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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 29th April, 2009 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

Councillor R West (Chairman)
Councillor M Hardy (Vice-Chairman)

Councillors G Barton, J Crockatt, H Davenport, Mrs E Gilliland,
Mrs T Jackson, W Livesley, J Narraway, D Neilson, Mrs L Smetham,
D Stockton, Mrs D Thompson and Mrs C Tomlinson

OFFICERS PRESENT

Mrs N Folan (Planning Solicitor), Mr D Garratt (Development Control
Manager) and Ms B Wilders (Principal Planning Officer)

5 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Miss C M Andrew.

6 CODE OF CONDUCT-DECLARATIONS OF INTEREST/PRE-DETERMINATION

(During this item Councillor G Barton arrived to the meeting).

Councillor B Livesley declared a personal interest in application 08/2642P-40-42 Charlotte Street, Macclesfield by virtue of the fact that his family used to own land surrounding the development and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillor R E West declared a personal and prejudicial interest in application 09/0293M-East Cottage, Narrow Lane, Poynton, Macclesfield, Cheshire by virtue of the fact that the applicant was his son and in accordance with the Code of Conduct he left the meeting prior to consideration of the application.

Councillor R J Narraway declared a personal interest in application 09/0037P-Tudor Lodge, 88, Robin Lane, Sutton, Macclesfield, Cheshire by virtue of the fact that he is a private landlord and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

7 MINUTES

RESOLVED

That the minutes of the meeting held on Wednesday 8 April 2009 be approved as a correct record and signed by the Chairman.

8 PUBLIC SPEAKING

A total period of 5 minutes is allocated for each of the planning applications for Ward Councillors who are not Members of the Northern Planning Committee.

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not Members of the Northern Planning Committee and are not the Ward Member
- The Relevant Town/Parish Council
- Local Representative Groups/Civic Society
- Objectors
- Applicants/Supporters

RESOLVED

That the public speaking procedure be noted.

9 08/2642P-NEW DETACHED TWO AND A HALF STOREY OFFICE AND THREE NO MAISONETTES, 40-42 CHARLOTTE STREET, MACCLESFIELD, CHESHIRE FOR MR R AUTY

(During consideration of the application Councillors J B Crockatt, Mrs E N Gilliland, M Hardy, Mrs T Jackson, R J Narraway, D Neilson, Mrs D Thomson, Mrs E C Tomlinson and R E West by virtue of the fact that they knew one of the objectors speaking against the application as she was a former Macclesfield Borough Councillor and in accordance with the Code of Conduct she remained in the meeting during consideration of the application).

Consideration was given to the above application.

(Mrs Barker and Ms Whittle, both objectors attended the meeting and spoke in respect of the application).

RESOLVED

Deferred for a site visit in order to assess the impact of the development on the locality.

10 09/0293M-REAR FIRST FLOOR BATHROOM EXTENSION AND REFURBISHMENT/UPGRADE OF REAR FLAT ROOF/PATIO AND ELEVATIONS, EAST COTTAGE, NARROW LANE, POYNTON, MACCLESFIELD, CHESHIRE FOR MR M WEST

(Prior to consideration of the application Councillor R E West vacated the Chair and Councillor M Hardy took the Chair).

Consideration was given to the above application.

RESOLVED

That the application be approved subject to the following conditions:-

- 1.A03FP - Commencement of development (3 years)
- 2.A01AP - Development in accord with approved plans
3. A06EX - Materials as application

11 09/0087P-DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF 3 DWELLINGS, 41, BULKELEY ROAD, HANDFORTH, WILMSLOW, CHESHIRE FOR MR P WATSON

Consideration was given to the above application.

(The Ward Councillor P P Whiteley and Mr Dowd, the agent representing an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the following conditions:-

1. A03OP - Time limit for submission of reserved matters
2. A06OP - Commencement of development
3. A01OP - Submission of reserved matters
4. A02OP - Implementation of reserved matters
5. A02HA - Construction of access
6. A06HA - Pedestrian visibility at access in accordance plans to be approved
7. A07HA - No gates - new access
8. A26HA - Prevention of surface water flowing onto highways
9. A30HA - Protection of highway from mud and debris
10. A32HA - Submission of construction method statement
11. A10OP - Details to be submitted
12. A06NC - Protection for breeding birds
13. A08OP - Ground levels to be submitted with reserved matters application
14. A17MC - Decontamination of land
15. A04NC - Details of drainage
16. Newt protection and mitigation strategy
17. No fish in pond
18. Bat enhancement
19. Replacement tree
20. 10 year management plan for habitat works

In addition further conditions were included relating to the development in accordance with the amended layout, ii) no pile driving; iii) landscaping, iv) garages to be retained for parking and v) reserved matters to include a scheme to ensure the public safety re: the proposed pond.

12 09/0037P-CHANGE OF USE OF 88 ROBIN LANE FROM A PRIVATE RESIDENCE AND BED AND BREAKFAST ACCOMMODATION TO A PRIVATE RESIDENCE AND HOUSE IN MULTIPLE OCCUPATION WITH 5 BEDROOMS, TUDOR LODGE, 88, ROBIN LANE, SUTTON, MACCLESFIELD, CHESHIRE FOR HOUSEMATES (MACCLESFIELD) LTD

Consideration was given to the above application.

RESOLVED

That the application be approved subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A02HA - Construction of access
4. A03HA - Vehicular visibility at access (dimensions)
5. A07HA - No gates - new access
6. A01HP - Provision of car parking
7. A04HP - Provision of cycle parking
8. A26HA - Prevention of surface water flowing onto highways
9. A07HP - Drainage and surfacing of hardstanding areas
10. A10HP - Driveway surfacing - single access drive
11. A12LS - Landscaping to include details of boundary treatment
12. A11EX - Details to be approved
13. Provision/retention of turning facility
14. Restriction on bedroom numbers

In addition there was an amendment to condition 8 (?) and the revised layout of the car parking area.

13 09/0465M-CONSERVATION AREA CONSENT- DEMOLITION OF EXISTING DWELLING, THE HILL COTTAGE, PARKFIELD ROAD, KNUTSFORD, CHESHIRE FOR MR J CLARKE

(The application was taken after application 09/0457M).

Consideration was given to the above application.

RESOLVED

That the application be delegated to the Head of Planning and Policy for approval subject to there being no additional representations raising new issues received prior to the expiry of the publicity period on 13 May 2009 and the receipt of any further representations and subject to the following conditions:-

1. A03CA - Standard Time Limit

2. A02CA - Demolition as precursor of redevelopment

**14 09/0457M-REPLACEMENT DWELLING, THE HILL COTTAGE,
PARKFIELD ROAD, KNUTSFORD, CHESHIRE FOR MR J CLARKE**

Consideration was given to the above application.

(The Ward Councillor Ms O Hunter, Mr Guthrie the agent for Hill Flats and Mr Gowan, the agent for the applicant and attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Head of Planning and Policy for approval subject to there being no additional representations raising new issues received prior to the expiry of the publicity period on 13 May 2009 and subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. A10EX - Rainwater goods
5. A13EX - Specification of bonding of brickwork
6. A17EX - Specification of window design / style
7. A19EX - Garage doors
8. A20EX - Submission of details of windows
9. A22EX - Roofing material
10. A01GR - Removal of permitted development rights
11. A22GR - Protection from noise during construction (hours of construction)
12. A02HA - Construction of access
13. A03HA - Vehicular visibility at access (dimensions)
14. A26HA - Prevention of surface water flowing onto highways
15. A30HA - Protection of highway from mud and debris
16. A32HA - Submission of construction method statement
17. A01HP - Provision of car parking
18. A06HP - Use of garage / carport
19. A01LS - Landscaping - submission of details
20. A04LS - Landscaping (implementation)
21. A01TR - Tree retention
22. A02TR - Tree protection
23. Details of treatments for external woodwork
24. Turning facility

25. Bat Activity Survey

26. Supervision of removal of features by qualified bat worker

The meeting commenced at 2.00 pm and concluded at 4.30 pm

Councillor R West (Chairman)