

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 10th October, 2018 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors Rhoda Bailey (Substitute), H Davenport, T Dean, L Durham,
S Edgar (Substitute), H Gaddum, A Harewood, N Mannion, M Warren and
G Williams

OFFICERS IN ATTENDANCE

Mr R Croker (Planning Officer), Mrs E Fairhurst (Design and Conservation
Officer), Mrs N Folan (Planning Solicitor), Mr K Foster (Principal Planning
Officer) and Mr N Jones (Principal Planning Officer)

19 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors C Andrew and E
Brooks.

20 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness, Councillor G Walton declared that he was
acquainted with some of the members of the public in attendance and a
number of those speaking on the applications.

In the interest of openness in respect of application 18/3145M, Councillor
C Browne declared that whilst he called in the application he retained an
open mind and hadn't discussed the application with the Parish Council
and when they met to discuss the matter he left the room.

Councillor N Mannion declared a non pecuniary interest in application
18/2244M as he was a member of the bowling club and therefore left the
room prior to consideration of the application.

In the interest of openness in respect of applications 17/5071M and
18/3205M, Councillor H Gaddum declared she knew someone who
lived close to the site very well, however she had not discussed the
applications. In respect of application 18/2244M, she declared that she
knew a number of speakers speaking on the application.

In the interest of openness in respect of application 18/2244M, Councillor H Davenport declared that he knew a number of speakers speaking on the application.

In the interest of openness in respect of application 18/0089M, Councillor T Dean declared that he had attended several meetings over the last year in connection with the application.

21 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 15 August 2018.

22 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

23 18/0089M-ERECTION OF RETIREMENT LIVING HOUSING (CATEGORY LL TYPE ACCOMMODATION) WITH ASSOCIATED COMMUNAL FACILITIES, LANDSCAPING AND CAR PARKING TOGETHER WITH A MEMORIAL GARDEN FOLLOWING DEMOLITION OF THE EXISTING BUILDINGS, MEMORIAL HOUSE, NORTHWICH ROAD, KNUTSFORD, FOR MCCARTHY & STONE RETIREMENT LIFESTYLES LTD

Consideration was given to the above report.

(Mrs Sarah Morgan, Deputy Town Clerk, representing Knutsford Town Council, Charlotte Peters Rock, representing Knutsford & District War Memorial Neighbourhood Forum, Debbie Jamison, an objector and Chris Butt, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That subject to the receipt of confirmation from the National Planning Casework Unit that a decision can be issued, that the application be approved subject to a Section 106 agreement securing financial contributions towards:-

1. off site affordable housing in the sum of £600,943 or £938,702 dependent upon the outcome of Government proposals on ground restrictions;
2. open space for improvements to the benches, signage and allotments at the Health in the sum of £8750;
3. and that Officers identify if a contribution of £31,176 to the NHS towards the improvement of GP provision in Knutsford is CIL compliant.

The amounts and split of the contributions are delegated to the Head of Planning (Regulation) to determine following further investigation into the NHS contribution request.

And subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Tree protection
4. Tree pruning / felling specification
5. Service / drainage layout
6. Submission of samples of building materials
7. Submission of landscaping scheme
8. Landscaping (implementation)
9. Provision of car parking
10. Contam Land
11. No dig specification
12. Submission of surface water drainage scheme
13. Construction Management Plan
14. Electric Vehicle Charging Points
15. imported soil testing and verification
16. Contam Land 3
17. Breeding Birds - timing of works
18. Breeding Bird boxes provision
19. minimum age: 60 years (with 55 for dependent)
20. Survey and photographic record of the building
21. Details of the memorial garden to inc reuse of brick and stone from the building and access to the garden from the development site
22. Window and balcony detailing
23. Before development commences future of statues and memorial to be agreed.
24. Broadband
25. Cycle storage

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 Head of Planning (Regulation) 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 was adjourned for a short break).

24 17/5071M-CONSTRUCTION OF ONE PAIR SEMI-DETACHED DWELLINGS, LAND SOUTH OF, 18 GASKELL AVENUE, KNUTSFORD FOR MR A VALE, CRANFORD ESTATES LTD

Consideration was given to the above application.

(Bryanni Cartledge an objector and Ben Wharfe, 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 proposal will have a substantial detrimental impact on the character and appearance of the Conservation Area by way of the scale and location of the development and the loss of green open space between dwellings. No public benefits of the development have been put forward by the applicant to outweigh the harm caused by the proposal. Therefore the proposal is contrary to Part 16 of the NPPF, Policy SE7 of the CELPS, Policy BE2 of the Macclesfield Local Plan and Policies HE2, HE3 and H2 of the Draft Knutsford Neighbourhood Plan.
2. The proposal will result in vehicles passing directly alongside the The Coach House and this will have a detrimental impact on the amenity of this property by way of disturbance and potential overlooking caused by inappropriate vehicle movements. The proposal is therefore contrary to Policies DC3 and 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 delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) 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 18/3205M-CONSTRUCTION OF A SINGLE DWELLING (VICTORIAN GARDEN WALLED DWELLING), LAND TO THE SOUTH OF, GASKELL AVENUE, KNUTSFORD FOR MR A VALE, CRANFORD ESTATES LTD

Consideration was given to the above application.

(Bryanni Cartledge an objector and Ben Wharfe, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the Committee be minded to refuse the following reasons:-

1. The proposal will have a substantial detrimental impact on the character and appearance of the Conservation Area by way of the scale and location of the development and the loss of green open space between dwellings. No public benefits of the development have been put

forward by the applicant to outweigh the harm caused by the proposal. Therefore the proposal is contrary to Part 16 of the NPPF, Policy SE7 of the CELPS, Policy BE2 of the Macclesfield Local Plan and Policies HE2, HE3 and H2 of the Draft Knutsford Neighbourhood Plan.

2. The proposal will result in vehicles passing directly alongside The Coach House and this will have a detrimental impact on the amenity of this property by way of disturbance and potential overlooking caused by inappropriate vehicle movements. The proposal is therefore contrary to Policies DC3 and 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 delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) 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 was adjourned from 12.25pm until 1.00pm for lunch. Councillor N Mannion left the meeting and did not return).

26 18/2244M-RESERVED MATTERS FOLLOWING OUTLINE APPROVAL OF LANDSCAPE LAYOUT, DETAILS ARE ALSO PROVIDED ON MATERIALS, GROUND LEVELS, FLOOR SLABS, ELECTRIC VEHICLE CHARGING POINTS AND ARBORICULTURAL INFORMATION, BOWLING GREEN, INGERSLEY VALE, BOLLINGTON FOR MR CHRIS BOWMAN, INGERSLEY CRESCENT LTD

Consideration was given to the above application.

(Councillor A Stott, a neighbouring Ward Councillor, Town Councillor K Edwards, representing Bollington Town Council, Kate McHale, an objector, John Knight, an objector and Caroline Payne, 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. Plans
2. Materials - Kerridge Stone and Kentdale blue-grey
3. No-dig surface requiring the development to be carried out with the submitted information in respect of the engineered no-dig surface
4. Implement landscape plan
5. No windows / dormer windows in rear of plots 11 or 12
6. All rainwater goods shall be metal and painted black.

7. All windows and doors in the external elevations shall be fabricated in timber and shall be set behind a reveal of 100mm and retained in such form thereafter.
8. All garage doors shall be constructed in timber vertical boarded and shall be retained in such a form thereafter.
9. The roof lights hereby permitted shall be installed flush with the angle of the surrounding roof slope.
10. Implement tree works
11. Ensure 2 metre high boundary alongside of plot 12 (natural stone boundary wall)
12. Ensure garages remain available for parking
13. Carry out development in accordance with details submitted - electric vehicle charging points

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 Head of Planning (Regulation) 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.

(Councillor H Gaddum requested it be minuted that she voted against the motion to approve the application).

27 18/3145M-DEMOLITION OF EXISTING DWELLING AND ERECTION OF THREE DWELLINGS WITH ASSOCIATED EXTERNAL WORKS, THE BRACKENS, 1, BLACKSHAW LANE, ALDERLEY EDGE FOR MR CHRIS OAKES

Consideration was given to the above application.

(Parish Councillor Mike Dudley-Jones, representing Alderley Edge Parish Council, Allan Percival, an objector and Fran Pacitto, the Architect attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1.The proximity to shared boundaries, combined with the height and length of the dwellings will have a detrimental impact upon the living conditions of neighbours, particularly at Arundale due to the overbearing and dominant nature of the building when viewed from this adjoining property, contrary to policy DC3 of the MBLP.

2.By virtue of the scale and height of the development, and extent of hardstanding to the front of the site, the proposals would significantly undermine the character of Blackshaw Lane contrary to policies SD2 and SE1 of the Cheshire East Local Plan Strategy (2010 – 2030), the National

Planning Policy Framework (2018), and the Cheshire East Borough Design Guide (2017).

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.

(Prior to consideration of the following item, Councillor Rhoda Bailey left the meeting and did not return).

28 CHESHIRE EAST BOROUGH COUNCIL (BOLLINGTON - BOLLINGTON - 17A JACKSON LANE NO.2) TREE PRESERVATION ORDER 2018

Consideration was given to the above Order.

RESOLVED

That the Cheshire East Borough Council ((Bollington - Bollington - 17A Jackson Lane No.2) Tree Preservation Order 2018 be confirmed without modification.

The meeting commenced at 10.00 am and concluded at 2.30 pm

Councillor G M Walton (Chairman)