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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 9th March, 2011 at The Capesthorpe Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

Councillor H Davenport (Chairman)
Councillor J Hammond (Vice-Chairman)

Councillors Rachel Bailey, D Brown, P Edwards, M Hollins, D Hough,
W Livesley, J Macrae, C G Thorley, G M Walton, S Wilkinson and J Wray

OFFICERS IN ATTENDANCE

Mrs A Berry (Planning Officer), Ms S Dillon (Senior Solicitor), Mr A Fisher (Head of Planning and Housing), Mr S Irvine (Planning and Development Manager), Mrs E Tutton (Principal Planning Officer), Mr P Wakefield (Planning Officer) and Mr C Wilshaw (Planning Officer)

117 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor W J A Arnold.

118 **DECLARATIONS OF INTEREST/PRE-DETERMINATION**

Councillor H Davenport declared that he had considered application 09/0842M- Replacement Dwelling with new Entrance Gates, Brick Piers and Boundary Wall, Broad Heath House, Slade Lane, Over Alderley for Mr and Mrs Wren and application 11/0037M-Brick Garage to Replace Carport, Broad Heath House, Slade Lane, Over Alderley for Mr Chris Wren as a Member of the Northern Planning Committee, however he was looking at the application afresh and therefore had no personal or prejudicial interest in the item.

It was noted that all Councillors had received correspondence in respect of a number of applications on the agenda.

119 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED

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

120 **PUBLIC SPEAKING**

RESOLVED

That the public speaking be noted.

121 **10/4154M-TWO REPLACEMENT DWELLINGS, 5-7 PRESTBURY ROAD, WILMSLOW FOR MS ALISON MALONE**

(During consideration of the application, Councillors Mrs R Bailey and S Wilkinson arrived to the meeting).

Consideration was given to the above application.

(Councillor R Menlove, the Ward Councillor, Mr P Yates, a Supporter and Alison Malone, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to a number of conditions to be agreed by the Head of Planning and Housing.

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

122 **09/0842M-REPLACEMENT DWELLING WITH NEW ENTRANCE GATES, BRICK PIERS AND BOUNDARY WALL, BROAD HEATH HOUSE, SLADE LANE, OVER ALDERLEY FOR MR AND MRS WREN**

Consideration was given to the above application.

(Mr Sparrow, representing CPRE, Mr Vendy, representing an objector, Mr P Yates, a Supporter and Mr Wren, 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 is an inappropriate form of development within the Green Belt, as defined by the Development Plan. The development is therefore contrary to policy GC1 of the Macclesfield Borough Local Plan and would cause harm to the objectives of those policies by virtue of the fact that having regard to the overall scale, design and appearance, the proposed replacement dwelling is materially larger than the existing dwelling. The development is similarly contrary to national policy guidance relating to development within the Green Belt. It is not considered that very special circumstances exist to justify the approval of inappropriate development in the Green Belt.
2. The proposed development, by reason of its size, siting and design, would form a visually obtrusive feature which would detract from the rural character and appearance of the area within which it is located. The approval of the development would therefore be contrary to national planning policy guidance, North West of England Plan Regional Spatial Strategy to 2021 policies DP7 & EM1 and Macclesfield Borough Local Plan policies BE1 and DC1, thereby causing harm to the objectives of those policies.

123 **11/0037M-BRICK GARAGE TO REPLACE CARPORT, BROAD
HEATH HOUSE, SLADE LANE, OVER ALDERLEY FOR MR CHRIS
WREN**

Consideration was given to the above application.

(Mr Vendy, representing an objector, Mr P Yates, a Supporter and Mr Wren, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. The development is therefore contrary to policy RDF4 of the Regional Spatial Strategy for the North West and policies GC1 and GC12 of the Macclesfield Borough Local Plan and would cause harm to the objectives of those policies. The development is similarly contrary to national policy guidance relating to development within the Green Belt. It is not considered that very special circumstances exist to justify the approval of inappropriate development in the Green Belt.
2. Policy GC12 of the Macclesfield Borough Local Plan only allows for alterations or extensions to dwellings which would neither result in a significant change in the scale and appearance of the original dwelling nor require additional works which would unduly detract from the quality of the environment. The proposed extension is considered by the Local Planning Authority to be a significant and disproportionate addition to this dwelling. The Local Planning Authority considers that the erection of the proposed extension would be contrary to the objectives of these policies which are to retain the prevailing character of housing in the rural areas and the stock of smaller dwellings, and that such proposals, if permitted, would have a cumulative and incremental effect on the openness of the Green Belt.

(The meeting adjourned at 3.25pm and reconvened at 3.35pm. Councillors C Thorley and G M Walton left the meeting and did not return).

124 **10/1292M-REPLACEMENT DWELLINGHOUSE - AMENDMENT
TO APPROVAL 09/4124M, BAGULEY FARM HOCKER LANE OVER
ALDERLEY FOR MR & MRS N SKINNER**

Consideration was given to the above application.

RESOLVED

That the application be refused for the following reason:-

1. The proposal is an inappropriate form of development within the Green Belt, as defined by the Development Plan. Very special circumstances have not been demonstrated that would clearly outweigh the harm to the Green Belt arising from the proposed inappropriate development. The development is therefore contrary to policy GC1 of the Macclesfield Borough Local Plan and would cause harm to the objectives of those policies. The development is similarly contrary to national policy guidance relating to development within the Green Belt.

125 **09/3400C-NEW BUILD DEVELOPMENT OF 107 EXTRA CARE APARTMENTS AND ASSOCIATED EXTRA CARE FACILITIES AND CAR PARKING, COUNCIL DEPOT, NEWALL AVENUE, SANDBACH FOR NUALA KEEGAN, CHESHIRE EAST COUNCIL**

This item was withdrawn from the agenda prior to the start of the meeting.

126 **10/4977C-EXTENSION TO EXISTING GYPSY CARAVAN SITE INCLUDING LAYING OF HARDSTANDING, STATIONING OF 9 CARAVANS FOR RESIDENTIAL PURPOSES AND, ERECTION OF 6 UTILITY BUILDINGS, HORSESHOE FARM, WARMINGHAM LANE, MOSTON, MIDDLEWICH, CHESHIRE FOR MR OLIVER BOSWELL**

Consideration was given to the above application.

(Councillor A Kolker, the Ward Councillor, Parish Councillor Scragg, Moston Parish Council and Mr Fowler, representing a number of objectors attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for the following reasons:-

- (1) Further legal advice to be obtained including clarification of the current planning status of the site.
- (2) The extent to which current activities are unauthorised
- (3) Clarification of any Human Rights implications
- (4) Establishment of a Community Liaison Group to be investigated

The meeting commenced at 1.00 pm and concluded at 5.00 pm

Councillor H Davenport (Chairman)