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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 16th April, 2014 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

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

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

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr P Hooley (Northern Area Manager), Mr N
Jones (Principal Development Officer), Mr T Poupard (Senior Planning Officer)
and Miss L Thompson (Senior Planning Officer)

113 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor L Brown and Mrs L
Jeuda.

114 DECLARATIONS OF INTEREST/PRE DETERMINATION

In respect of application 14/0355M, Councillor Mrs H Gaddum declared
that she had pre determined the application. She moved to the public
gallery during the presentation by the Officer. She came to the table to
speak as the Ward Councillor and then left the room during consideration
of the application. She returned to the meeting once a decision on the
application had been made.

In the interest of openness in respect of application 14/0729M, Councillor
Mrs H Gaddum declared that she has been the relevant Portfolio Holder
when the proposals were first mooted.

In respect of the same application, Councillor J Macrae declared that he
had pre determined the application. He moved to the public gallery during
the presentation by the Officer. He came to the table to speak as the
Ward Councillor and then left the room during consideration of the
application. He returned to the meeting once a decision on the application
had been made.

In the interest of openness in respect of the same application, Councillor P
Raynes declared that he was a Member of the School Organisation Sub
Committee as well as being the Finance Portfolio Holder, however he had
not pre determined or been involved in the application.

In the interest of openness in respect of the same application, Mr P Hooley, the Northern Area Manager declared that he knew a number of people seated in the public gallery. He emphasised that his role was to provide advice to the Committee.

In the interest of openness in respect of application 14/0046M, Councillor Mrs A Harewood declared that her current profession was in Nursing.

In the interest of openness in respect of the same application, Councillor D Neilson declared he had received correspondence in relation to the application.

115 **MINUTES OF THE MEETING**

RESOLVED

That the minutes of the meeting held on 19 March 2014 be approved as a correct record and signed by the Chairman subject to the replacement of the word 'former' with the word 'current' in Councillor Mrs Harewood's declaration.

116 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

117 **14/0046M-DEMOLITION OF MOT TESTING CENTRE AND GARAGE AND RE-DEVELOPMENT FOR USE CLASS C2 RESIDENTIAL ACCOMMODATION WITH CARE COMPRISING 47 APARTMENTS FOR PERSONS AGED 60 AND OVER WITH COMMUNAL FACILITIES, PARKING AND ASSOCIATED PRIVATE AMENITY SPACE, FORMER GARAGE, BUXTON ROAD, MACCLESFIELD FOR MRS P SMITH, ADLINGTON AND CANAL AND RIVER TRUST**

Consideration was given to the above application.

(Mr Chris Still, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the oral update to Committee 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. A06LP - Limitation to C2 use
4. A06LP_1 - Operational Management Plan
5. A02EX - Submission of samples of building materials
6. A09EX - Rainwater goods and flues
- 7 A20EX - Submission of details of windows and balconies
- 8 A01LS - Landscaping - submission of details
- 9 A04LS - Landscaping (implementation)
- 10 A12LS - Landscaping to include details of boundary treatment
- 11 A19MC - Refuse storage facilities to be approved
- 12 A07HA - No gates - new access
- 13 A01HP - Provision of car parking
- 14 A04HP - Provision of cycle parking
- 15 A06NC - Protection for breeding birds
- 16 A08MC - Lighting details to be approved
- 17 A22GR - Protection from noise during construction (hours of construction)
- 18 A23GR - Pile Driving
- 19 A17MC - Decontamination of land
- 20 A04NC - Details of drainage
- 21 Travel Plan
- 22 Measures to encourage nesting birds
- 23 A scheme to minimise dust emissions
- 24 Unexpected contamination
- 25 Sewer easement

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Interim Planning and Place Shaping Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority be delegated to the Interim Planning and Place Shaping Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town

and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

118 **14/0355M-TWO STOREY VICARAGE TO BE CONSTRUCTED ON LAND WITHIN DOMESTIC CURTILAGE OF EXISTING VICARAGE, ST JAMES VICARAGE, CHURCH LANE, SUTTON FOR PETER GOWRLEY, DIOCESE OF CHESTER**

(During consideration of the application, Councillor B Burhill arrived to the meeting, however he did not take part in the debate or vote on the application).

Consideration was given to the above application.

(Councillor Mrs H Gaddum, the Ward Councillor, Parish Councillor Christine Eyre, Chairman of Sutton Parish Council and Venerable Ian Bishop, Archdeacon of Macclesfield, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated the Interim Planning and Place Shaping Manager, in consultation with the Chairman and Vice Chairman of the Northern Planning Committee for approval subject to conditions.

The Committee considered there was sufficient evidence to show that the harm to the green belt was clearly outweighed and therefore decided to grant approval of the application.

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

119 **14/0729M-PROPOSED 2 CLASSROOM SINGLE STOREY MODULAR BUILDING WITH WC'S AND STORAGE AREAS. KITCHEN EXTENSION BUILT ONTO EXISTING KITCHEN INVOLVING REMOVAL OF EXISTING WALL. WIDENING OF EXISTING ACCESS ONTO CHURCH LANE TO FORM 8 STAFF CAR PARKING AREAS WITH TARMAC FINISH. EXTERNAL TARMAC PLAY AREAS WITH METAL FENCING. RELOCATION OF EXISTING ENTRANCE CANOPY AND RELOCATION OF EXISTING PLAY EQUIPMENT, MOBBERLEY C OF E PRIMARY SCHOOL, CHURCH LANE, MOBBERLEY, KNUTSFORD FOR HEADTEACHER, MOBBERLEY C OF E PRIMARY SCHOOL**

(During consideration of the application, Councillor Miss C Andrew left the meeting and did not return).

Consideration was given to the above application.

(Councillor J Macrae, the Ward Councillor, Mr Ian Norbury, an objector and Julie Eadie, a supporter attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the written update to Committee 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. A02EX - Submission of samples of building materials- mode cottage site
4. A03EX - Materials to match existing - school extension
5. A04NC - Details of drainage
6. A23MC - Development to be in accordance with submitted details
7. A02TR - Tree protection
8. A04LS - Landscaping (implementation)
9. A22GR - Protection from noise during construction (hours of construction)
10. details of play equipment
11. submission of noise assessment
12. residential use of mode cottage in connection with school only
13. details of visibility splays
14. car parking to be provided
15. details of floor floating
16. details of pile driving operations
17. Reptiles
18. Breeding birds
19. Archaeological watching brief

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Planning and Place Shaping Manager has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

(The meeting adjourned for a short break)

120 **14/0408M-CHANGE OF USE OF LAND TO SITE 23 TIMBER-CLAD TWIN-UNIT CARAVANS (RESUBMISSION OF SCHEME ALLOWED ON APPEAL UNDER PLANNING PERMISSION 09/3544M), LADERA, BACK LANE, EATON FOR YVETTE NOAD, LADERA RETREAT**

Consideration was given to the above application.

(Councillor Mrs L Smetham, the Ward Councillor and Rachel Whaley, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. A03FP - Commencement of development (3 years)
2. A04LS - Landscaping (implementation)
3. A01TR - Tree retention
4. A02TR - Tree protection
5. A04TR - Tree pruning / felling specification
6. A07TR - Service / drainage layout
7. A04NC - Details of drainage
8. A02EX - Submission of samples of building materials
9. A01AP - Development in accord with approved plans
10. caravans restricted to holiday purposes only
11. no caravan occupied between 14 Jan - 1 March
12. termination/ stopping up of temporary access
13. submission of Travel Plan
14. submission of woodland care management plan
15. external appearance of caravans
16. details of refuse storage
17. provision of passing places
18. provision of footpath between site and the A536
19. bus stop improvements
20. Precautionary measures (badgers)

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to

the decision being issued, the Interim Planning and Place Shaping Manager has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

121 WITHDRAWN BY OFFICERS-13/5248N-OUTLINE APPLICATION FOR NEW RESIDENTIAL DEVELOPMENT OF UP TO 14 DWELLINGS, THE PRINTWORKS, CREWE ROAD, HASLINGTON FOR GEORGINA HARTLEY

This application was withdrawn by Officers prior to the meeting.

122 13/3931M-CHANGE OF USE OF EXISTING GLASSHOUSE FROM HORTICULTURAL USES TO PARKING OF CARS ASSOCIATED WITH THE EXISTING AIRPORT CAR PARKING OPERATION BASED AT THE SITE, BOUNDARY FARM, STYAL ROAD, WILMSLOW FOR FRANK MATTHEWS & SONS

Consideration was given to the above application.

(Mr Emery, the agent for the applicant attended the meeting and spoke in respect of the 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. Long stay – 5+ days only
2. Access from Styal Road

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Northern Area Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority shall be delegated to the Northern Area Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

123 14/0990M-VARIATION TO CONDITION 2 OF APPLICATION 11/0533M. FOR ERECTION OF 10 NO. APARTMENTS WITH BASEMENT PARKING, 2 - 4 HOLLY ROAD NORTH, WILMSLOW, CHESHIRE FOR WAYNE SEDDON

Consideration was given to the above application.

(Mr Seddon, the agent for the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out by the Northern Area Manager on behalf of Councillor R Menlove, the Ward Councillor).

RESOLVED

For the reasons set out in the report and in the written update to Committee 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. A05EX - Details of materials to be submitted
4. A12HA - Closure of access
5. A13HA - Construction of junction / highways (outline)
6. A01HP - Provision of car parking
7. A10HP - Driveway surfacing - single access drive
8. A01LS - Landscaping - submission of details
9. A04LS - Landscaping (implementation)
10. A01TR - Tree retention
11. A02TR - Tree protection
12. A03TR - Construction specification / method statement
13. A05TR - Arboricultural method statement
14. No gates or obstruction shall be erected across the vehicular access
15. Access to be constructed before occupation of the building
16. Drainage of car park surfaces
17. Provision of cycle stands
18. Provision of cycle store
19. Windows in side elevation shall be obscured and non-opening
20. External Appearance

124 **14/0655N-STEEL PORTAL FRAMED AGRICULTURAL BUILDING FOR THE HOUSING OF LIVESTOCK, ROOKERY FARM, ROOKERY LANE, BURLEYDAM FOR ROBERT VERNON**

Consideration was given to the above application.

RESOLVED

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

1. Standard time 3 years
2. Materials as stated
3. Plans
4. Hours of Construction

125 **INFORMATION ITEM ON URGENT DECISION RELATING TO
LAND AT JASMINE PARK FORMERLY HENBURY HIGH SCHOOL,
WHIRLEY ROAD, MACCLESFIELD**

Consideration was given to the above report.

RESOLVED

That the report be noted.

The meeting commenced at 2.00 pm and concluded at 5.45 pm

Councillor R West (Chairman)

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