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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 17th April, 2013 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor R West (Chairman)
Councillor W Livesley (Vice-Chairman)

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

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Lawyer), Mr P Hooley (Northern Area Manager), Mr N Jones (Principal Development Manager) and Miss B Wilders (Principal Planning Officer)

130 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs H Gaddum and D Mahon.

131 **DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in respect of application 12/4814M, Councillor Mrs O Hunter declared that her husband was a business contact of the applicant's father.

In the interest of openness in respect of the same application, Councillor D Neilson declared that he had worked on a Ward matter with Mr P Yates who was speaking on the application.

132 **MINUTES OF THE MEETING**

RESOLVED

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

133 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

134 **12/3786M-ERECTION OF A THREE-STOREY OFFICE BUILDING FOR B1 & D1 USES, AND 34 DWELLINGS (OUTLINE), MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD FOR KEYWORKER HOMES & EAST CHESHIRE NHS**

(During consideration of the application, Councillor B Livesley left the meeting and did not return. Councillor Miss C Andrew also left the meeting but returned during consideration of the application. As a result she did not take part in the debate or vote on the application).

Consideration was given to the above application.

(A statement was read out by the Northern Area Manager on behalf of the Ward Councillor, Councillor M Hardy who was unable to attend the meeting. He raised points which also related to the following application. Mr Chadwick, representing the NHS Trust and Mr S Binks. representing Keyworker Homes attended the meeting in order to answer any questions).

RESOLVED

That for the reasons set out in the report and in the update to Committee, the application be approved subject to the completion of a S106 Agreement comprising of the following Heads of Terms:-

- Provision of 5 units of affordable housing
- Commuted sum of £51,000 towards the off site provision of public open space (children's play) and £27,250 towards recreation/outdoor sport provision
- Traffic Regulation Order for the provision of yellow lines to restrict parking along West Park Drive with a £5000 contribution from the developer.

And subject to the following conditions:-

1. A01OP - Submission of reserved matters
2. A03OP - Time limit for submission of reserved matters
3. A06OP - Commencement of development
4. A09OP - Compliance with parameter plans
5. A01AP - Development in accord with approved plans
6. A22GR - Protection from noise during construction (hours of construction)
7. A02HA - Construction of access
8. A01HP - Provision of car parking
9. A04HP - Provision of cycle parking
10. A06LP - Limitation on use

- 11.A09LS - Landscaping submitted with application for reserved matters
- 12.A10LS - Additional landscaping details required
- 13.A16LS - Submission of landscape/woodland management plan
- 14.A12LS - Landscaping to include details of boundary treatment
- 15.A04LS - Landscaping (implementation)
- 16.A08MC - Lighting details to be approved
- 17.A19MC - Refuse storage facilities to be approved
- 18.A23MC - Details of ground levels to be submitted
- 19.A02TR - Tree protection
- 20.A03TR - Construction specification/method statement
- 21.A04TR - Tree pruning / felling specification
- 22. Pile driving restrictions
- 23. Phase II Contaminated Land
- 24. Phasing programme for implementation of landscape works
- 25. Breeding birds
- 26. 10% Decentralised Energy Supply
- 27. Survey of existing culvert
- 28. Scheme to limit surface water run off
- 29. scheme to manage the risk of flooding from overland flow of surface water
- 30. Roofing materials for plots 1-16 to be agreed to reflect tiling material on the pavilion building to be demolished
- 31. No use of Nixon Street access for construction traffic
- 32. Submission and approval of car parking management scheme

135 **12/3779M-CHANGE OF USE OF INGERSLEY AND HENBURY BUILDINGS TO FORM 36 APARTMENTS TOGETHER WITH ASSOCIATED CAR PARKING AND DEVELOPMENT, MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD FOR KEYWORKER HOMES & EAST CHESHIRE NHS**

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the update to Committee, the application be approved subject to the completion of a S106 Agreement comprising of the following Heads of Terms:-

- Commuted sum of £32,250 towards the off site provision of public open space (children's play) and £3,500 towards recreation/outdoor sport provision
- Traffic Regulation Order for the provision of yellow lines to restrict parking along West Park Drive with a £5000 contribution from the developer.

And subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A05EX - Details of materials to be submitted
4. A09EX - Rainwater goods
5. A20EX - Submission of details of windows
6. A22EX - Roofing material
7. A22GR - Protection from noise during construction (hours of construction)
8. A02TR - Tree protection
9. A04TR - Tree pruning / felling specification
10. A01LS - Landscaping - submission of details
11. A04LS - Landscaping (implementation)
12. A02HA - Construction of access
13. A01HP - Provision of car parking
14. A04HP - Provision of cycle parking
15. A08MC - Lighting details to be approved
16. A19MC - Refuse storage facilities to be approved
17. Pile Driving restrictions
18. Dust control measures
19. Phase II Contaminated Land Report
20. Survey of existing culvert

136 **12/3784M - CHANGE OF USE OF THE INGERSLEY AND HENBURY BUILDINGS TO FORM 36 APARTMENTS. WORKS TO CURTILAGE BUILDINGS WITHIN THE OVERALL GROUNDS OF THE GRADE II LISTED CLOCKTOWER BUILDING, INCLUDING ALTERATIONS ASSOCIATED WITH THE RESIDENTIAL CONVERSION OF THE INGERSLEY AND HENBURY BUILDINGS, TOGETHER WITH THE DEMOLITION OF THE EDUCATION AND TRAINING BUILDING AND THE PAVILLION BUILDING (LISTED BUILDING CONSENT), MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD FOR KEYWORKER HOMES & EAS**

Consideration was given to the above application.

RESOLVED

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

1. A07LB - Standard Time Limit
2. A01AP - Development in accord with approved plans
3. A05EX - Details of materials to be submitted
4. A09EX - Rainwater goods
5. A20EX - Submission of details of windows
6. A22EX - Roofing material

(The meeting adjourned for a short break).

137 **12/4814M-REGULARISATION OF STABLES AND YARD, TWO ADDITIONAL STABLES, HORSE WALKER, CHANGE OF USE OF STORE INTO STABLES, FLORENCE STABLES, WOODFORD LANE, NEWTON, MACCLESFIELD FOR MR P JACKSON**

Consideration was given to the above application.

(Parish Councillor Foden, representing Prestbury Parish Council, Andy Ellis, representing the objectors, Fiona Daniels, a Supporter and Mr P Yates, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Development Management and Building Control Manager in consultation with the Chairman to approve subject to the following conditions and subject to the receipt of a revised plan to ensure the horsewalker is shown within the site edged red:-

1. A01AP - Development in accord with approved plans
2. A20GR - Hours of deliveries
3. Personal Permission
4. No DIY livery to take place at the site

Note on condition (3) – personal permission. The condition was to be included on the decision notice unless the applicant could demonstrate to the LPA they had the 5 hectares of land adjacent to the stables available for use solely for the operation of Florence Stables. If this was demonstrated authority would be delegated to approve without condition 3.

(This was a change in the Officers original recommendation from one of approval to one of delegation to approve).

138 **13/1004M-EXTENSION TO TIME LIMIT FULL PLANNING
10/0223M, CHANGE OF USE FROM FARMHOUSE AND ADJACENT
BARNs TO OFFICE USE.ERECTION OF TWO STOREY BUILDING,
STANLEY HALL FARM, STANLEY HALL LANE, DISLEY FOR DISLEY
GOLF CLUB LIMITED**

Consideration was given to the above application.

RESOLVED

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

1. A03FP - Commencement of development (3 years)
2. A01AP_1 - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)
6. A06EX - Materials as application
7. A07EX - Sample panel of brickwork to be made available
8. A21EX - Roof lights set flush
9. A01HP - Provision of car parking
- 10.A04HP - Provision of cycle parking
- 11.A17MC - Decontamination of land
- 12.Render
- 13.Applicant to provide Archeologist with 7 day notice prior to commencement of development
- 14.Access should be provided for the Archeologist
- 15.Bat Boxes
- 16.B1 use only
- 17.Nesting Boxes
- 18.Phasing/ Implementation

The meeting commenced at 2.00 pm and concluded at 5.00 pm

Councillor R West (Chairman)

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