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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 4th November, 2009 at The Capesthorpe Room - Town
Hall, Macclesfield SK10 1DX

PRESENT

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

Councillors C Andrew, T Jackson, W Livesley, J Narraway, D Neilson,
L Smetham, D Stockton, D Thompson and C Tomlinson

OFFICERS PRESENT

Mrs N Folan (Planning Solicitor), Mr D Garratt (Development Control
Manager) and Mrs S Loomes (Planning Assistant)

Apologies

Councillors J Crockatt, E Gilliland and O Hunter

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

Councillors R Narraway, D Thompson and R West declared a personal and prejudicial interest in application 09/2553M — Demolition of Existing Honford Court Building, Detaching from Existing Honford Hall Block, Small Extension to Honford Hall Block to Rationalise Wc Facilities and M & E Plant. Construction of 36no. 2 Bed Apartments (Block of 12 and Block of 24) Including Associated Parking and Infrastructure, Honford Court, South Acre Drive, Handforth, Wilmslow, Cheshire for Cheshire Peaks and Plains Housing Trust by virtue of the fact that they were on the Board of Cheshire Peaks and Plains and in accordance with the Code of Conduct they left the meeting prior to consideration of the application.

66 MINUTES OF THE MEETING

RESOLVED

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

67 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

68 09/2553M-DEMOLITION OF EXISTING HONFORD COURT BUILDING, DETACHING FROM EXISTING HONFORD HALL BLOCK, SMALL EXTENSION TO HONFORD HALL BLOCK TO RATIONALISE WC FACILITIES AND M & E PLANT. CONSTRUCTION OF 36NO. 2 BED APARTMENTS (BLOCK OF 12 AND BLOCK OF 24) INCLUDING ASSOCIATED PARKING AND INFRASTRUCTURE, HONFORD COURT, SOUTH ACRE DRIVE, HANDFORTH, WILMSLOW, CHESHIRE FOR CHESHIRE PEAKS AND PLAINS HOUSING TRUST

(Prior to consideration of the application Councillor M Hardy took the Chair).

(The Applicant attended the meeting and spoke in respect of the application).

Consideration was given to the above application.

RESOLVED

That the application be approved subject to the completion of a S106 Agreement for a Traffic Regulation Order, contribution to off-site POS provision, housing issues – nomination rights – tenure split – affordability in perpetuity, and subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A02EX - Submission of samples of building materials
3. A02HA - Construction of access
4. A02HP - Provision of car parking (scheme to be submitted)
5. A04HP - Provision of cycle parking
6. A26HA - Prevention of surface water flowing onto highways
7. A07HA - No gates - new access
8. A30HA - Protection of highway from mud and debris
9. A01LS - Landscaping - submission of details
10. A04LS - Landscaping (implementation)
11. A12LS - Landscaping to include details of boundary treatment
12. A10LS - Additional landscaping details required
13. A01AP - Development in accord with approved plans
14. Revised Plan showing existing turning head and deletes two parking bays
15. Acoustic Windows
16. Features for Bats
17. Renewable Energy Provision
18. Vibro-Compaction Machinery
19. Excavations/Earthworks Adjacent to Railway

In addition the following conditions were also included:-

1. Retention of trees
2. Protection of trees
3. Contamination of land and remediation as necessary
4. Hours of working
5. No pile driving
6. External materials to be agreed – especially render colour (something subtle) and facing brickwork
7. Revised layout plan to maximise the available parking within the site, at least the re-introduction of the two displaced car parking spaces if possible

69 09/2867M-ERECTION OF FIRST FLOOR EXTENSION & REBUILDING CONSERVATORY WITH HIGHER PITCHED ROOF, SWAN RIDGE, MERESIDE ROAD, MERE, KNUTSFORD, CHESHIRE FOR MR PASCAL PASCHALIS

(Prior to consideration of the application Councillor R West returned to the Chair).

Consideration was given to the above application.

(The Ward Councillor G Walton, an objector and the applicant's architect attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused due to the gable wall/roof reducing outlook from and light to the neighbour's kitchen window to the detriment of their residential amenity and contrary to MBC Local Plan Policy DC3.

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

The meeting commenced at 2.00 pm and concluded at 3.15 pm

Councillor R West (Chairman)

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