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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 9th February, 2011 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1DX

PRESENT

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

Councillors C Andrew, J Crockatt, H Gaddum, O Hunter, 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) and
Mr P Wakefield (Planning Officer)

102 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor M Hardy.

103 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor D Thompson declared that she had expressed an opinion in respect of application number 10/4558M - 6 Ashwood Road, Disley, Stockport, Cheshire, SK12 2EL: House Extension and Refurbishment Comprising - New Attic Conversion, New Rear Extension, New Raised Decking to Rear Garden, Internal Refurbishment, New Raised Car Park in Curtilage to Front Garden for Graham Prest and had therefore fettered her discretion. Councillor D Thompson exercised her separate speaking rights as a Ward Councillor and withdrew from the room during consideration of the item.

104 MINUTES OF THE MEETING

RESOLVED

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

105 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

106 10/4558M - 6 ASHWOOD ROAD, DISLEY, STOCKPORT, CHESHIRE, SK12 2EL: HOUSE EXTENSION AND REFURBISHMENT COMPRISING - NEW ATTIC CONVERSION, NEW REAR EXTENSION,

NEW RAISED DECKING TO REAR GARDEN, INTERNAL REFURBISHMENT, NEW RAISED CAR PARK IN CURTILAGE TO FRONT GARDEN FOR GRAHAM PREST

Consideration was given to the above application.

(Councillor D Thompson, the Ward Councillor, Mrs Stewart, an objector and Mr Prest, 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. A06EX - Materials as application
4. A11EX - Details to be approved (solar panels)
5. A01LS - Landscaping - submission of details, including retention of the hedge
6. A05LS - Landscaping - implementation
7. A25GR - Obscure glazing requirement
8. Hours of construction
9. Method of foundation to be submitted to the Local Planning Authority.

107 **10/4696M - 11 MORAN CRESCENT, MACCLESFIELD, SK11 8JJ:
TWO STOREY SIDE EXTENSION AND REPLACEMENT OF GLAZED
ROOF ON CONSERVATORY WITH TILES AND ALTERATIONS TO
CONSERVATORY ELEVATIONS. SIDE EXTENSION TO INCLUDE
LOCKABLE GARAGE FOR MR S COOK**

(During consideration of the application Councillor J B Crockatt left the meeting and returned. In accordance with the Code of Conduct he did not take part in the debate or vote on the application. In addition Councillor Miss C M Andrew left the meeting and did not return).

Consideration was given to the above application.

(Mr Silvester, an objector and Dr Cook, 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. A02HP - Provision of car parking (scheme to be submitted)
4. A06HP - Use of garage / carport
5. A04EX - Materials to match existing
6. A06GR - No windows to be inserted
7. Obscure glazing to specific windows
8. Notwithstanding the detail shown on the approved plans, no permission is hereby granted for the bath/shower window on the side elevation of the extension facing No.9 Moran Crescent
9. Details of boundary treatment to be submitted to and approved by the Local Planning Authority prior to the demolition of the garage. The approved details are to be implemented prior to the occupancy of the extension.

(Prior to consideration of the following application Councillor Mrs L Smetham left the meeting and did not return).

108 10/4353M - ONE OAK, ONE OAK LANE, WILMSLOW, CHESHIRE, SK9 2BL: REPLACEMENT DWELLING FOR MR ANDREW RUSSELL

Consideration was given to the above application.

It was noted that under 'Other Material Considerations' on page 28 of the report, reference should have been made to PPG2: Green Belts and PPS5: Planning for the Historic Environment.

(Mrs Campbell, an objector and Mr Kershaw, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

The proposed replacement dwelling would be inappropriate development in the Green Belt. The development would cause additional harm in terms of harm to openness and character of Green Belt; and by virtue of the design being of insufficient quality to replace the existing heritage asset. The proposed fallback position of implementing extensions to the dwelling is not considered sufficient to clearly outweigh the identified harm and does not amount to a very special circumstance to justify permitting the development.

(This decision was against the Officers recommendation of approval).

109 10/2905M - ONE OAK, ONE OAK LANE, WILMSLOW, SK9 2BL: DEMOLITION OF EXISTING HOUSE AND ERECTION OF NEW DWELLING FOR MR ANDREW RUSSELL

Consideration was given to the above application.

It was noted that under Other Material Considerations' on page 38 of the report, reference should have been made to PPG2: Green Belts and PPS5: Planning for the Historic Environment.

(Mrs Campbell, an objector and Mr Kershaw, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

The proposed replacement dwelling would be inappropriate development in the Green Belt. The development would cause additional harm in terms of harm to openness and character of Green Belt; and by virtue of the design being of insufficient quality to replace the existing heritage asset. The proposed fallback position of implementing extensions to the dwelling is not considered sufficient to clearly outweigh the identified harm and does not amount to a very special circumstance to justify permitting the development.

(As a result of the decision on the previous application, the Officers' recommendation was amended to one of refusal).

110 **PLANNING ENFORCEMENT PERFORMANCE**

Consideration was given to the above report.

The Chairman advised that any Member who wanted to make comments on individual Enforcement cases should contact the Enforcement Service directly.

Mr P Hooley provided a verbal update on some of the cases and it was agreed that the update he had referred to would be emailed to Member of the Committee.

RESOLVED

That the report be noted.

111 **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 5.00 pm

Councillor B Moran (Chairman)