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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 13th June, 2012 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor W Livesley (Vice-Chairman) (In the Chair)

Councillors C Andrew, L Brown, B Burkhill, K Edwards, A Harewood, L Jeuda,
J Macrae and D Stockton

OFFICERS

Mrs N Folan (Planning Solicitor)

Mr P Hooley (Northern Area Manager – Development Management)

Mr N Jones (Principal Development Officer)

Mr I Dale (Heritage and Design Manager)

Mrs G Hawthornthwaite (Democratic Services Officer)

Apologies

Councillors R West, H Gaddum, O Hunter, D Mahon, D Neilson and P Raynes

9 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor Edwards declared pre-determination in respect of the Tree Preservation Order – Hall Hill, Moss Brow, Bollington on the grounds that he was a member of Bollington Town Council which had been involved in assisting the residents and as such he considered that he had pre-determined the application. During discussion of the application Councillor Edwards left the Committee table. He did not leave the room, but sat in the public area and thereafter took no part in the discussion.

10 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 23rd May 2012 be approved as a correct record and signed by the Chairman.

11 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

12 WITHDRAWN 12/1401M - 16 SPRINGFIELD ROAD, MOBBERLEY, KNUTSFORD, CHESHIRE WA16 7EW: PROPOSED LOFT CONVERSION INCORPORATING HIP TO GABLE EXTENSION AND REAR FLAT ROOF DORMER

The Chairman reported that the above planning application had been withdrawn prior to the meeting.

13 12/1593M - OAKLANDS COMMUNITY INFANT SCHOOL, TUDOR ROAD, WILMSLOW, CHESHIRE SK9 2HB: VARIATION OF CONDITIONS 2 AND 24 ATTACHED TO PERMISSION 12/0027M TO ENABLE DEVELOPMENT TO COMMENCE PRIOR TO THE INSTALLATION OF THE TOUCAN CROSSING TO DEAN ROW ROAD AND TO PROVIDE ADDITIONAL VELUX WINDOWS WITHIN THE PROPOSED DWELLINGS

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

RESOLVED

That for the reasons set out in the report, the application be APPROVED subject to

(a) the completion of an updated Section 106 Agreement to secure:

- Provision of affordable housing provision on site in the form of 6 x 2 bed units, which are made up of 4 units for social rent and 2 units for intermediate tenure.
- Provision of commuted sum in lieu of on site provision of play and amenity - £63,000.
- Provision of commuted sum in lieu of on site provision of Recreation/Sport - £15,000; and

(b) The following conditions:

1. Landscaping - submission of details
2. Tree retention
3. Tree protection
4. Commencement of development (3 years)
5. Vehicular visibility at access (dimensions)
6. Construction specification/method statement
7. Development in accord with revised plans (numbered)
8. Landscaping (implementation)
9. Details of materials to be submitted
10. Protection for breeding birds
11. Submission of construction method statement

12. no dormers other than authorised
13. levels details to be submitted
14. open plan estate layout only
15. removal of permitted development rights plots 1.3,6
16. Toucan crossing to be Operational by 1 Feb 2013 and construction access method statement to be submitted approved and implemented
17. 10% renewable energy provision
18. contaminated land assessment

14 12/1394M - MASSIE DYEWORCS, LONEY STREET, MACCLESFIELD, CHESHIRE SK11 8ER: DEMOLITION OF THE EXISTING BUILDINGS AND THE ERECTION OF 5 TOWN HOUSES AND 6 APARTMENTS (RESUBMISSION OF APPLICATION NUMBER 08/2405P APPROVED ON 02 MARCH 2009)

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

RESOLVED

That for the reasons set out in the report, the application be APPROVED subject to the completion of

- (a) a Section 106 Agreement to secure:
 - A commuted sum for open space and outdoor sport and recreation; and
- (b) The following conditions:
 1. Full details approved as part of outline consent
 2. Time limit for submission of reserved matters
 3. Submission of reserved matters
 4. Provision of car parking
 5. Demolition as precursor of redevelopment
 6. Submission of samples of building materials
 7. Provision of cycle parking
 8. Pedestrian visibility at access (dimensions)
 9. No gates - new access
 10. Drainage and surfacing of hardstanding areas
 11. Decontamination of land/ Environment Agency as clarified in Phase II report

12. Refuse storage facilities to be approved
13. Prevention of surface water flowing onto highways
14. Door and window openings - highways / footways
15. Protection of highway from mud and debris

16. Submission of construction method statement
17. Driveway surfacing - single access drive
18. Landscaping to include details of boundary treatment
19. Commencement of development
20. Ground levels to be submitted with reserved matters application
21. Floor floating
22. Noise Insulation to be added
23. Turning facility
24. Hours of Construction
25. Archeology
26. Re instatement of kerb along Peter Street
27. Any Pile Driving restricted in accordance with scheme to be approved by LPA
28. External Appearance

and the following informative:

- Attention drawn to advice of ecologist.

15 TREE PRESERVATION ORDER - HALL HILL, MOSS BROW, BOLLINGTON

(Prior to consideration of the following Tree Preservation Order, Councillor Edwards left the Committee table. He did not leave the room, but sat in the public area and thereafter took no part in the discussion)

(Mr Egerton (an objector) attended the meeting and addressed the committee on this matter).

The Committee considered a report regarding the above tree preservation order and an oral update.

RESOLVED

That, for the reasons set out in the report, the Tree Preservation Order at Hall Hill, Moss Brow, Bollington be confirmed with the exclusion of the Sycamore and Ash tree on the boundary of properties 17/19 Hall Hill.

The meeting commenced at 2.03 pm and concluded at 3.35 pm

Councillor B Livesley (Vice Chairman) (In the Chair)

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