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## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 17th March, 2010 at The Capesthorne Room - Town  
Hall, Macclesfield SK10 1DX

### **PRESENT**

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

Councillors C Andrew, J Crockatt, E Gilliland, O Hunter, T Jackson, D Neilson,  
L Smetham, D Stockton, D Thompson and C Tomlinson

### **OFFICERS PRESENT**

Mrs N Folan (Planning Solicitor), Mr P Hooley (Principal Planning Officer) and  
Mr N Turpin (Principal Planning Officer)

### 108 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors G Barton, B Livesley and  
R J Narraway.

### 109 **DECLARATIONS OF INTEREST/PRE DETERMINATION**

Councillors J B Crockatt, Mrs O Hunter, D Thompson and R E West all  
declared a personal interests in application 09/4307M-Erection of Three  
Storey Building Comprising 21 no 2 Bedroom Flats And 128 Sqm of Office  
and Community Facilities - Amended Description, Land at, Eccleston Way,  
Handforth for Ms Nicky Harris, Contour Housing Group by virtue of the fact  
that they were Board Members of Cheshire Peaks and Plains Housing  
Trust and in accordance with the Code of Conduct they remained in the  
meeting during consideration of the application. It was also noted that  
Councillor D Thompson was involved with Affordable Housing as a result  
of her role as Cabinet Support Member for Prosperity.

Councillor D Thompson declared a personal and prejudicial interest in  
application 10/0223M-Change of Use from Farmhouse and Adjacent  
Barns to Office Use, Erection of Two Storey Building, Change of Use from  
Farmhouse and Adjacent Barns to Office Use, Erection of Two Storey  
Building for Disley Golf Club by virtue of the fact that she was a member of  
Disley Golf Club and a Shareholder of the Company and in accordance  
with the Code of Conduct she left the meeting prior to consideration of the  
application.

### 110 **MINUTES OF THE MEETING**

RESOLVED

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

111        **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

112        **09/4307M-ERECTION OF THREE STOREY BUILDING  
COMPRISING 21 NO 2 BEDROOM FLATS AND 128 SQM OF OFFICE  
AND COMMUNITY FACILITIES - AMENDED DESCRIPTION, LAND AT,  
ECCLESTON WAY, HANDFORTH FOR MS NICKY HARRIS, CONTOUR  
HOUSING GROUP**

Consideration was given to the application.

(Mr J Framji, a representative of Spath Lane Residents Association attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the satisfactory completion of a s106 legal agreement concerning the affordability of the dwellings and the provision of commuted sum payment in lieu of sport and open space provision on site, a recommendation of approval is given.

That the Heads of Terms for a Legal Agreement be as follows:-

1. An open space and recreation / outdoor sports commuted sum financial contribution of £46,000 to be used towards the implementation of the Parks Strategy in accordance with the approved Supplementary Planning Guidance on Planning Gain.

This is split into two elements

The commuted sum for open space provision amounts to £34,000, which consists of £17, 000 for informal and formal play provision and £17,000 for amenity open space. This would be used in implementing the Parks Strategy at the Meriton Road Park.

The commuted sum for Recreation / Outdoor sports facilities amounts to £12,000 and would be used to improve the provision of sports pitches at the Meriton Road Park and Spath Lane in line with the Parks Strategy.

2. The affordable units shall be genuinely affordable

And subject to the following conditions:-

1. A01HP - Provision of car parking
2. A01LS - Landscaping
3. A02HA - Construction of access
4. A03FP - Commencement of development (3 years)
5. A04AP - Development in accord with revised plans (numbered)
6. A04HA - Vehicular visibility at access to be approved
7. A04LS - Landscaping (implementation)
8. A05EX - Details of materials to be submitted
9. A06NC - Protection for breeding birds
10. A07HA - No gates - new access
11. A12HA - Closure of access
12. A12LS - Landscaping to include details of boundary treatment
13. A14TR - Protection of existing hedges
14. A17MC - Decontamination of land
15. A21EX - Solar panels set flush
16. A22GR - Protection from noise during construction (hours of construction)
17. A23GR - Pile Driving
18. A23MC - Details of ground levels to be submitted
19. A32HA - Submission of construction method statement
20. renewable energy
21. bin store details
22. Provision of long stay and short-term cycle parking

**113      10/0223M-CHANGE OF USE FROM FARMHOUSE AND ADJACENT BARNs TO OFFICE USE, ERECTION OF TWO STOREY BUILDING, CHANGE OF USE FROM FARMHOUSE AND ADJACENT BARNs TO OFFICE USE, ERECTION OF TWO STOREY BUILDING FOR DISLEY GOLF CLUB**

Consideration was given to the above application.

(Ward Councillor D Thompson, Mrs D Guy, a representative of Disley Local History Society, Mrs J Coleman, an objector and Mr R MacLean, 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. A02EX - Submission of samples of building materials
4. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)
6. A06EX - Materials as application
7. A07EX - Sample panel of brickwork to be made available
8. A17MC - Decontamination of land
9. A21EX - Roof lights set flush
10. A01HP - Provision of car parking
11. A04HP - Provision of cycle parking
12. Applicant to provide Archeologist with 7 day notice prior to commencement of development
13. Access should be provided for the Archeologist
14. Bat Boxes
15. Nesting boxes
16. Phasing/implementation condition to ensure works to Listed Building are carried out
17. Render – investigations to be carried out to see if existing render can be removed successfully and stone work repaired, or building to be re-rendered as appropriate, following liaison with the Conservation Officer
18. Condition to B1 use only

114      **10/0401M-REVISED APPLICATION PURSUANT TO REFUSAL OF APPLICATION 09/3285M FOR THE PROPOSED DEMOLITION OF A SINGLE PARTIALLY DETACHED GARAGE AND CONSTRUCTION OF TWO STOREY DETACHED DWELLING AND RETENTION/ALTERATION OF THE EXISTING DWELLING AND ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND BOUNDARY TREATMENT, FOR MR AND MRS LEE FARRELL**

(Prior to consideration of the application Councillor D A Neilson left the meeting and returned prior to consideration of application 09/3865M).

(During consideration of the application Councillor D Thompson left the meeting and returned).

Consideration was given to the above application.

(Ward Councillor R W J Fitzgerald, Mr P Yates a representative of Wilmslow Trust, Mr J Handley, an objector and Mr R Gascoigne, the agent

for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

1. Cramped and intrusive development contrary to Local Plan design policies

(This decision was contrary to the Officer's recommendation of approval).

115        **09/3865M - DEMOLITION OF THE EXISTING TWO STOREY PRIMARY SCHOOL AND CONSTRUCTION OF A NEW SINGLE STOREY PRIMARY SCHOOL AT ST EDWARDS RC PRIMARY SCHOOL, FIR GROVE, MACCLESFIELD, CHESHIRE FOR MRS CLARE BATES, CHRIST THE KING CATHOLIC AND COFE PRIMARY**

Consideration was given to the above application.

RESOLVED

That the application be approved subject to the following conditions:-

1. A03FP     - Commencement of development (3 years)
2. A04AP     - Development in accord with revised plans (numbered)
3. A02EX     - Submission of samples of building materials
4. A30HA     - Protection of highway from mud and debris
5. A32HA     - Submission of construction method statement
6. A01HP     - Provision of car parking
7. A04HP     - Provision of cycle parking
8. A02LS     - Submission of landscaping scheme
9. A05LS     - Landscaping - implementation
- 10.A05TR     - Arboricultural method statement
- 11.A23GR     - Pile Driving -details and method
- 12.Provision of Solar Panels
- 13.Details of free-standing ramp

116        **09/4334M-CONSTRUCTION OF ALL WEATHER SPORTS PITCH WITH SPORTS FENCING & FLOODLIGHTS, RYLEYS PLAYING FIELDS, WILMSLOW ROAD, ALDERLEY EDGE, CHESHIRE FOR THE RYLEYS GIRLS AND BOYS PREP SCHOOL**

Consideration was given to the above application.

(Ward Councillor F Keegan, Parish Councillor M Williamson, a representative of Alderley Edge Parish Council, Mr M Sims, a representative of Alderley Edge Cricket Club and Mr P Barratt, Headteacher of The Ryleys School).

#### RESOLVED

That the application be approved subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A02EX - Submission of samples of building materials
3. A24HA - Provision / retention of turning facility
4. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)
6. A01TR - Tree retention
7. A02TR - Tree protection
8. A04TR - Tree pruning / felling specification
9. A07TR - Service / drainage layout
10. A02AP - Detail on plan overridden by condition
11. Network Rail
12. Material and Width of Footpath to be Agreed
13. Parking Spaces
14. Construction Specification of All-Weather Pitch
15. Hours of Use
16. Use of Cushioning to Back Boards
17. Use of Shrouds/Louvres
18. Positioning/Angling of Floodlights
19. Wheel Wash Facilities

In addition it was requested that the applicant consult with the Parish Council with regards to landscaping, prior to submitting details to the LPA for discharge of the landscape condition.

117      **10/0206M-ERECTION OF FIRST FLOOR EXTENSION & REBUILDING CONSERVATORY WITH HIGHER PITCHED ROOF, SWAN RIDGE, MERESIDE ROAD, MERE, KNUTSFORD FOR P PASCHALIS**

Consideration was given to the above application.

(Mrs J Birchall, an objector and Mr T Matthews, the Architect 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. A04EX - Materials to match existing
3. A06GR - No windows to be inserted
4. A01AP - Development in accord with approved plans

The meeting commenced at 2.00 pm and concluded at 5.15 pm

Councillor R West (Chairman)

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