

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 29th October, 2014 at The Capesthorpe 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, S Gardiner,
A Harewood, O Hunter, L Jeuda, J Macrae, D Mahon, D Neilson, L Roberts
and A Thwaite

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr P Hooley (Planning and Enforcement
Manager), Mr N Jones (Principal Development Officer), Miss L Thompson
(Senior Planning Officer) and Mr J Williamson (Planning Officer)

57 APOLOGIES FOR ABSENCE

There were no apologies for absence.

58 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 14/4305M, Councillor
S Gardiner declared that he had met with the Planning Officer and the
Applicant some months ago on site to discuss the points raised by
Knutsford Town Council. He listened to the Planning Officer and the
Applicant but expressed no opinion. When the application was considered
by Knutsford Town Council he did not take part in consideration of the
application.

In the interest of openness in respect of application 14/3720M, Councillor
S Gardiner declared that whilst he was present at the Knutsford Town
Council meeting when the application was considered he did not take part
in the debate or vote on the application.

In the interest of openness in respect of application 14/4124M, Councillor
B Livesley declared that he had met with objectors and the Planning
Officer to look at the land issue and that whilst he had called in the
application, the reasons for the call-in outlined in the report were reasons
submitted on behalf of a resident and not his own personal reasons.

59 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 1 November 2014 be approved as a correct record and signed by the Chairman.

60 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

61 14/2475M-REPAIRS AND REBUILDING PART OF CHAPEL, REPLACEMENT WINDOWS AND DOORS, CONVERSION TO CREATE 7NO. APARTMENTS, TWO STOREY REAR EXTENSION TO CREATE ADDITIONAL ACCOMMODATION AND REMOVAL OF LISTED TREES, PINWOOD HOTEL, 180, WILMSLOW ROAD, HANDFORTH, CHESHIRE FOR MR ATIF RULAL

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:-

- £21,000 for off-site provision of Public Open Space for improvements, additions and enhancement of existing Public Open Space facilities in Handforth; and
- £3,000 for the off-site provision of recreation/outdoor sport (outdoor sports facilities and pitches, courts, greens and supporting facilities/infrastructure) for improvements, additions and enhancements of existing facilities in Handforth.

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. A10EX - Rainwater goods
5. A18EX - Specification of window design / style
6. A20EX - Submission of details of windows
7. A21EX - Roof lights set flush
8. A22EX - Roofing material
9. A01LS - Landscaping - submission of details
10. A04LS - Landscaping (implementation)

- 11.A22GR - Protection from noise during construction (hours of construction)
- 12.A08HA - Gates set back from footway/carriageway
- 13.A01HP - Provision of car and cycle parking
- 14. Schedule of existing and proposed windows to be submitted detailing the condition of existing windows and identifying those which can be reused and those which require replacement.
- 15. Submission of acoustic assessment and any required mitigation
- 16. Breeding birds survey to be submitted

In addition it was noted that there was a need for an informative to be included on the restoration of pavement / boundary wall.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Principal Planning Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of the Northern Planning Committee, to correct any technical slip or omission in the resolved conditions, informatives, obligations or reasons for approval or refusal, before the issue of the decision notice.

62 14/2478M-LISTED BUILDING CONSENT FOR REPAIRS AND REBUILDING PART OF CHAPEL, REPLACEMENT WINDOWS AND DOORS, CONVERSION TO CREATE 7NO. APARTMENTS, TWO STOREY REAR EXTENSION TO CREATE ADDITIONAL ACCOMMODATION AND REMOVAL OF TREES SUBJECT TO TPO, PINWOOD HOTEL, 180, WILMSLOW ROAD, HANDFORTH, CHESHIRE FOR MR ATIF RULAL

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. A07LB - Standard Time Limit
- 2. A01AP - Development in accord with approved plans
- 3. A02EX - Submission of samples of building materials
- 4. A10EX - Rainwater goods
- 5. A18EX - Specification of window design / style
- 6. A20EX - Submission of details of windows
- 7. A21EX - Roof lights set flush
- 8. A22EX - Roofing material

9. Schedule of existing and proposed windows to be submitted detailing the condition of existing windows and identifying those which can be reused and those which require replacement.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Principal Planning Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of the Northern Planning Committee, to correct any technical slip or omission in the resolved conditions, informatives, obligations or reasons for approval or refusal, before the issue of the decision notice.

63 14/4028M-PROPOSED ERECTION OF 15 DWELLINGS WITH ASSOCIATED VEHICULAR ACCESS AND FOOTPATH, LAND TO THE NORTH OF, CHELFORD ROAD, PRESTBURY, CHESHIRE FOR HARVEY WOOD INVESTMENTS LTD

Consideration was given to the above application.

(Councillor P Findlow, the Ward Councillor and Parish Councillor Mrs T Jackson, representing Prestbury Parish Council attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. Inappropriate development in the Green Belt, adverse impact on openness and encroachment into the countryside. Very special circumstances put forward not sufficient to outweigh the significant harm identified to the Green Belt.
2. R01TR - Loss of protected trees
3. R02TR - Threat to protected trees
4. R03NC - Insufficient ecological information
5. Adverse visual impact and adverse impact on ASCV
6. Lack of visibility at the proposed access and resultant adverse impact on highway safety
7. Unsustainable form of development

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Principal Planning Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of the Northern Planning Committee, to correct any technical slip or omission in the resolved conditions, informatives, obligations or reasons for approval or refusal, before the issue of the decision notice.

Should this application be the subject of an appeal, authority be delegated to the Planning and Enforcement 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.

64 14/1964C-CONSTRUCTION OF NEW RESIDENTIAL DEVELOPMENT OF UP TO 26 DWELLINGS (RESUBMISSION OF PLANNING APPLICATION REFERENCE 14/0081C), LAND TO THE EAST OF HERMITAGE LANE, CRANAGE FOR ESTATE OF S.H DARLINGTON (DECEASED)

Consideration was given to the above application.

(Parish Councillor Cath McCubbin, the Vice Chairman of Goostrey Parish Council, Mr Walker, an objector and Mr Jay, the agent for the applicant attended the meeting and spoke in respect of the application. IN addition a statement was read out by the Principal Planning Officer on behalf of Councillor L Gilbert, the Ward Councillor).

RESOLVED

That the application be refused for the following reasons:-

1. Open Countryside
2. Jodrell Bank

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Principal Planning Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of the Northern Planning Committee, to correct any technical slip or omission in the resolved conditions, informatives, obligations or reasons for approval or refusal, before the issue of the decision notice.

Should this application be the subject of an appeal, authority be delegated to the Planning and Enforcement 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.

Heads of terms;

1. A commuted payment of £31,941.00 for the maintenance over a 25 year period of on-site Amenity Green Space (including the footpath link).
2. A commuted payment of £5,677.34 for the upgrade of the Booth Bed Lane site which would be spent of upgrading the equipment and infrastructure.
3. A commuted payment of £18,507.00 for the maintenance over a 25 year period of off-site Children and Young Persons Provision.
4. 30% Affordable Housing provision – 8 units. Provided no later than 50% occupation. Transferred to registered provider. A

tenure split of 65% social rent (or affordable rent) and 35% intermediate tenure.

(Prior to consideration of the application, Councillor Miss C Andrew left the meeting and returned during consideration of the application. She did not take part in the debate or vote on the application).

65 14/4124M-PROPOSED CHANGE OF USE OF ANCILLARY ACCOMMODATION TO FORM NEW DWELLING WITH SINGLE & TWO STOREY EXTENSIONS & ALTERATIONS, STONEMILL COURT, WELLINGTON ROAD, BOLLINGTON, MACCLESFIELD FOR DAVID WHITTAKER

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the 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. A04TR - Tree pruning / felling specification
5. A23GR - Pile Driving
6. AHAC1 - submission of details of turning area(s)
7. AHP51 - submission of details of drainage
8. Dust control details
9. Hours restriction - noise generative activity
10. Phase I Contaminated Land Report
11. Garden areas for the existing and proposed dwellings to be shown on a plan to be submitted to and agreed in writing by the LPA (summary).
12. 4 parking spaces as shown on the approved site layout plan to be provided and made available prior to first occupation of the proposed dwelling (summary). They layout to be specific to the dwelling.
13. Submission of a Construction Method Statement

In addition it was noted that there was a need for an informative to be included on localized flood risk.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Principal Planning Manager, in consultation with the Chairman (or in his

absence the Vice Chairman) of the Northern Planning Committee, to correct any technical slip or omission in the resolved conditions, informatives, obligations or reasons for approval or refusal, before the issue of the decision notice.

(The meeting adjourned for a short break. Councillor Mrs O Hunter left the meeting and did not return).

66 14/4305M-DEMOLITION OF TWO BUILDINGS AND ERECTION OF 13 NO RESIDENTIAL DWELLINGS (RE-SUB OF REFUSED PLANNING APPLICATION 14/1480M), HEATH LODGE, PARKGATE LANE, KNUTSFORD, KNUTSFORD, CHESHIRE FOR THOMAS JONES, THOMAS JONES AND SONS

Consideration was given to the above 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 requiring a financial contribution of £33,000 towards Public Open Space and a Recreational Open Space Contribution of £11,000. This money would be used at Shaw Heath Open Space and Play Area or projects within the vicinity of the site and subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A23GR - Pile Driving
3. A22GR - Protection from noise during construction (hours of construction)
4. A19MC - Refuse storage facilities to be approved
5. A17MC - Decontamination of land
6. A15LS - Submission of additional landscape details
7. A12LS - Landscaping to include details of boundary treatment
8. A12HA - Closure of access
9. A08MC - Lighting details to be approved
10. A07HA - No gates - new access
11. A06TR - Levels survey
12. A06NC - Protection for breeding birds
13. A06HP - Use of garage / carport
14. A02TR - Tree protection
15. A05TR - Arboricultural method statement
16. A04NC - Details of drainage

- 17.A30HA - bird boxes
- 18.A02NC - Implementation of ecological report
- 19.A02HA - Construction of access
- 20.A02EX - Submission of samples of building materials
- 21.A01TR - Tree retention
- 22.A01MC - Noise insulation
- 23.A01LS - Landscaping - submission of details
- 24.A01GR - Removal of permitted development rights
- 25.A01AP - Development in accord with approved plans
- 26. Dust control measures

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Principal Planning Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of the Northern Planning Committee, to correct any technical slip or omission in the resolved conditions, informatives, obligations or reasons for approval or refusal, before the issue of the decision notice.

Should this application be the subject of an appeal, authority shall be delegated to the Planning and Enforcement 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.

67 14/3720M-DEMOLITION OF EXISTING PUBLIC HOUSE (FIVE OAKS) TO CREATE 13 NEW APARTMENTS AND ASSOCIATED PARKING AND LANDSCAPING, THE OAKS, MOBBERLEY ROAD, KNUTSFORD FOR MR DAVID LLOYD, OAK TREE DEVELOPMENTS

Consideration was given to the above 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 requiring a financial contribution of £33,000 towards Public Open Space and a Recreational Open Space Contribution of £4500. This money would be used at Shaw Heath Open Space and Play Area or projects within the vicinity of the site and subject to the following conditions:-

- 1. A03FP - Commencement of development (3 years)
- 2. A23GR - Pile Driving
- 3. A22GR - Protection from noise during construction (hours of construction)

- 4. A19MC - Refuse storage facilities to be approved
- 5. A17MC - Decontamination of land
- 6. A15LS - Submission of additional landscape details
- 7. A12LS - Landscaping to include details of boundary treatment
- 8. A12HA - Closure of access
- 9. A08MC - Lighting details to be approved
- 10. A07HA - No gates - new access
- 11. A06TR - Levels survey
- 12. A06NC - Protection for breeding birds
- 13. A25GR - Obscure glazing requirement
- 14. A02TR - Tree protection
- 15. A05TR - Arboricultural method statement
- 16. A04NC - Details of drainage
- 17. A30HA - wheel washing facilities
- 18. A02HA - Construction of access
- 19. A02EX - Submission of samples of building materials
- 20. A01TR - Tree retention
- 21. A01MC - Noise insulation
- 22. A01LS - Landscaping - submission of details
- 23. A01AP - Development in accord with approved plans
- 24. bird box details to be submitted
- 25. dust control measures
- 26. Travel Planning
- 27. Noise Mitigation Scheme

In addition it was noted that there was a need for an informative to be included on consulting residents on boundary treatment.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Principal Planning Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of the Northern Planning Committee, to correct any technical slip or omission in the resolved conditions, informatives, obligations or reasons for approval or refusal, before the issue of the decision notice.

Should this application be the subject of an appeal, authority shall be delegated to the Planning and Enforcement 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.

68 14/3395M-WOOD CHIP BIOMASS BOILER, ROBINSON NURSERIES, BOLSHAW ROAD, HEALD GREEN FOR PETER ROBINSON, W ROBINSONS NURSERIES LTD

Consideration was given to the above application.

(During consideration of the application, Councillor J Macrae left the meeting and did not return).

(Mr Robinson, the applicant attended the meeting and spoke in respect of the application).

RESOLEVD

That the application be deferred for further information and for a site visit to take place.

(At the meeting the Officer changed the recommendation from one of refusal to one of deferral).

The meeting commenced at 2.00 pm and concluded at 5.43 pm

Councillor R West (Chairman)