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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 7th November, 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, D Mahon, D Neilson, P Raynes and
D Stockton

OFFICERS PRESENT

Miss J Adeniran (Lawyer), Mr P Hooley (Northern Area Manager), Mr N
Jones (Principal Development Officer), Mr M Lomas (Planning Officer), Mrs E
Tutton (Principal Planning Officer) and Mr P Wakefield (Principal Planning
Officer)

64 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors B Livesley and W J
Macrae.

65 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 12/3481M, Councillor
R E West declared that he was the Ward Councillor for the area and was
intending to speak on the item at the start of the debate.

66 MINUTES OF THE MEETING

RESOLVED

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

67 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

68 12/0127M-MIXED USE DEVELOPMENT OF ASSISTED LIVING RESIDENTIAL APARTMENTS (61 NO.) AND A CAFE, BOTH WITH ASSOCIATED LANDSCAPING AND SERVICING. UNDERCROFT

PARKING IS PROVIDED FOR RESIDENTS. EXISTING OFFICE BLOCK TO BE DEMOLISHED, LAND AT PARK GREEN, PARK STREET, MACCLESFIELD, CHESHIRE FOR MR ALISTAIR WATSON

Consideration was given to the above application.

(Mr Megginson, an objector attended the meeting and spoke in respect of the application. In addition a statement by the Ward Councillor Mrs J Jackson was read out by the Northern Area Manager).

RESOLVED

That the application be refused for the following reasons:-

1. The proposal fails to preserve or enhance Park Green and High Street Conservation Areas by virtue of the design, scale and mass of the proposed development failing to respond to the topography of the site and the positive characteristics of the Conservation Areas and not respecting the scale of buildings on Park Street. Contrary to NPPF and local plan policies for design and conservation. The identified harm to a heritage asset is a legitimate reason for restricting development under paragraph 14 of the NPPF.
2. Notwithstanding the Town Centre location of the site, insufficient resident parking is provided within the site to adequately serve the development. The development would be detrimental to the interests of highway safety through an increase in parking taking place in unsuitable locations on the highway, taking account of the nature of the proposed development, the location of the site and the predicted number of parked vehicles arising from the development, which is considered to be significantly greater than the 20 spaces provided for. This is considered to be an adverse impact that would significantly and demonstrably outweigh the benefits of the proposed redevelopment of the site.

(This decision was contrary to the Officers recommendation of approval).

69 12/0242M-CONSERVATION AREA CONSENT FOR REMOVAL OF EXISTING 5 STOREY OFFICE BLOCK WHICH HAS BEEN VACANT FOR OVER 10 YEARS, BUILDING IS UNLISTED, EXISTING BOUNDARY WALL TO PARK STREET TO BE RETAINED, LAND AT PARK GREEN, PARK STREET, MACCLESFIELD, CHESHIRE FOR MR ALASTAIR WATSON

Consideration was given to the above application.

That the application be refused for the following reason:-

1. In the absence of an appropriate scheme to redevelop the site, the proposal is contrary to Local Plan policy BE4.

(The application was originally recommended for approval but in the light of the decision in relation to the previous application the recommendation was changed from one of approval to one of refusal).

70 12/3481M-REMOVAL OF CONDITIONS 1 AND 2 OF PLANNING CONSENT 5/5/O.8863 TO ALLOW 12 MONTH HOLIDAY SEASON, EASTWOOD CARAVAN PARK, SCHOOLFOLD LANE, ADLINGTON, MACCLESFIELD, CHESHIRE FOR LISA FIRBANK

Consideration was given to the above application.

(Parish Councillor Young, representing Adlington Parish Council, Duncan Grant representing Schoolfold Lane Residents Association and Rachel Whaley the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

For the reasons set out in the report that the application be approved subject to the following conditions:-

1. Caravans occupied for holiday purposes only
2. Caravan's not occupied as a person's sole or main residence
3. Owners/operators shall maintain an up-to-date register of the names and main home address of all owners/occupiers of individual caravans
4. Register to be maintained by independent management company

(The meeting was adjourned from 4.21pm until 4.25pm).

(Prior to consideration of the following item, Councillors Miss C Andrew, Mrs H Gaddum and Mrs O Hunter left the meeting and did not return. In addition Councillors B Burkhill and D Mahon left the meeting and returned after the following item had been considered).

71 12/3264T-APPLICATION TO PRUNE PROTECTED SCOTS PINE TREES AT YEW TREE HOUSE, WREXHAM ROAD, BULKELEY, CHESHIRE

Consideration was given to the above application.

RESOLVED

That consent be granted to prune the protected Scots Pine trees in accordance with the agreed specification.

The meeting commenced at 2.00 pm and concluded at 4.26 pm

Councillor R West (Chairman)