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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 20th May, 2009 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

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

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

OFFICERS PRESENT

Miss S Dillon (Senior Solicitor), Mr D Garratt (Development Control Manager)
and Mr N Turpin (Principal Planning Officer)

Apologies

Councillors H Davenport

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

Councillor R West declared a personal interest in application 08/2642P – 40-42 Charlotte Street, Macclesfield by virtue of the fact that he knew the applicant and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillors Miss C Andrew, M Hardy, Mrs T Jackson, Mrs L Smetham, D Thompson and R West declared a personal interest in application 08/2670P – Dale Street Mill, Dale Street, Macclesfield by virtue of the fact that they knew the applicant and in accordance with the Code of Conduct they remained in the meeting during consideration of the application.

Councillor Mrs E Gilliland declared a personal and prejudicial interest in application 08/2670P – Dale Street Mill, Dale Street, Macclesfield by virtue of the fact that she was a close friend of the applicant and in accordance with the Code of Conduct she left the meeting prior to consideration of the application.

Councillor D Neilson declared a personal interest in the same application by virtue of the fact that he knew the neighbour adjacent to the property and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillor J Crockatt declared a personal interest in application 09/0256P – White Peak Alpaca Farm, Paddock Hill, Mobberley, Knutsford by virtue of the fact that he knew one of the objectors and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillor J Crockatt declared a personal interest in application 09/088M – 48 Hobson Street, Macclesfield by virtue of the fact that he knew one of the objectors and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

16 MINUTES

(During consideration of this item Councillor R J Narraway arrived at the meeting).

RESOLVED

That the minutes of the meeting held on 29 April 2009 be approved as a correct record and signed by the Chairman.

17 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.

18 08/2642P NEW DETACHED TWO AND A HALF STOREY OFFICE AND THREE NO MAISONETTES, 40- 42, CHARLOTTE STREET, MACCLESFIELD, CHESHIRE FOR MR AUTY

(During consideration of the following application Councillor B Livesley arrived at the meeting).

Consideration was given to the above application.

(Mr Aulty, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. A04NC - Details of drainage

2. A13GR - Business hours (including Sundays)
3. A20GR - Hours of deliveries
4. A30HA - Protection of highway from mud and debris
5. A32HA - Submission of construction method statement
6. A03FP - Commencement of development (3 years)
7. A02AP - Detail on plan overridden by condition
8. A02EX - Submission of samples of building materials
9. A22GR - Protection from noise during construction (hours of construction)
10. A02HA - Construction of access
11. A04HP - Provision of cycle parking
12. Contaminated Land
13. Cycle Storage

19 09/0256P RENEW CONSENT TO RETAIN DWELLING (MOBILE HOME) RESUBMISSION OF 08/2046P, WHITE PEAK ALPACA FARM, PADDOCK HILL LANE, MOBBERLEY, KNUTSFORD, CHESHIRE FOR MR HODGSON

Consideration was given to the above application.

(The Ward Councillor G M Walton, Parish Councillor Shepherd, Mrs Gilks, an objector and Mr Hodgson, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. R01LP - Contrary to Local Plan policies
2. R04LP - Contrary to Green Belt / Open Countryside policies

20 08/2670P OUTLINE APPLICATION FOR 2 NO BLOCKS OF 3 NO TERRACE COTTAGES (6 NO RESIDENTIAL UNITS IN TOTAL), DALE STREET MILL, DALE STREET, MACCLESFIELD, CHESHIRE FOR MRS SLATER

Consideration was given to the above application.

(Mr Slater, a representative of the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That, in accordance with the Committee's Terms of Reference, the application be REFERRED TO THE STRATEGIC PLANNING BOARD for determination, on the grounds that the Committee was minded to approve the application but that, in

the opinion of the Development Control Manager, approval would be a significant departure from policy.

The particular policy engaged is Policy BE20 of the Macclesfield Local Plan which protects buildings which are good examples of a local building style, or display evidence of local historic interest or make an important contribution to the street scene. Development which would adversely affect their architectural or historic character will only be allowed if the Council is satisfied that the building is beyond reasonable repair.

Members were minded to approve the application for the following reasons:

1. A proposed alternative, which would retain part of the Mill, would not preserve sufficient of the building.
2. The development would satisfy Housing need.
3. The development was appropriate to the local scenery/architecture.

The Committee also asked that should the Strategic Planning Board approve the application then the following conditions be included:-

1. That an Archaeological study be undertaken.
2. Construction Method Statement (including control of pile driving).
3. Materials.
4. That an Ecological study be undertaken.
5. Highways (including a revised parking layout).
6. Submission of reserved matters.
7. Hours of work.
8. Decontamination.

21 09/0888M DEMOLITION OF OFFICE BUILDING AND ERECTION OF 5 TOWNHOUSES (RE-SUBMISSION), 48, HOBSON STREET, MACCLESFIELD, CHESHIRE FOR MR WOOTTON

Consideration was given to the above application.

(The Ward Councillor, M Asquith and Ms Wright, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for a site visit in order to assess the impact of the development on the locality.

The meeting commenced at 2.00 pm and concluded at 4.37 pm

Councillor R West (Chairman)