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## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 5th September, 2012 at The Capesthorne Room - Town  
Hall, Macclesfield SK10 1EA

### PRESENT

Councillor R West (Chairman)

Councillors C Andrew, L Brown, B Burkhill, K Edwards, H Gaddum,  
A Harewood, O Hunter, L Jeuda, J Macrae, D Mahon, D Neilson, P Raynes  
and D Stockton

### OFFICERS IN ATTENDANCE

Miss J Adeniran (Lawyer), Mr P Hooley (Northern Area Manager) and Ms S  
Orrell (Principal Planning Officer)

### 43 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor B Livesley.

### 44 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness, Councillor Mrs H Gaddum declared that in  
relation to application 12/1513M Birtles Bowl Pavilion, Birtles Lane, Over  
Alderley, SK10 4RS - Demolition of pavilion and store, construction of  
stables, manege and horse walker and the associated use of land for the  
keeping of horses she knew the speaker.

### 45 MINUTES OF THE MEETING

RESOLVED

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

### 46 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

### 47 12/2578M OAKDEAN COURT, WILMSLOW SK9 4ED - DEMOLITION OF EXISTING REDUNDANT SHELTERED HOUSING BLOCK AND CONSTRUCTION OF 29 NO DWELLINGS, CONSISTING OF 6 NO

## **BUNGALOWS, 6 NO 2 BEDROOM HOUSES AND 17 NO 3 BEDROOM HOUSES**

Consideration was given to the above application.

### **RESOLVED**

That for the reason set out in the report and in the Officers update to Committee the application was approved subject to the completion of a Section 106 agreement comprising the following Heads of Terms:-

- Provision of commuted sum in lieu of on site provision of Childrens off site Play - £45,000
- Provision of Education contribution of £65,371
- Provision of a Cascade for the occupation of the dwellings -

1 Wilmslow,  
2, Former borough Macclesfield boundary,  
3, From within Cheshire east.

And subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A04AP - Development in accord with revised plans (numbered)
3. A01LS - Landscaping - submission of details
4. A04LS - Landscaping (implementation)
5. A05EX - Details of materials to be submitted
6. A01TR - Tree retention
7. A02TR - Tree protection
8. A03TR - Construction specification/method statement
9. A12LS - Landscaping to include details of boundary treatment
10. A06NC - Protection for breeding birds
11. A22GR - Protection from noise during construction (hours of construction)
12. A23GR - Pile Driving
13. A32HA - Submission of construction method statement
14. dust control
15. phase ii contaminated land survey
16. removal of pd rights - extensions
17. 10% renewable energy provision

**48 12/1513M BIRTLES BOWL PAVILION, BIRTLES LANE, OVER ALDERLEY, SK10 4RS - DEMOLITION OF PAVILION AND STORE,**

## **CONSTRUCTION OF STABLES, MANEGE AND HORSE WALKER AND THE ASSOCIATED USE OF LAND FOR THE KEEPING OF HORSES**

Consideration was given to the above application.

(Mr Sparrow attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the Officers update to Committee, that the application be approved subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A02EX - Submission of samples of building materials
3. A18GR - No commercial use of stables or manege
4. A03HA - Vehicular visibility at access (dimensions)
5. A01LS - Landscaping - submission of details
6. A04LS - Landscaping (implementation)
7. A16LS - Submission of landscape/woodland management plan
8. A02TR - Tree protection
9. A03TR - Construction specification/method statement
10. A04TR - Tree pruning / felling specification
11. A06TR - Levels survey
12. A01AP - Development in accord with approved plans
13. No use of limestone chippings
14. No floodlighting
15. Details of lighting other than floodlighting to be approved
16. Elevational details of horse walker, fencing around perimeter of manege and gates to be agreed
17. Provision of Two Barn Owl Boxes
18. Retention of wooden building as bat roost
19. Demolition of existing brick building on site

## **49 12/2883M BEXTON PRIMARY SCHOOL, BLACKHILL LANE, KNUTSFORD WA16 9DB - APPLICATION TO VARY CONDITION 7 (REMOVAL OF EXISTING CLASSROOMS) OF PLANNING PERMISSION 12/0313M**

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the Officers update to Committee, the application be approved subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A03AP - Development in accord with revised plans (unnumbered)
3. A04EX - Materials to match existing
4. Noise
5. Pile Driving
6. Float Floor Finishing
7. Demolition

The meeting commenced at 2.00 pm and concluded at 3.25 pm

Councillor R West (Chairman)