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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 22nd December, 2010 at The Capesthorne Room -
Town Hall, Macclesfield SK10 1DX

PRESENT

Councillor B Moran (Chairman)
Councillor R West (Vice-Chairman)

Councillors J Crockatt, H Gaddum, M Hardy, T Jackson, J Narraway,
D Neilson, L Smetham, D Stockton, D Thompson and C Tomlinson

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr P Hooley (Northern Area Manager), Mr N Jones (Principal Development Officer) and Mr A Ramshall (Conservation Officer)

78 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Miss C M Andrew and Mrs O Hunter.

79 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor R E West declared a personal and prejudicial interest in application 10/4254M-Variation of Conditions 1 & 2 from Approval 5/5/5116 to allow Maximum of 12 Caravans to be occupied between 1st March and 15th January annually, The Caravan Site, Elm Beds Farm, Elm Beds Road, Poynton for Mr Victor Whittaker by virtue of the fact that he had a close relationship with one of the objectors to the application and in accordance with the Code of Conduct he left the meeting prior to consideration of the application.

Councillor R J Narraway declared a personal interest in applications 10/4083M-Variation of Conditions 9,10, 12 Relating To 06/2254P (Appeal Decision App/C0630/A/07/2033939). The Purpose of this application is to ensure one of the Units can be occupied full time by a Manager including during the closed season, Rode Heath Wood, Back Lane, Eaton for Mr & Mrs Noad, 10/3803M-Application to remove condition 12 on Planning Permission 06/2254P (Appeal reference APP/C0630/A/07/20339390) for change of use of land to allow siting of 32 timber clad twin unit Caravans, access works and landscaping, Rode Heath Wood, Back Lane, Eaton for Mr David & Mrs Yvette Noad, 10/3805M- Application to remove condition 3 on Planning Permission 09/1509M (Appeal reference APP/R0660/A/10/2121609/NWF) for change of use of land to allow siting of 32 timber clad twin unit Caravans, access works and landscaping, Rode Heath Wood, Back Lane, Eaton for Mr David & Mrs Yvette Noad and

10/3805M- Application to remove condition 3 on Planning Permission 09/1509M (Appeal reference APP/R0660/A/10/2121609/NWF) for change of use of land to allow siting of 32 timber clad twin unit Caravans, access works and landscaping, Rode Heath Wood, Back Lane, Eaton for Mr David & Mrs Yvette Noad by virtue of the fact that he was a Member of North Rode Parish Council that had considered the applications, however he had not participated in any of the debates. In accordance with the Code of Conduct he remained in the meeting during consideration of the applications.

80 MINUTES OF THE MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman.

81 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

82 10/4254M-VARIATION OF CONDITIONS 1 & 2 FROM APPROVAL 5/5/5116 TO ALLOW MAXIMUM OF 12 CARAVANS TO BE OCCUPIED BETWEEN 1ST MARCH AND 15TH JANUARY ANNUALLY, THE CARAVAN SITE, ELM BEDS FARM, ELM BEDS ROAD, POYNTON FOR MR VICTOR WHITTAKER

(During consideration of the application, Councillor D A Neilson arrived to the meeting. As a result he did not take part in the debate or vote on the application),

Consideration was given to the above application.

(Mr Adams, Clerk to Poynton Town Council and Mrs Hargraves, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. R07MS - Unneighbourly use
2. R01CA - Adverse effect on Conservation Area
3. R07HW - Unacceptable increase in traffic at the junction of Shrigley Road and Elm Beds Road

83 10/4083M-VARIATION OF CONDITIONS 9,10, 12 RELATING TO 06/2254P (APPEAL DECISION APP/C0630/A/07/2033939). THE

PURPOSE OF THIS APPLICATION IS TO ENSURE ONE OF THE UNITS CAN BE OCCUPIED FULL TIME BY A MANAGER INCLUDING DURING THE CLOSED SEASON, RODE HEATH WOOD, BACK LANE, EATON FOR MR & MRS NOAD

Consideration was given to the above application.

(Mr Robert Holmes, representing Mere Parish Council and an objector attended the meeting and spoke in respect of the application).

Consideration of the item was adjourned in order to contact the agent for the applicant in order to discuss the change in recommendation from refusal to deferral.

The agent was unable to be contacted and consideration of the application took place after Minute No. 86.

RESOLVED

That the application be deferred to the next Northern Planning Committee on 19 January 2011 in order to enable Officers to assess the information, which had been submitted by the agent shortly prior to the meeting, as well as ensuring all interested parties were consulted on the planning application.

Members requested it be minuted that every effort was made by Officers to contact the agent for the applicant in order to discuss the change in recommendation from one of refusal to deferral.

In addition Officers were asked to contact the Planning Inspectorate in order to inform the Inspectorate of the reason why the application was deferred to the next planning meeting for determination.

(This was a change in Officer recommendation from one of refusal to deferral).

- 84 **10/3803M-APPLICATION TO REMOVE CONDITION 12 ON PLANNING PERMISSION 06/2254P (APPEAL REFERENCE APP/C0630/A/07/20339390) FOR CHANGE OF USE OF LAND TO ALLOW SITING OF 32 TIMBER CLAD TWIN UNIT CARAVANS, ACCESS WORKS AND LANDSCAPING, RODE HEATH WOOD, BACK LANE, EATON FOR MR DAVID & MRS YVETTE NOAD**

Consideration was given to the above application.

(Mr Robert Holmes, representing Mere Parish Council and an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

Closed season condition required in conjunction with holiday occupancy conditions to prevent caravans being occupied as a main place of residence, contrary to policies controlling development in the countryside.

- 85 **10/3805M- APPLICATION TO REMOVE CONDITION 3 ON PLANNING PERMISSION 09/1509M (APPEAL REFERENCE APP/R0660/A/10/2121609/NWF) FOR CHANGE OF USE OF LAND TO ALLOW SITING OF 32 TIMBER CLAD TWIN UNIT CARAVANS, ACCESS WORKS AND LANDSCAPING, RODE HEATH WOOD, BACK LANE, EATON FOR MR DAVID & MRS YVETTE NOAD**

Consideration was given to the above application.

RESOLVED

That the application be refused for the following reason:-

Closed season condition required in conjunction with holiday occupancy conditions to prevent caravans being occupied as a main place of residence, contrary to policies controlling development in the countryside.

(The following item was considered after minute no. 87).

- 86 **10/4283M-DEMOLITION OF HOLFORD HOUSE AND THE ERECTION OF A REPLACEMENT DWELLING, ALONG WITH THE RELOCATION OF TWO EXISTING PARK HOMES, HOLFORD HOUSE, HOLFORD DRIVE, MOSSWAYS PARK, WILMSLOW, CHESHIRE FOR W FLANNIGAN**

Consideration was given to the above application.

RESOLVED

That the application be refused for the following reasons:-

1. R02RD - Loss of privacy
2. R05LP - Harmful to appearance of the countryside
3. Contrary to Green Belt policy

- 87 **10/4280M-REPLACEMENT DWELLING, CHRISOVALANTOU, MERESIDE ROAD, MERE FOR MR G CAVILL, BWD LTD**

This application was withdrawn prior to the meeting.

(The following item was considered after Minute No. 85).

**88 BROADHEATH HOUSE, SLADE LANE, OVER ALDERLEY, ALDERLEY
EDGE - JUDICIAL REVIEW OF DECISION TO GRANT PLANNING
PERMISSION**

Consideration was given to the above report.

RESOLVED

That the report be noted.

89 APPEAL SUMMARIES

Consideration was given to the Appeal Summaries.

RESOLVED

That the Appeal Summaries be noted.

The meeting commenced at 2.00 pm and concluded at 3.50 pm

Councillor B Moran (Chairman)

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