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## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 1st October, 2014 at Meeting Room, Macclesfield Library,  
Jordangate, Macclesfield

### PRESENT

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

Councillors L Brown, B Burkhill, S Gardiner, O Hunter, L Jeuda, D Mahon, D Neilson  
and A Thwaite

### OFFICERS IN ATTENDANCE

Peter Hooley (Planning and Enforcement Manager)  
Beverley Wilders (Principal Planning Officer)  
Nicky Folan (Planning Lawyer)  
Neil Jones (Principal Development Officer)  
Gaynor Hawthornthwaite (Democratic Services Officer)

### 49 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors C Andrew, H Gaddum,  
A Harewood, J Macrae and L Roberts

### 50 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests of openness in respect of application number 14/3185M,  
Councillor Gardiner declared that he was a former colleague of the agent as they  
were his previous employer, but that he had no contact or discussed this  
application with the agent.

### 51 MINUTES OF THE MEETING

RESOLVED – That the minutes of the meeting held on 3<sup>rd</sup> September 2014 be  
approved and signed by the Chairman.

### 52 PUBLIC SPEAKING

RESOLVED – That the public speaking procedure be noted.

### 53 WITHDRAWN - 14/3338M - WELTON OAKS SITE OFF, WELTON DRIVE, WILMSLOW: OUTLINE APPLICATION FOR ERECTION OF UP TO 81 DWELLINGS (57 MARKET HOMES AND 24 AFFORDABLE HOMES) ACCESSED VIA WELTON DRIVE AND STOCKTON ROAD INCLUDING FORMAL AND INFORMAL OPEN SPACE, ECOLOGICAL BUFFER ZONES AND LANDSCAPING

The Chairman reported that this application had been withdrawn prior to the  
meeting.

**54 14/3185M - 5, HALSTONE AVENUE, WILMSLOW SK9 6NA: DEMOLITION OF ONE DWELLING AND THE CONSTRUCTION OF TWO NEW DWELLINGS WITH ACCESSES**

Councillor W Fitzgerald (the Ward Councillor), Mr D Jones (an objector) and Rawdon Gascoigne (the agent for the applicant) attended the meeting and addressed the Committee on this matter.

Consideration was given to the above application.

RESOLVED – That, contrary to the Planning Officer's recommendation for approval, the application be REFUSED for the following reason:

The proposal would be an overdevelopment of the site with a detrimental impact on the residential amenity of adjacent occupiers and would be out of character with the surrounding street. The exact wording of the reason for refusal, to include reference to relevant policies, is delegated to officers.

**55 14/3676M - GRANGE FARM, HOLMES CHAPEL ROAD, OVER PEOVER, KNUTSFORD, CHESHIRE WA16 9RD: TO REPLACE TWO WOODEN FRAMED LIVESTOCK BUILDINGS WITH ONE PURPOSE BUILT STEEL FRAMED LIVESTOCK BUILDING.**

Mr I McGrath (the applicant) attended the meeting and addressed the Committee on this matter.

Consideration was given to the above application.

RESOLVED – That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1. A03FP - Commencement of development (3 years)  
A06EX - Materials as application  
A01AP - Development in accord with approved plans  
A04TR - Tree pruning / felling specification
2. Drainage details to be submitted  
Submission of construction method statement - trees

In addition, it was requested that an informative be added to ensure that any lighting to be erected on/in the building should be designed and positioned so as to reduce light spillage beyond the site boundary and so as to minimise the impact on nearby neighbouring property and on the character and appearance of the countryside.

**56 14/3361M - LAND ADJACENT TO COPPICE WAY, HANDFORTH, CHESHIRE:  
RESERVED MATTERS - LANDSCAPING. NEW VEHICULAR ACCESS WITH  
MEANS OF ACCESS, LAYOUT AND ASSOCIATED ENGINEERING OUTLINE  
PLANNING 12/1627M**

Ms K Phillips (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

Consideration was given to the above application.

RESOLVED – That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1. A05RM - Time limit following approval of reserved matters  
A02RM - To comply with outline permission  
A01AP - Development in accord with approved plans  
A04LS - Landscaping (implementation)
2. Construction management plan
3. Waste management plan – to include reference to how the spoil from the site will be dealt with.

The meeting commenced at 1.00 pm and concluded at 3.00 pm

Councillor R West (Chairman)