

# **CHESHIRE EAST COUNCIL**

Minutes of a virtual meeting of the **Northern Planning Committee**  
held on Wednesday, 2nd December, 2020

## **PRESENT**

Councillor C Browne (Chairman)  
Councillor T Dean (Vice-Chairman)

Councillors L Braithwaite, JP Findlow, A Harewood, S Holland, J Nicholas,  
I Macfarlane, N Mannion, B Murphy, B Puddicombe and L Smetham

## **OFFICERS IN ATTENDANCE**

Mrs D Ackerley (Principal Planning Officer-Enforcement), Mrs S Baxter,  
(Democratic Services Officer), Mr I Dale (Environmental Planning Manager),  
Mrs N Folan (Planning Solicitor), Mr N Jones (Principal Development Officer),  
Mr P Wakefield (Planning Team Leader) and Mrs M Withington (Acting Team  
Manager-Property Team)

## **47 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

## **48 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in respect of application 20/1866M, Councillor  
P Findlow declared that the applicant was a neighbour and therefore in  
accordance with the Code of Conduct would leave the virtual meeting prior  
to its consideration.

In the interest of openness in respect of applications 20/3684M and  
20/3505M, Councillor T Dean declared that he knew the occupant of  
No.53 Manchester Road.

In the interest of openness in respect of applications 20/4003M, Councillor  
C Browne declared that he had called the application in and whilst Alderley  
Edge Parish Council had formed a view he had not taken part in any public  
debate or expressed a view.

In the interest of openness in respect of application 20/0133M, Councillor  
L Smetham declared whilst there was a quarry in her ward she had not  
been involved in the quarry related to the application.

It was noted that all Members had received correspondence in respect of  
application 20/0113M.

## **49 MINUTES OF THE PREVIOUS VIRTUAL MEETING**

## **RESOLVED**

That the minutes of the virtual meeting held on 4 November 2020 be approved as a correct record and signed by the Chairman.

### **50 PUBLIC SPEAKING-VIRTUAL MEETINGS**

## **RESOLVED**

That the public speaking procedure be noted.

(Prior to the start of the virtual meeting, Councillor N Mannion lost connection, however he re-joined prior to consideration of the following application).

### **51 20/0113M-HYBRID APPLICATION COMPRISING: FULL PLANNING PERMISSION FOR THE DEVELOPMENT OF THE UPPER QUARRY INCLUDING, IMPROVEMENTS TO SITE ACCESS, THE ERECTION OF 8 NO. INDUSTRIAL / STORAGE UNITS, PROPOSED LANDSCAPING AND ECOLOGICAL MITIGATION WORKS. OUTLINE PLANNING PERMISSION FOR THE DEVELOPMENT OF THE LOWER QUARRY TO PROVIDE UP TO 13 NO. OF ADDITIONAL UNITS, HAWKSHEAD QUARRY, LEEK OLD ROAD, SUTTON, CHESHIRE FOR A M BELL (PROPERTIES) LTD**

Consideration was given to the above application.

(Councillor A Gregory, the Ward Councillor and Nick Smith, the agent for the applicant attended the virtual meeting and spoke in respect of the application).

## **RESOLVED**

Subject to conditions regarding:-

- (i) Staff Travel Plan and onsite parking
- (ii) Contaminated land
- (iii) Electric vehicle infrastructure
- (iv) Hours of operation and deliveries
- (v) The occupation of Hawkshead House to remain associated with the operation of Hawkshead Quarry
- (vi) Removal of HGV driver only parking bays on occupation of upper site
- (vii) Submission of an ecological mitigation statement in order to minimise the impact on the wildlife
- (viii) Removal of Japanese knotweed
- (ix) Landscaping

The Committee was minded to approve the application because of:-

1. Job Creation;
2. Impact on the local economy;
3. Benefit to the local road network by the reduction in HGV's
4. No environmental conditions in the current planning permission

However, in the opinion of the Head of Planning (Regulation), approval would result in a significant departure from policy, specifically policies PG6, EG2, SD1 and SD2 which protects open countryside.

Therefore, in accordance with its Terms of Reference, the Board resolved to refer the application to the Strategic Planning Board for determination.

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, 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.

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

**52 20/4003M-DEMOLITION OF EXISTING DWELLING AND ITS REPLACEMENT WITH A DETACHED DWELLING AND DETACHED INFILL DWELLING, RYDAL, 8, MOSS ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE FOR MR & MRS HIRST**

Consideration was given to the above application.

(Parish Councillor M Dudley-Jones, representing Alderley Edge Parish Council, Bryan Kerr, an objector and Donna Barber, the agent for the applicant attended the virtual meeting and spoke in respect of the application).

**RESOLVED**

That the application be refused for the following reasons:-

1. Out of character, contrary to policies SD2 and SE1
2. Inappropriate development in the Green Belt, contrary to policy PG3

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, 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.

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

(The virtual meeting was adjourned for lunch from 1.10pm until 1.40pm).

**53 20/1866M-DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF REPLACEMENT BUILDING COMPRISING 6**

**APARTMENTS, FAIRWAYS, 70, MACCLESFIELD ROAD, PRESTBURY  
FOR MRS BRENDA CROTHERS**

Consideration was given to the above application.

(Councillor M Sewart, a visiting Councillor, Parish Councillor D Franks, representing Prestbury Parish Council and Nick Smith, the agent for the applicant attended the virtual meeting and spoke in respect of the application).

**RESOLVED**

That the application be deferred for more information from the Housing department and the applicant on the calculations regarding the affordable housing figures.

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, 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.

(Prior to consideration of the following application, Councillor B Puddicombe left the virtual meeting and did not return).

**54 20/3684M-CHANGE OF USE OF EXISTING HOTEL (C1) TO SUI  
GENERIS; HOUSE IN MULTIPLE OCCUPATION AND TWO  
RESIDENTIAL APARTMENTS (C3), LONGVIEW HOTEL, 51-55,  
MANCHESTER ROAD, KNUTSFORD FOR MASSOUD AHOUIE,  
LONGVIEW HOTEL**

Consideration was given to the above application.

(Councillor S Gardiner, the Ward Councillor and Jonathan Martin, the agent for the applicant attended the virtual meeting and spoke in respect of the application).

**RESOLVED**

That the application be refused due to lack of car parking contrary to parking standards due to the extent of existing on street parking in the local area.

In order to give proper effect to the Northern Planning Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

(This decision was contrary to the officers recommendation of approval).

**55 20/3505M-CHANGE OF USE FROM C1 (HOTEL) TO C4 (HMO), 4, VICTORIA STREET, KNUTSFORD FOR MR MASSOUD AHOUIE, LONGVIEW HOTEL**

Consideration was given to the above application.

(Councillor S Gardiner, the Ward Councillor attended the virtual meeting and spoke in respect of the application).

**RESOLVED**

That the application be refused due to lack of car parking contrary to parking standards due to the extent of existing on street parking in the local area.

In order to give proper effect to the Northern Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

(This decision was contrary to the officers recommendation of approval. The virtual meeting was adjourned for a short break).

**56 CHESHIRE EAST BOROUGH COUNCIL (KNUTSFORD - 2 GRASSFIELD WAY) TREE PRESERVATION ORDER 2020**

Consideration was given to the above Tree Preservation Order.

(Phil Hobbs, an objector attended the virtual meeting and spoke in respect of the item).

**RESOLVED**

Consideration was given to the above Order.

**RESOLVED**

That the Cheshire East Borough Council (Knutsford - 2 Grassfield Way) Tree Preservation Order 2020 be confirmed without modification.

(Due to a technical matter with the speaker this item was taken after the agenda item relating to the Performance of the Planning Enforcement Service First Two Quarters 2020-2021).

**57 PERFORMANCE OF THE PLANNING ENFORCEMENT SERVICE FIRST TWO QUARTERS 2020-2021**

Consideration was given to the above report.

**RESOLVED**

That the report be noted.

The meeting commenced at 10.00 am and concluded at 4.47 pm

Councillor C Browne (Chairman)