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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 5th October, 2016 at The Capesthorpe Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor G M Walton (Chairman)
Councillor C Browne (Vice-Chairman)

Councillors C Andrew, E Brooks, T Dean, L Durham, S Edgar (Substitute),
P Findlow, T Fox, H Gaddum, A Harewood and N Mannion

OFFICERS

Nicky Folan (Planning Solicitor)
Matthew Keen (Senior Planning Officer)
Paul Wakefield (Principal Planning Officer)
Gaynor Hawthornthwaite (Democratic Services Officer)

40 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor S Gardiner.

41 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor Walton declared that with regard to applications 16/4087M and 16/3569M all Members of the Committee had received an email from one of the neighbours.

42 MINUTES OF THE MEETING

That the minutes of the meeting held on 7th September 2016 be approved as a correct record and signed by the Chairman.

43 PUBLIC SPEAKING

That the public speaking procedure be noted.

44 **16/4087M - COPPERS, 10 CONGLETON ROAD, ALDERLEY EDGE, SK9 7AA: PROPOSED 4 NO. APARTMENTS TO REPLACE FORMER SINGLE DETACHED DWELLING. FORMATION OF NEW LINKED DETACHED GARAGES AND NEW VEHICULAR AND PEDESTRIAN ACCESS TO LYDIAT LANE, AND ASSOCIATED LANDSCAPING FOR ANDREW HALL, HC DEVELOPMENT CO 2 LTD**

(Councillor M Dudley-Jones (on behalf of Alderley Edge Parish Council), Mrs H Jabr (Objector) and Mr K Seddon (Agent) attended the meeting and spoke in respect of the application).

The Committee considered a report regarding the above application.

RESOLVED

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

The proposal is an over development and over intensification of use causing harm to the character and appearance of the Conservation Area. The development is therefore contrary to guidance within the National Planning Policy Framework and policies BE1, BE2, BE3 and BE12 of the Macclesfield Borough Local Plan and would cause harm to the objectives of those policies.

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 Enforcement 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.

- 45 **16/3569M - COPPERS, 10, CONGLETON ROAD, ALDERLEY EDGE, CHESHIRE, SK9 7AA: PROPOSED 3NO. APARTMENTS TO REPLACE FORMER SINGLE DETACHED DWELLING. FORMATION OF NEW LINKED DETACHED GARAGES AND NEW VEHICULAR AND PEDESTRIAN ACCESS TO LYDIAT LANE, AND ASSOCIATED LANDSCAPING FOR MR ANDREW HALL, HC DEVELOPMENT CO 2 LTD**

(Mr K Seddon (Agent) attended the meeting and spoke in respect of the application).

The Committee considered a report regarding the above application.

RESOLVED

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

The proposal is an over development and over intensification of use causing harm to the character and appearance of the Conservation Area. The development is therefore contrary to guidance within the National Planning Policy Framework and policies BE1, BE2, BE3 and BE12 of the Macclesfield Borough Local Plan and would cause harm to the objectives of those policies.

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 Enforcement 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.

46 16/3610M - LAND TO THE REAR OF 14-18, LONDON ROAD, ALDERLEY EDGE, CHESHIRE: PROPOSED DEMOLITION OF EXISTING BUILDING TO THE REAR OF NO'S 14-18 LONDON ROAD, ALDERLEY EDGE AND ERECTION OF A TWO AND HALF STOREYS RESIDENTIAL BLOCK COMPRISING THREE APARTMENTS FOR MR ANWAR KANJ, ATCO EXPORT

(Councillor M Dudley-Jones (on behalf of Alderley Edge Parish Council), and Ms B Broderick (Objector – on behalf of Aberdeen Asset Management) attended the meeting and spoke in respect of the application).

The Committee considered a report and written update regarding the above application.

RESOLVED

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

The proposal represents an over development and over intensification of use resulting in unacceptable living conditions for future occupiers, and lack of outdoor space. The development is therefore contrary to guidance within the National Planning Policy Framework and policies DC3, DC41 and H6 of the Macclesfield Borough Local Plan and would cause harm to the objectives of those policies.

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 Enforcement 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.

Following consideration of this application the meeting adjourned for lunch from 12.30 pm to 13.15 pm.

Councillor E Brooks left the meeting and did not return.

- 47 **16/2121M - GUY SALMON KNUTSFORD, MANCHESTER ROAD, KNUTSFORD, WA16 0ST: TO UPDATE THE APPEARANCE OF THE EXISTING LAND ROVER AND ROLLS ROYCE DEALERSHIP TO THE CURRENT LAND ROVER CORPORATE IDENTITY. - NEW 'SUNSHINE GREY' RAIN-SCREEN CLADDING IS TO BE APPLIED TO THE FRONT AND SIDE ELEVATIONS. - THE EXISTING CLADDING TO BACK OF HOUSE AREAS IS TO BE PAINTED SILVER RAL 9006. - CUSTOMER ENTRANCE DOOR TO BE MOVED TO FRONT OF BUILDING FACING MANCHESTER ROAD. - EXISTING CURTAIN WALLING TO BE REPLACED WITH STRUCTURAL GLAZING. - EXTERNAL SURFACING TO BE AMENDED FOR MR JOHN BUCHAN, SYTNER GROUP**

(Councillor Wells-Bradshaw (Ward Member), Mr A Keppel-Garner (on behalf of Knutsford Town Council), Mr B Chaplin (Objector) and Mr P Kelly (on behalf of the Applicant) attended the meeting and spoke in respect of the application).

The Committee considered a report and written update regarding the above application.

RESOLVED

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

The visual impact of proposed cladding would adversely affect the rural character of the area. The proposals represent an inappropriate design not in keeping with nearby buildings or the vernacular of the local area. The proposal is therefore contrary to saved policy BE1 of the Macclesfield Borough Local Plan which requires design to reflect local character.

Following consideration of this application, Councillor H Gaddum left the meeting and did not return.

- 48 **16/3725M - 2-6 , HOLLY ROAD NORTH, WILMSLOW, SK9 1LX: VARIATION OF CONDITION NO 1 OF EXISTING PERMISSION 15/4854M; ERECTION OF RETIREMENT LIVING HOUSING (CATEGORY TYPE LL ACCOMMODATION), COMMUNAL FACILITIES, LANDSCAPING AND CAR PARKING FOR MCCARTHY & STONE RETIREMENT LIFESTYLES**

The Committee considered a report regarding the above application.

RESOLVED

That for the reasons set out in the report, the application be APPROVED subject to completion of a revised Section 106 legal agreement and the

following conditions (updated to reflect the agreement of details under application 16/3520M):

1. Development in accord with approved plans
2. Commencement of development (3 years)
3. Landscaping (implementation)
4. Construction specification/method statement
5. Protection for breeding birds
6. Details of balcony screens measuring 1.8m to be provided
7. Submission of construction method statement
8. Sustainable drainage scheme
9. Dust
10. scheme for cycle storage to be provided
11. Floor Floating
12. Surface water drainage scheme to be submitted
13. Drainage to be put on a separate system
14. Electric vehicle charging points to be provided
15. Tree retention
16. Tree protection
17. Tree pruning / felling specification
18. Details of materials to be submitted
19. Additional landscaping details required- Boundary treatment, levels survey
20. Obscure glazing requirement
21. Protection of highway from mud and debris
22. Scheme for the management and maintenance of surface water
23. Scheme for pile driving to be submitted
24. Allocation of parking bays
25. Refuse facilities to be approved
26. Storage of mobility scooters

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

49 DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 NEW HOUSES - RESUBMISSION OF 15/2163M: 1 BUTLEY LANE, PRESTBURY, CHESHIRE SK10 4HU

Consideration was given to the above report.

RESOLVED

That the reason for refusal No.2 (Trees) be removed from the resolution to refuse and that the application be refused for the following two reasons:

- 1) Overdevelopment of the site – the proposed development would have insufficient space to provide outdoor amenity space consistent with that of the established character of the area.
- 2) Impact upon amenity of neighbouring properties

The meeting commenced at 10.00 am and concluded at 2.20 pm

Councillor G M Walton (Chairman)