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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 10th April, 2019 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

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

Councillors Rhoda Bailey (Substitute), L Durham, S Edgar (Substitute),
H Gaddum, A Harewood, O Hunter, N Mannion, M Warren and G Williams

OFFICERS IN ATTENDANCE

Ms S Dillon (Planning Lawyer), Mr K Foster (Principal Planning Officer), Mr N Jones (Principal Development Officer) and Mr M Keen (Senior Planning Officer)

51 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors E Brooks, T Dean and L Wardlaw.

52 DECLARATIONS OF INTEREST/PRE DETERMINATION

It was noted that Members had received correspondence in respect of application 18/4024M.

In the interest of openness in respect of application 19/0681N, Councillor Edgar declared that he was closely acquainted with the applicants and therefore would not take part in the debate or vote on the application. He left the table prior to consideration of the application and sat in the public gallery.

It was noted that in respect of application 19/0681N, that Mrs Clowes was known to the Committee as she was a Member of Cheshire East Council.

In the interest of openness in respect of application 19/0313M, Councillors C Browne, R Bailey and H Gaddum declared that they were Members of the National Trust who was the applicant.

53 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 13 March 2019 be approved as a correct record and signed by the Chairman.

54 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

55 18/4024M-DEMOLITION OF EXISTING 2 DETACHED PROPERTIES AND ERECTION OF 65NO. BEDROOMS CARE HOME WITH ASSOCIATED LANDSCAPING, CAR PARK AND ACCESS, 51 & 53 HANDFORTH ROAD, WILMSLOW FOR NEW CARE PROJECT LLP

Consideration was given to the above application.

(Councillor B Burkhill, the Ward Councillor, Town Councillor David Pincombe. representing Wilmslow Town Council, Mike Ramsden, an objector and Paul Carr, the Architect attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. Over development of the site resulting in a lack of car parking provision.
2. Impact on the amenity of the neighbouring property due to the bulk and massing.

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

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:-

- Healthcare contribution of £31,324.00.
- TRO consultation of up to £7,000

And the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials
4. Pile Driving
5. Landscaping - submission of details
6. Landscaping (implementation)
7. Landscaping to include details of boundary treatment
8. Construction specification/method statement to include wheel washing facilities
9. Arboricultural method statement
10. Service / drainage layout

11. Lighting details
12. All arboricultural works shall be carried out in accordance with submitted tree works and tree protection plan
13. Ecological Mitigation and Enhancement
14. Bat mitigation
15. Wildlife sensitive lighting
16. Nesting birds
17. Breeding birds
18. Major Development Construction Phase Environmental Management Plan
19. Foul water
20. Drainage strategy
21. Travel information pack
22. Electric vehicle infrastructure
23. Contaminated Land (investigation works)
24. Contaminated Land (verification report)
25. Contaminated Land (soil)
26. Contaminated Land (unexpected)
27. Surface water drainage
28. Broadband
29. Cycle storage

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.

56 19/0313M-REPLACEMENT OF EXISTING TEMPORARY CAFE WITH A PERMANENT CAFE BUILDING, QUARRY BANK MILL, QUARRY BANK ROAD, STYAL FOR MRS PHYLLIS BAYLEY, NATIONAL TRUST

Consideration was given to the above application.

(Joanne Hudson, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the written update to the Committee, the application be approved subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Landscaping - submission of details
5. Landscaping (implementation)

6. Development to be carried out in accordance with the Method Statement detailed in section 3 of the submitted Ecological Assessment
7. Nesting bird survey to be submitted

In addition it was agreed that power be delegated to the Head of Planning (Regulatory) in consultation with the Chairman to remove permitted development rights should he consider it necessary.

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) 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.

57 19/0681N-BESPOKE LEAN-TO EXTENSION TO BE CONSTRUCTED IN REPLACEMENT OF THE CURRENT CONSERVATORY TO THE RIGHT OF THE EXISTING DWELLING, THE OLD VICARAGE, BRIDGEMERE LANE, HUNSTERTON, FOR MR & MRS CLOWES

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. Time limit for commencement of development (3 years)
2. Approved Plans
3. Materials as per application-Details to be submitted and agreed by the Planning Officer

58 LAND TO THE SOUTH OF 18 GASKELL AVENUE, KNUTSFORD

Consideration was given to the above report.

RESOLVED

That the withdrawal of the second reason for refusal be noted and the Officers be instructed to advise the Planning Inspectorate that the appeal would only be contested on the remaining reason for refusal.

Note of Thanks

Prior to the close of the meeting, Councillor G Walton announced that he would not be standing for re-election. As this would be his last meeting as Chairman he thanked Members and Officers for their assistance and

support over the years with his role not only as Chairman but as a Councillor too.

On behalf of the Committee, Councillor C Browne thanked the Chairman for his hard work as Chairman and wished him the best of luck for the future.

The meeting commenced at 10.00 am and concluded at 11.33 am

Councillor G M Walton (Chairman)

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