

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 4th February, 2015 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, S Gardiner, A Harewood,
O Hunter, L Jeuda, D Mahon, D Neilson, L Roberts and A Thwaite

OFFICERS IN ATTENDANCE

Mr P Hooley (Planning and Enforcement Manager), Mr N Jones (Principal
Development Officer), Mr P Mason (Senior Environmental Health Officer), Mrs
C McKay (Locum Planning Lawyer), and Ms B Wilders (Principal Planning
Officer)

93 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs H Gaddum and
J Macrae.

94 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 14/4981M Councillor S
Gardiner declared that he was the Deputy Chairman of the Governors at a
School adjacent to the catchment area of Mobberley C of E Primary
School.

In the interest of openness in respect of application 14/5487M, Councillor
R West declared that he potentially knew the applicant.

95 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 7 January 2015 be approved as a
correct record and signed by the Chairman.

96 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

97 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.

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

RESOLVED

That the application be delegated to the Planning and Enforcement Manager, in consultation with the Chairman subject to no issues being raised by Manchester Airport and subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A02TR - Tree protection
4. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)
6. Details of colour of building and chimney to be submitted and agreed by lpa and implemented thereafter.
7. Details of any lighting to be submitted and agreed by lpa
8. Stack height and position as per approved plans
9. No amendment to fuel type without prior written approval of the lpa
Method of fuel delivery to incorporate sheeting and fully enclosed receptacles to be agreed by lpa
10. Boiler to be installed, operated and maintained in accordance with manufacturers recommendations. Prior to first use of the boiler future maintenance schedule to be submitted and agreed by the lpa.
11. breeding birds
12. features for nesting birds
13. Updated badger survey

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

98 14/3884M-OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR A RESIDENTIAL DEVELOPMENT OF UP TO 26 UNITS, LAND OFF, ROTHERWOOD ROAD, WILMSLOW FOR P.E. JONES (CONTRACTORS) LIMITED

Consideration was given to the above application.

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

RESOLVED

That the application be refused for the following reasons:-

1. R12LP - Contrary to Green Belt / Open Countryside policies
2. R05LP - Harmful to appearance of the countryside
3. R12HW - Use of sub-standard access
4. R03NC - Insufficient ecological information

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 Planning and Enforcement 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.

99 14/5487M-PROPOSED DETACHED TWO STOREY DWELLING HOUSE AT GARDEN PLOT (REAR OF 128 OXFORD ROAD), 128 OXFORD ROAD, MACCLESFIELD FOR PAUL SIMMS, FCB

Consideration was given to the above application.

(Mr Foster, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

The proposed dwelling, by virtue of its position relative to 14 Holly Road, would be unduly dominant when viewed from the ground floor side window of 14 Holly Road, causing an unacceptable loss of light to the detriment of the residential amenities of the occupiers of that property. The approval of the development would therefore be contrary to policy DC3 in the Macclesfield Borough Local Plan.

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

(Prior to consideration of the following item, Councillor B Livesley arrived to the meeting).

100 **14/4981M-VARIATION OF REMOVAL OF CONDITION 11 ON APPLICATION 14/0729M, MOBBERLEY C OF E PRIMARY SCHOOL, CHURCH LANE, MOBBERLEY FOR NICK COOK, CEC**

Consideration was given to the above application.

(A statement was summarised on behalf of Councillor J Macrae, the Ward Councillor by the Principal Planning Officer).

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. A02EX - Submission of samples of building materials-mode cottage site
4. A02TR - Tree protection
5. A03EX - Materials to match existing - school extension
6. A04LS - Landscaping (implementation)
7. A04NC - Details of drainage
8. A22GR - Protection from noise during construction (hours of construction)
9. A23MC - Details of ground levels to be submitted
10. A01LS - Landscaping - submission of details
11. Details of play equipment
12. submission of noise assessment
13. details of visibility splays
14. car parking to be provided
15. details of floor floating
16. details of pile driving operations
17. Acoustic Fencing-Details to be submitted and agreed. Height of fence to be minimum required to achieve required benefits in terms of privacy and noise up to a maximum of 2.5m
18. Fence to be finished in recessive colour, the details of which shall be submitted to and agreed by the lpa then carried out in accordance with the approved details.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

(The meeting adjourned for a short break).

101 **14/5386C-RESERVED MATTERS APPLICATION FOR APPROVAL OF DETAILS OF ACCESS; RELATING TO PHASE 1 OF**

OUTLINE CONSENT REFERENCE 13/0918C COMPRISING 1N° DWELLING AND CONSTRUCTION OF NEW ROAD JUNCTION TO MANCHESTER ROAD, LAND OFF MANCHESTER ROAD, FOR WHITTAKER AND BIGGS

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. Approval relates to access only (the reserved matter) (access within the red line on the site plan and not access for the whole site covered by the outline)
2. Access to be constructed in accordance with approved detail prior to first occupation of the development hereby permitted
3. Accordance with submitted ecological survey

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

102 **14/5388C-RESERVED MATTERS APPLICATION FOR APPROVAL OF DETAILS OF ACCESS RELATING TO PHASE 1 OF OUTLINE CONSENT C COMPRISING OF 1N° DWELLING AND CONSTRUCTION OF NEW ROAD JUNCTION TO MANCHESTER ROAD, LAND OFF MANCHESTER ROAD PHASE 1, MANCHESTER ROAD, CONGLETON FOR CONGLETON INCLOSURE TRUST**

Consideration was given to the above application.

(Mr Bentley, 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 update to Committee, the application be approved subject to the following conditions:-

1. Approval relates to access only (the reserved matter) (access within the red line on the site plan and not access for the whole site covered by the outline)
2. Prior to commencement of development, detailed plans of junction design to be submitted and approved. Access to be constructed in

accordance with approved detail prior to first occupation of the development hereby permitted

3. Accordance with submitted ecological survey

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

103 **14/5197C-DEMOLITION OF EXISTING BUILDING AND FORMATION OF STABLES, MENAGE AND CHANGE OF USE OF LAND TO HORSE CULTURE (RESUBMISSION OF 14/2624C), LAND OFF, DAVENPORT PARK LANE, CONGLETON FOR D S SHEARD & SONS**

Consideration was given to the above application.

(Joanna Longman, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

1. The proposal would be contrary to the interests of highway safety by reason of inadequate visibility at the point of access where Davenport Park Lane meets with the A54 Holmes Chapel Road and would therefore be contrary to Policies GR9 and RC5 of the adopted Congleton Borough Local Plan First Review and advice within para 32 of the NPPF.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

104 **14/5368M-A CLASS A1 FOODSTORE OF 1,579 SQ.M GROSS INTERNAL FLOORSPACE, ADDITIONAL RETAIL FLOORSPACE (USE CLASS A1 TO A5 INCLUSIVE) OF 743 SQ.M GROSS INTERNAL FLOORSPACE, NEW PUBLIC REALM, BOUNDARY TREATMENTS, CAR PARKING, ACCESS ARRANGEMENTS AND ANCILLARY DEVELOPMENT, BROOKFIELD HYDRO MOTORS LIMITED, 10, LONDON ROAD SOUTH, POYNTON FOR ALDI STORES LTD**

Consideration was given to the above application.

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

RESOLVED

That the application be delegated to the Planning and Enforcement Manager, in consultation with the Chairman & Vice-Chairman, to approve subject to any substantive new representations from the consultation process, subject to the completion of a deed of variation to the S106 to ensure that the S106 agreement entered into pursuant to permission 14/1904M shall apply to this permission and subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accordance with approved plans
3. A02EX - Submission of samples of building materials
4. A01TR - Tree retention
5. A02TR - Tree protection
6. A02LS - Submission of landscaping scheme
7. A04LS - Landscaping (implementation)
8. A22GR - Protection from noise during demolition, construction and deliveries to the site
9. A23GR - Protection during pile driving
10. A16EX - Specification of window design / style (tinted windows on northern and eastern elevations)
11. A02HA - Construction of access
12. A30HA - Protection of highway from mud and debris
13. A12LS - Landscaping to include details of boundary treatment
14. A08MC - Lighting details to be approved
15. A10LS - Additional landscaping details required - public realm/ public art
16. A13GR - Business hours
17. A01HP - Provision of car parking
18. A20GR - Hours of deliveries
19. A17MC - Decontamination of land
20. A19MC - Refuse storage facilities to be approved
21. A24HA - Provision / retention of service facility
22. A04NC - Details of drainage
23. A02NC - Implementation of ecological report
24. A23MC - Details of ground levels to be submitted
25. A06NC - Protection for breeding birds
26. A01MC - Noise insulation
27. A03MC - Details of cooking odour extraction equipment
28. A06TR - Levels survey
29. A12HA - Closure of old access points
30. Dust control measures
31. Bird boxes to be provided

32. Hours of operation of food store and A3, A4 and A5 units
33. Details of renewable energy measures to provide for a minimum of 10% of the predicted energy requirements of the development
34. Ghost island
35. Floor floating details
36. Environmental management plan
37. Hedge to be retained
38. Full photographic record of the locally listed building prior to demolition
39. Bat features incorporated into the scheme
40. Junction
41. Submission of noise assessment and noise insulation
42. Public art

An informative was to be added advising the applicants to consult with Poynton Town Council regarding the details of the public realm.

105 **14/5063M-APPLICATION FOR FULL PLANNING PERMISSION FOR THE CHANGE OF USE OF PART OF THE FIRST FLOOR FROM B2 TO 19 APARTMENTS, CLARENCE MILL, CLARENCE BROW, BOLLINGTON, MACCLESFIELD FOR CLARENCE MILL LTD**

(During consideration of the application, Councillor Miss C Andrew left the meeting and returned, therefore she did not take part in the debate or vote on the application).

Consideration was given to the above application.

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

RESOLVED

That 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. A32HA - Submission of construction method statement
4. A22GR - Protection from noise during construction (hours of construction)
5. Masonry materials to match existing
6. Details of windows (which shall be timber), louvre and extract hood to be submitted and approved in writing by lpa
7. Details of cycle parking to be submitted and agreed by lpa
8. Car parking spaces to be marked out prior to use commencing
9. Sound insulation measures to be submitted and agreed by the lpa and to be implemented prior to first occupation and maintained thereafter
10. Submission and approval of details of external lighting to the lpa

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

106 **14/5065M-APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR THE CHANGE OF USE OF PART OF THE FIRST FLOOR FROM B2 TO 19 APARTMENTS, CLARENCE MILL, CLARENCE BROW, BOLLINGTON, MACCLESFIELD FOR CLARENCE MILL LTD**

Consideration was given to the above application.

RESOLVED

That the application be approved subject to the following conditions:-

1. A07LB - Standard Time Limit
2. A01AP - Development in accord with approved plans
3. Masonry materials to match existing
4. Details of windows (which shall be timber), louvre and extract hood to be submitted and approved in writing by lpa

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

The meeting commenced at 2.00 pm and concluded at 5.15 pm

Councillor R West (Chairman)