

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 25th April, 2012 at Heritage Centre, Roe Street,
Macclesfield SK11 6UT

PRESENT

Councillor B Moran (Chairman)
Councillor W Livesley (Vice-Chairman)

Councillors L Brown, B Burkhill, K Edwards, H Gaddum, A Harewood,
O Hunter, L Jeuda, P Raynes, D Stockton and L Roberts

OFFICERS

Mrs N Folan (Planning Solicitor)
Mr P Hooley (Northern Area Manager – Development Management)
Mr C Hudson (Principal Forestry and Arboricultural Officer)
Mrs G Hawthornthwaite (Democratic Services Officer)

Apologies

Councillors C Andrew and P Hoyland

109 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor Raynes declared a personal interest in respect of application number 11/3269M on the grounds that he is a member of Knutsford Town Council who had been consulted on this application, but that he had not pre-determined the application prior to this meeting. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

In the written statement that was read out on behalf of Councillor Walton, it was noted that Councillor Walton declared a personal and prejudicial interest in application number 11/3269M on the grounds that he was a friend of the applicants.

It was noted that all Members had received correspondence from Mobberley Parish Council dated 23rd April and 24th April in relation to application number 11/1803M.

Councillor Hunter declared that she had received correspondence dated 21st April from Councillor D Bailey, Chairman of Mobberley Parish Council relating to application number 11/1803M.

110 MINUTES OF PREVIOUS MEETING

That the minutes of the meeting held on 4th April 2012 be approved as a correct record and signed by the Chairman, subject to the following amendment:

Minute:107– 12/0290M – Vincent Mill, Vincent Street, Macclesfield SK11 6UJ:
(Outline) Demolition of the Existing Buildings and Redevelopment of the Site to
Provide 10 No. 2 to 4 Bedroom Terraced Houses and 1 No. 2/3 Storey Apartment
Block with 7 No.2 Bedroom Units with Ancillary Car Parking, Open Space and
Access off Vincent Street

Amendment as follows:

“(a) A Section 106 Agreement to secure:

- A commuted sum of £51,000 for provision of Outdoor space and *£9750 for recreation and outdoor sport.*
- *Provision of 5 affordable houses which are made up of 3 units for rent and 2 units for intermediate tenure.”*

111 PUBLIC SPEAKING

That the public speaking procedure be noted.

112 11/1803M - WHITE PEAK ALPACA FARM, PADDOCK HILL LANE, MOBBERLEY WA16 7DB: ERECTION OF DWELLING

(Mr K Eckett (objector) and Alison Heine (agent) attended the meeting and addressed the committee on this matter).

The Committee considered a report regarding the above planning application, an updated report, a site layout plan, and an oral report by the Planning Officer.

During consideration of this application, the meeting was adjourned from 3.04-3.10 pm.

RESOLVED

That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

The proposal would reduce openness and is an inappropriate form of development within the Green Belt, as defined by the Development Plan. The identified harm is not outweighed by considerations in favour of the proposal, therefore it is not considered that very special circumstances exist to justify the development in the Green Belt. The development is therefore contrary to policies GC1, GC6 and DC23 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.

113 **11/3269M - WINDMILL WOOD, CHELFORD ROAD, OLLERTON,
KNUTSFORD, CHESHIRE WA16 8RX: PROPOSED NEW DWELLING IN
ASSOCIATION WITH EXISTING MANAGED WOODLAND BUSINESS**

(Caroline Preston (objector) and Graham Holborrow (on behalf of the applicant) attended the meeting and addressed the committee on this matter).

(A representation from Councillor G Walton, the Ward Councillor who was unable to attend the meeting, was read out by Peter Hooley).

The Committee considered a report regarding the above planning application, a site layout plan, and an oral report by the Planning Officer.

RESOLVED

That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

The proposal would reduce openness and is an inappropriate form of development within the Green Belt, as defined by the Development Plan. The considerations in favour of the proposal are not considered to be sufficient to demonstrate an essential need for a rural worker to live at the site, therefore it is not considered that very special circumstances exist to justify the development in the Green Belt. 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.

The meeting commenced at 2.00 pm and concluded at 3.55 pm

Councillor B Moran (Chairman)