

# Public Document Pack

## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 25th November, 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, O Hunter, W Livesley,  
J Narraway, D Neilson, L Smetham, D Stockton and C Tomlinson

### OFFICERS PRESENT

Mr D Garratt (Development Control Manager), Mrs R Goddard (Planning  
Solicitor) and Mr N Turpin (Principal Planning Officer)

### Apologies

None.

### 70 CODE OF CONDUCT-DECLARATIONS OF INTEREST/PRE-DETERMINATION

Councillor Miss C M Andrew declared a personal interest in application 09/3056 - Demolition of Existing Buildings and Erection of 3 No. 15 Bed Low Secure Mental Health Units with Support Buildings and Secure Outdoor Space (to Match an Existing NHS Institutional Use). Proposed New Developments are to be Served by New Infrastructure and Provide Parking and Bike Stands for 50 Staff as Existing, The Mary Dendy Unit, Chelford Road, Nether Alderley, Macclesfield, Cheshire, SK10 4SY for Mr Bryce Irons, Cheshire & Wirral Partnership NHS by virtue of the fact that she had been a Ward Councillor for the area since 1984 and in accordance with the Code of Conduct she remained in the meeting during consideration of the application.

Councillor G Barton declared a personal interest in application 09/3285M - Erection of Detached Dwelling and Alterations to Existing Dwelling with Associated Accesses Car Parking, Landscaping and Boundary Fencing, 70 Moor Lane, Wilmslow, Cheshire, SK9 6BQ for Mr & Mrs Farrell by virtue of the fact that he was buying a property close to the application site and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

### 71 MINUTES OF THE MEETING

RESOLVED

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

### 72 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

**73 09/2729M - CHANGE OF USE FROM VACANT WAREHOUSE TO PLAY WAREHOUSE, UNIT D1, STANLEY GREEN TRADING ESTATE, COMMERCIAL AVENUE, HANDFORTH, WILMSLOW, CHESHIRE, SK8 6QH FOR HEAD OVER HEELS AND ORBIT INVESTMENT (PROPERTIES) LTD**

Consideration was given to the above application.

(The agent for the applicant attended the meeting and spoke in respect of the 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. A10GR - Change of use - no consent for external alterations
4. A01HP - Provision of car parking
5. A04HP - Provision of cycle parking
6. Parking to be made available within the car park north of Commercial Avenue on Saturdays and Sundays
7. The building shall not be occupied until the dropped kerbs have been constructed in accordance with the approved plans
8. Use of building as Childrens Play Centre only

**74 09/3056M - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 3 NO. 15 BED LOW SECURE MENTAL HEALTH UNITS WITH SUPPORT BUILDINGS AND SECURE OUTDOOR SPACE (TO MATCH AN EXISTING NHS INSTITUTIONAL USE). PROPOSED NEW DEVELOPMENTS ARE TO BE SERVED BY NEW INFRASTRUCTURE AND PROVIDE PARKING AND BIKE STANDS FOR 50 STAFF AS EXISTING, THE MARY DENDY UNIT, CHELFORD ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4SY FOR MR BRYCE IRONS, CHESHIRE & WIRRAL PARTNERSHIP NHS**

Consideration was given to the above application.

(A representative from Nether Alderley Parish Council attended the meeting and spoke in respect of the application).

RESOLVED

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

**75 09/2804M - DEVELOPMENT OF A NEW GAMES FACILITY INCLUDING A MULTI-USE GAMES AREA, YOUTH SHELTER AND BMX TRAIL, PECKFORTON PLAYING FIELD, PICTON DRIVE, WILMSLOW, CHESHIRE FOR MS MARIANNE HODGKINSON, CHESHIRE EAST COUNCIL**

(During consideration of the application Councillors Miss C M Andrew and B Livesley left the room, returned to the meeting and then left and did not return).

Consideration was given to the above application. It was reported orally that whilst the update report indicated that a letter of objection did not raise material planning considerations, the objections were felt to be material and were summarised for and considered by the Committee.

**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. Timing of Floodlights
4. Incorporation of features for roosting bats
5. Nesting Birds
6. Replacement Tree Planting
7. Prevention of illumination to adjacent trees/woodland

The following additional conditions were also included:-

1. Ensuring maintenance of the 'black path' behind the site
2. Removal of excess planting around the site

**76 09/2844M - RESUBMISSION OF APPLICATION 09/1795M - ONE AND TWO-STOREY EXTENSION TO REAR OF PROPERTY TO HOUSE AN INDOOR SWIMMING POOL, PLANT ROOM AND GYM AREA. GROUND FLOOR EXTENSION TO REAR OF THE HOUSE TO PROVIDE FURTHER ACCOMMODATION ON GROUND FLOOR WITH ENLARGED LIVING ROOM AND KITCHEN AND TERRACE ON FIRST FLOOR, 10 ANGLESEY DRIVE, POYNTON, STOCKPORT, CHESHIRE, SK12 1BT FOR MR KEITH FARRELL**

Consideration was given to the above application. In addition an oral report of the site visit was received.

(The Ward Councillor H Murray, the agent for the objector and the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused on the grounds that the application was out of character and out of keeping with the low density housing area.

(This decision was against the Officers recommendation of approval).

**77 09/3285M - ERECTION OF DETACHED DWELLING AND ALTERATIONS TO EXISTING DWELLING WITH ASSOCIATED ACCESSES CAR PARKING, LANDSCAPING AND BOUNDARY FENCING, 70 MOOR LANE, WILMSLOW, CHESHIRE, SK9 6BQ FOR MR & MRS FARRELL**

(Prior to consideration of the application Councillor Mrs L Smetham left the meeting and did not return).

Consideration was given to the above application. In addition an oral report of the site visit was received.

RESOLVED

That the application be refused for the following reasons:-

1. R01LP - Contrary to Local Plan policies
2. R10MS - Design of substandard quality
3. R03RD - Cramped development

In addition the following reason was also included:-

1. Conflict with policy DC38 in relation to the central bedroom window of no 70

The meeting commenced at 2.00 pm and concluded at 4.40 pm

Councillor R West (Chairman)