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## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 2nd March, 2011 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 and C Tomlinson

### OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr P Hooley (Northern Area Manager), Ms S  
Orrell (Principal Planning Officer) and Mr N Turpin (Principal Planning Officer)

#### 112 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Miss C M Andrew  
and D Thompson.

#### 113 DECLARATIONS OF INTEREST/PRE DETERMINATION

None.

#### 114 MINUTES OF THE MEETING

RESOLVED

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

#### 115 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

#### 116 10/4970M-CHANGE OF USE FROM D1 TO A1, 41, BUDWORTH WALK, WILMSLOW FOR MR MARK GALAZKA, HALEPARK LTD

Consideration was given to the above application.

(Councillor P P Whiteley, the Ward Councillor, Veronica Croston, an  
objector and Mr Galazka, the applicant attended the meeting and spoke in  
respect of the application).

RESOLVED

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

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Limitation on use
4. Noise insulation
5. Business hours 8am-6pm Monday to Saturday
6. Change of use - no consent for external alterations
7. No external storage
8. Hours of deliveries 7.30am to 8pm Monday to Saturday
9. No external fans
10. Submission of a Management Plan to provide details of deliveries
11. No background music
12. Method Statement for the control of deliveries to be accessed via the rear door
13. Temporary 3 year planning permission

(This decision was against the Officers recommendation to approve the application for a permanent consent).

117      **10/2393M-ERECTION OF RETIREMENT LIVING HOUSING COMPLEX FOR THE ELDERLY COMPRISING 30 X ONE BEDROOM AND 10 X TWO BEDROOM APARTMENTS IN A PART TWO/PART THREE STOREY BLOCKS (CAT II TYPE ACCOMMODATION), COMMUNAL FACILITIES, LANDSCAPING AND CAR PARKING, 195 197 AND 199, WILMSLOW ROAD, HANDFORTH FOR MCCARTHY & STONE RETIREMENT LIFESTYLES LTD**

(During consideration of the application, Councillor D A Neilson left the meeting and did not return).

Consideration was given to the above application.

(Mr Butt, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the completion of a S106 Agreement comprising of the following Heads of Terms:-

- Provision of a commuted sum in lieu of affordable housing on site (£350,000) payable on occupation of the 10th unit or 2 years after commencement of development, whichever is sooner and to incorporate a cascade provision to allow priority spending of the commuted sum within the locality of the development and then if necessary to spend in a wider area

- Provision of commuted sum in lieu of leisure provision on site (£37,000)
- Monitoring costs
- Age Restriction of occupation of flats (60 years plus and 55 years for spouse/partner thereof a)
- Travel Plan Initiatives as detailed in the Transport Statement

And subject to the following conditions:-

- 1.Landscaping - submission of details
- 2.Tree retention
- 3.Submission of samples of building materials
- 4.Construction of access
- 5.Implementation of ecological report
- 6.Tree protection
- 7.Development in accord with revised plans (unnumbered)
- 8.Commencement of development (3 years)
- 9.Landscaping (implementation)
- 10.Protection for breeding birds
- 11.Closure of access
- 12.Refuse storage facilities to be approved
- 13.Protection from noise during construction (hours of construction)
- 14.Pile Driving
- 15.Details of ground levels to be submitted
- 16.Bin store and electricity sub station details tbs
- 17.Phase II contaminated land investigation
- 18.Details of boundary treatment to be submitted prior to the development proceeding
- 19.Submission of a Construction Method Statement to include Wheel wash and site compound details

(The meeting adjourned at 4.25pm and reconvened at 4.30pm).

118      **10/4702M-TWO STOREY SIDE EXTENSION, 7, PADSTOW CLOSE, MACCLESFIELD FOR MR A STORER**

Consideration was given to the above application.

(Mr Worthington, representing an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred in order for the perceived inaccuracies in the report to be addressed and for a site visit to be undertaken in order to assess the impact of the development on the amenity of the area.

(This decision was against the Officers recommendation to approve the application).

119      **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 5.25 pm

Councillor B Moran (Chairman)