

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 21st May, 2014 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

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

Councillors C Andrew, L Brown, B Burkhill, H Gaddum, A Harewood,
O Hunter, S Gardiner, L Jeuda, D Mahon and D Neilson

OFFICERS IN ATTENDANCE

Mr N Curtis (Principal Development Officer), Mrs N Folan (Planning Solicitor),
Mr P Hooley (Northern Area Manager) and Mr Andrew Ramshall (Senior
Conservation Officer)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor K Edwards and
J Macrae.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 13/3100M, Councillor
S Gardiner declared that he knew the Planning agent, however he had not
spoken to him for a number of weeks and had no discussions with him on
the proposals.

3 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 16 April 2014 be approved as a
correct record and signed by the Chairman.

4 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

5 **14/0617M-DEMOLITION OF THE EXISTING PROPERTY AND CONSTRUCTION OF 5NO. APARTMENTS WITH UNDER-CROFT PARKING AND ASSOCIATED LANDSCAPE WORKS, BOLLIN HEY, COLLAR HOUSE DRIVE, PRESTBURY, CHESHIRE FOR P HUGHES, P H PROPERTY HOLDINGS LTD**

Consideration was given to the above application.

(Conor Vallely, the agent for the applicant attended the meeting and spoke in respect of the application. In addition the Northern Area Manager read out a statement on behalf of Councillor P Findlow, the Ward Councillor).

RESOLVED

That for the reasons set out in the report 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. A23MC - Details of ground levels to be submitted
4. A02EX - Submission of samples of building materials
5. A01TR - Tree retention
6. A02TR - Tree protection
7. A05TR - Arboricultural method statement
8. A07TR - Service / drainage layout
9. A02LS - Submission of landscaping scheme
10. A04LS - Landscaping (implementation)
11. A12LS - Landscaping to include details of boundary treatment
12. A08MC - Lighting details to be approved
13. A22GR - Protection from noise during construction (hours of construction)
14. A23GR - Pile Driving
15. A23GR_1 - Floor Floating Concrete
16. A30HA - Minimising Dust
17. A32HA - Construction Management Plan to include site compound details and parking for construction and contractors vehicles within the site
18. A07HP - Parking Areas Laid Out
19. A08HA - Gates set back from footway/carriageway

- 20.A04HP - Provision bin and cycle storage. Bin storage to be located in the vicinity of the entrance into the site and accessible from Collar House Drive
- 21.A04NC - Details of drainage
- 22.A06NC - Protection for breeding birds
- 23.All trenches and pits are to be covered overnight
- 24.8m bufferzone adjacent to the stream
- 25. Obscure glazing (details to be submitted)
- 26. Bird/bat roost provision

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 Interim Planning and Place Shaping 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.

6 13/5184M-SUSTAINABLE DEVELOPMENT OF 14 DWELLINGS WITHIN THE CURTILAGE OF EATON COTTAGE, EATON COTTAGE, MOSS LANE, EATON FOR MR & MRS MOORES, TAYLOR EARNSHAW

Consideration was given to the above application. The Northern Area Manager informed the Committee that the second paragraph under the heading of car parking on page 45 of the agenda should be deleted and replaced with the following wording:-

'The properties would have a single or double garage each comprising a minimum of one car parking space with additional space on the driveway for two or more cars depending on the plot. This level of car park is acceptable for the development given its rural location and would eliminate any need for vehicles to park on internal services roads or the local highway network'.

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

RESOLVED

That the application be refused for the following reasons:-

1. Unacceptable in open countryside
2. Unacceptable design (including lack of housing type mix)
3. No affordable housing
4. Adverse impact on trees/ insufficient information

5. Insufficient information - protected species
6. Insufficient information - air quality
7. Insufficient information - noise
8. Insufficient information - flooding

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7 13/3100M-DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A TERRACE OF 3 TWO STOREY DWELLINGS, LAND AT LANGLEY MILL, LANGLEY ROAD, LANGLEY FOR STEVE HOPKINS

Consideration was given to the above application.

(Mr S Goodwin, 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 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 A23MC - Details of ground levels to be submitted
- 4 A02EX - Submission of samples of building materials
- 5 A01TR - Tree retention
- 6 A02TR - Tree protection
- 7 A02LS - Submission of landscaping scheme
- 8 A04LS - Landscaping (implementation)
- 9 A12LS - Landscaping to include details of boundary treatment
- 10 A22GR - Protection from noise during construction (hours of construction)
- 11 A23GR - Pile Driving
- 12 A30HA - Protection of highway from mud and debris
- 13 A32HA - Construction Management Statement

- 14 A32HA_1 - Demolition method statement
- 15 A07HP - Drainage and surfacing of hardstanding areas
- 16 A04HP - Provision of bin storage
- 17 A04NC - Details of drainage
- 18 A06NC - Protection for breeding birds
- 19 Phase II Contamination Report
- 20 Bats/Breeding Birds

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 Interim Planning and Place Shaping 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.

- 8 **14/1337M-VARIATION OF CONDITIONS 2 AND 8 ON APPROVED APPLICATION NO. 10/3175M TO CORRESPOND WITH LISTED BUILDING CONSENT APPROVALS REF 13/1024M, 13/1007M AND 13/3269M, NAMELY; A) ALTERATION OF SINGLE GARAGE TO APARTMENT 2 TO FORM A STUDY AND UTILITY ROOM AND THE ADDITION OF GLAZED AREAS TO THE GARAGE DOORS; B) DEMOLISH AND REBUILD THE SOUTH GABLE WALL AND C) DEMOLISH AND REBUILD THE NORTH GABLE AND PART OF THE WEST WALL, BUTLEY HALL, SCOTT ROAD, PRESTBURY FOR MRS ADELE LOCK, EDENGATE BESPOKE HOMES**

Consideration was given to the above application.

RESOLVED

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

- 1. A04AP_1 - Development in accord with revised plans (numbered)
- 2. A05EX - Details of materials to be submitted
- 3. A10EX - Rainwater goods
- 4. A22EX - Roofing material
- 5. A16EX - Specification of window design / style
- 6. A20EX - Submission of details of windows
- 7. A19EX - Garage doors
- 8. A03LB - Protection of features - Jacobean staircase

9. A05LB_1 - Protection of features - No additional fixtures
10. A22GR - Protection from noise during construction (hours of construction)
11. A01MC - Submission of soundproofing measures to protect residential amenity of future occupiers
12. A25GR - Obscure glazing requirement
13. A06GR - No windows to be inserted
14. A01GR - Removal of permitted development rights - dwellings
15. A23MC - Details of ground levels to be submitted
16. A17MC - Decontamination of land
17. A02LS - Submission of landscaping scheme
18. A04LS - Landscaping (implementation)
19. A12LS - Landscaping to include details of boundary treatment
20. A17LS - Submission of landscape management plan
21. A01TR - Tree retention
22. A02TR - Tree protection
23. A14TR - Protection of existing hedges
24. A19MC - Refuse storage facilities to be approved
25. A04HP - Provision of cycle parking
26. A01HP_1 - Provision of car parking - 10 garages and 9 bays
27. A06HP_1 - Use of garage - for parking of cars
28. A08MC - Lighting details to be approved
29. A03TR - Construction specification/method statement
30. A32HA - Submission of construction method statement
31. Submission of archaeological methodology
32. No pile driving permitted
33. Details of privacy screens to be submitted

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 Interim Planning and Place Shaping 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.

The meeting commenced at 2.00 pm and concluded at 3.50 pm

Councillor R West (Chairman)