

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 16th August, 2017 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor G M Walton (Chairman)
Councillor C Browne (Vice-Chairman)

Councillors Rhoda Bailey (Substitute), E Brooks, L Durham, S Edgar (Substitute), P Findlow, A Harewood, J Jackson (Substitute), L Smetham (Substitute) and M Warren

OFFICERS IN ATTENDANCE

Mr R Croker (Planning Officer), Mrs L Dowd (Senior Planning Officer), Mr J Felton (Planning Lawyer), Mr P Hurdus (Highways Development Manager), Mr R Law (Principal Planning Officer) and Miss N Wise-Ford (Principal Planning Officer)

19 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors C Andrew, T Dean, H Gaddum, S Gardiner and N Mannion.

20 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 17/2586M, Councillor G Walton declared that attention had been drawn to the fact that one of the School Governors was a Parish Councillor with whom he was acquainted with by his attendance at the relevant Parish Council meetings albeit he declared that he had no prior knowledge of this fact and had had no conversations relating to the application.

In the interest of openness in respect of application 17/2610M, Councillor G Walton declared that he had called-in the application on behalf of the Parish Council and whilst he was acquainted with the applicant and one of the speakers, both of whom were Parish Councillors on the Parish Council he attended, he stated that he had not been party to any pre determination in relation to the application.

In the interest of openness in respect of applications 17/1977M and 17/2586M, Councillor C Browne declared that he had called in the application at the request of the Parish Council and whilst he had views he had retained an open mind.

In the interest of openness in respect of application 15/5637M, Councillor L Smetham declared that she had spoken on a previous application

relating to the site on behalf of Marton Parish Council, however she had retained an open mind in respect of this new application.

It was noted that the majority of Members had received correspondence in respect of applications 17/1052M and 17/2586M.

21 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 12 July 2017 be approved as a correct record and signed by the Chairman.

22 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

23 15/5637M-ERECTION OF UP TO 23NO. DWELLINGS, LAND OFF, SCHOOL LANE, MARTON FOR HOLLINS STRATEGIC LAND LLP

Consideration was given to the above application.

(Parish Councillor David McGowan, representing Marton Parish Council attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1) The proposed residential development is unsustainable because it is located within the Open Countryside, in a location with limited access to services and facilities, contrary to Policies PG6 (Open Countryside), SD1, SD2 and SE4 (landscape) of the Adopted Cheshire East Local Plan Strategy and the principles of the National Planning Policy Framework, which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use. As such it creates harm to interests of acknowledged importance.

2) The proposed development would result in the significant loss of open green space which will adversely impact on the character of the locality, in conflict with Policy PE.3 of the Marton Neighbourhood Plan.

3) The proposed development is unsustainable because it would impair the efficiency of the Jodrell Bank Radio Telescope and this impact is considered to significantly and demonstrably outweigh the benefits of the scheme. The proposal is therefore considered to be contrary to Policies GC14 (Jodrell Bank) of the Macclesfield Borough Local Plan and

Policy SE14 (Jodrell Bank) of the Adopted Cheshire East Local Plan Strategy.

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 Planning (Regulation) 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.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:

- The numbers, type, tenure and location on the site of the affordable housing provision
- The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
- The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

2. Provision of Public Open Space and LAP. Public Open Space to include management company for maintenance in perpetuity

3. A commuted sum for the off site provision of recreation/outdoor sport

4. Contribution towards education (to be confirmed)

24 17/1052M-DEMOLISH POULTRY BUILDING. ERECT REPLACEMENT STEEL PORTAL FRAME BUILDING TO BE USED FOR BUSINESS STORAGE ON A SEPARATE FOOTPRINT, MERE HALL FARM, BUCKLOW HILL, LANE, MERE FOR MESSRS IAN & ANDREW FAULKNER

Consideration was given to the above application.

(Alison Freeman and Stuart Ashton, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. Accordance with approved plans
2. Time limit (3 Years)

3. Materials to be submitted and approved
4. Landscaping scheme to be submitted and approved
5. Landscaping implementation
6. Removal of building to be demolished prior to first use of the proposed building
7. Within 1 month of the first use of the building, a scheme to return the site of the demolished building to hardstanding shall be carried out, details of which shall first be agreed in writing by the LPA.
8. The use hereby permitted shall be restricted to B8 storage and distribution only.

The reasons for going against the Officer's recommendation were as follows:-

- (i) Continuation of employment within the area outweighed any harm to the green belt.
- (ii) Overall impact was not significant considering what was there already.

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

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, 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.

25 17/1359M-DEMOLITION OF EXISTING DWELLING AND REPLACEMENT WITH FOUR DETACHED UNITS AND ASSOCIATED ACCESS AND LANDSCAPE WORKS, 24, LOSTOCK HALL ROAD, POYNTON FOR CJR, CJR LTD

Consideration was given to the above report.

(Haf Barlow, the Deputy Town Clerk of Poynton Town Council and Robert Phillips, representing 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 written update to the 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. Vehicle charging point
5. Birds
6. surface water drainage
7. manage the risk of flooding
8. Cheshire Woodlands Tree Work Plan
9. Engineer designed no dig hard surface construction
10. Broadband
11. Submission of construction method statement
12. Dust
13. Landscape
14. Piling
15. Bin storage in each unit prior to occupation of each house

(During consideration of the application, Councillor C Browne left the meeting and returned, as a result he did not take part in the debate of vote on the application. The meeting adjourned for a short break).

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 the 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.

26 17/1977M-ERECTION OF A SINGLE DETACHED DWELLING AND CREATION OF A NEW ACCESS TO THE EXISTING DWELLING, NETHERBROOK, CHORLEY HALL LANE, ALDERLEY EDGE, WILMSLOW FOR ALDERLEY EDGE 1 GB LTD

Consideration was given to the above application.

(Parish Councillor Christine Munroe, representing Alderley Edge Parish Council and Jackie Wortley attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

The proposal is an overdevelopment and over intensification of use causing a deleterious harm to the character and appearance of the area. The development is therefore contrary to guidance within the NPPF and

Policies SE1 and SD2 of the Cheshire East Local Plan Strategy, Policy DC41 of the Macclesfield borough Local Plan.

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning Regulation 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.

(This decision was contrary to the Officer's recommendation of approval. The meeting was adjourned for lunch from 1.00pm until 1.30pm).

27 17/2061M-DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 7 NEW DWELLINGS, ROSEGARTH, 51, ADLINGTON ROAD, WILMSLOW FOR MR & MRS WILMAN

This application was withdrawn by Officers from the agenda prior to the meeting.

28 17/2263M-PROPOSED AGRICULTURAL BUILDING (RE-SUBMISSION OF 15/0950M), TOP CROFT, RIDGE HILL, SUTTON FOR MR & MRS C. J. BAILEY

Consideration was given to the above application.

(Mrs C Bailey, the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of the Ward Councillor H Gaddum).

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. A05EX - Details of materials to be submitted
4. A03TR - Construction specification/method statement
5. A04TR - Tree pruning / felling specification
6. Removal of existing container shall be carried out within 1 month of the first use of the development hereby approved.

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.

29 17/2586M-CONSTRUCTION OF ARTIFICIAL GRASS HOCKEY PITCH ON EXISTING SCHOOL FIELD, WITH 1.2M PERIMETER FENCE, NO FLOODLIGHTING, ALDERLEY EDGE SCHOOL FOR GIRLS, WILMSLOW ROAD, ALDERLEY EDGE FOR SIMON MALKIN, ALDERLEY EDGE SCHOOL FOR GIRLS

Consideration was given to the above application.

(Parish Councillor Mike Dudley-Jones, representing Alderley Edge Parish Council and Rawdon Gascoigne, 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 written update to Committee the application be approved subject to the following conditions:-

1. Development in accordance with plans
2. Three year time limit
3. Materials in accordance with application
4. No floodlighting to be used
5. Submission of a drainage scheme (prior to commencement of development)
6. Sustainable drainage management and maintenance plan (submitted prior to commencement of development)
7. Design and Layout of the Artificial Grass Pitch (details submitted prior to commencement of works)
8. Hours of restriction: 9am - 7pm (Monday to Friday), 9am - 3pm (Saturday), No use (Sunday/Bank holidays)
9. Detailed survey for nesting birds
10. Arboricultural works in accordance with Cheshire Woodlands Arboricultural Statement
11. Detailed Arboricultural Method Statement (submitted prior to the commencement of works)
12. Tree Protection Scheme (submitted prior to commencement of works)
13. Notwithstanding the details of Drawing No. 0137-03-03 (rev.A), prior to commencement of development, a scheme for the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes, the proposed numbers and densities and an implementation programme. The landscaping plan shall focus on boundary treatments, specifically an acoustic fence to the NW corner of the pitch, planting of a mixed species native hedge to the north western

corner, and planting of Holly trees along the north and western boundaries.

14. Notwithstanding the details requested via condition, the development to be in accordance with the approved landscaping
15. Prior to use of development, all boundary treatments to be erected
16. Construction Management Plan to be submitted and approved
17. Exclusive use of the sports pitches by the school only

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, 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.

30 17/2610M-INFILL DEVELOPMENT FOR 2NO. DWELLINGS AND ASSOCIATED LANDSCAPING, LAND BETWEEN NO.3 SEVEN SISTERS LANE AND NO.4 SEVEN SISTERS LANE, OLLERTON FOR RUSS BRIGHOUSE, BRIGHOUSE INVESTMENTS LTD

Consideration was given to the above application.

(Parish Councillor Simon Saba, representing Ollerton with Marthall Parish Council, Jacky Slator, an objector and Gregg Fryman, 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. The proposed development would not constitute infill development and therefore the proposal is inappropriate development in the Green Belt for which there are no very special circumstances to outweigh the harm by reason of inappropriateness. The proposal would be contrary to Policy PG3 of the Cheshire East Local Plan Strategy and para 89 of the NPPF.
2. The proposed development would be out of keeping with the local area due to the design of the proposed dwellings and the form of the dwellings would represent an overdevelopment of the site contrary to Policy SE 1 of the Cheshire East Local Plan Strategy.

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

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, 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.

The meeting commenced at 10.00 am and concluded at 3.40 pm

Councillor G M Walton (Chairman)