market, a commuted sum of £33,000 will be required and will contribute to the existing Arnold Rhodes open space in Disley which includes children's play, amenity open space and sports facilities.

And subject to the following conditions:-

1. A01OP - Submission of reserved matters
2. A02AP_1 - Detail on plan overridden by condition
3. A03OP - Time limit for submission of reserved matters
4. A06OP - Commencement of development
5. A30HA - Protection of highway from mud and debris
6. A32HA - Submission of construction method statement
7. AEX21 - Submit samples of building materials
8. AGR51 - No windows to be inserted
9. AHA91 - No gates
10. ALSG1 - Landscaping - submission of details
11. ALS21 - Implementation of landscaping scheme
12. ARM41 - Details of ground levels submission
13. DGLC1 - Hours of working during construction
14. A11EX - Details to be approved- Bin Store
15. Access to CTO specification
16. Access to specified gradient

17. Basement for parking of vehicles only
18. Details of highway verge
19. Vehicular visibility
20. Turning facility
21. Pedestrian visibility
22. Existing access to be closed
23. Secure cycle store
24. Visitor cycle provision
25. Parking to be surfaced and marked out
26. Contaminated Land
27. Pile Driving

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 5.40 pm

Councillor R West (Chairman)