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## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 4th December, 2019 at Council Chamber - Town Hall,  
Macclesfield, SK10 1EA

### **PRESENT**

Councillor C Browne (Chairman)  
Councillor T Dean (Vice-Chairman)

Councillors L Braithwaite, JP Findlow, A Gregory, A Harewood, S Holland,  
I Macfarlane, N Mannion, B Puddicombe and L Smetham

### **OFFICERS IN ATTENDANCE**

Mr A Barnes (Senior Planning Officer), Mrs S Baxter (Democratic Services Officer), Mrs N Folan (Planning Solicitor), Ms C Fenghour (Senior Planning Officer), Mr N Jones (Principal Development Officer) and Mr P Wakefield (Principal Planning Officer)

#### **47 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor B Murphy.

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

On behalf of the Committee the Chairman declared that a number of emails had been received in respect of 19/3831M.

In the interest of openness in respect of application 19/1708M, Councillor L Braithwaite declared that she had been contacted by the applicant for the Tytherington Development on a procedural matter and she referred him to the relevant officers.

In respect of application 19/4475M, Councillor C Browne declared that he had a personal interest as the application site was at the end of the road near to where he lived. In accordance with the Code of Conduct he exercised his right to speak as the Ward Councillor and then left the meeting.

In respect of application 19/1708M, Councillor A Harewood declared that she had pre determined the application by virtue of the fact that she was the Chairman of the Macclesfield Town Council Planning Committee and had exercised her opinion on this application. She left the meeting prior to consideration of the application.

#### **49 MINUTES OF THE PREVIOUS MEETING**

### **RESOLVED**

That the minutes of the meeting held on 6 November 2019 be approved as a correct and signed by the Chairman.

## **50 PUBLIC SPEAKING**

### **RESOLVED**

That the public speaking procedure be noted.

## **51 19/2035M-DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF 2NO. NEW DWELLINGS, LAND ADJ YEW TREE FARM, MOOR LANE, WILMSLOW FOR ROGER L. AND TIM J. PRICE**

Consideration was given to the above application.

(Town Councillor Jon Newell, representing Wilmslow Town Council, Amanda Williams, an objector and Paula Sinnott, 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:-

As a result of the increased height of the buildings the proposal will have a greater impact on the openness of the Green belt than the existing development and as such is inappropriate development in the Green Belt.

(This decision was contrary to the officer's recommendation of approval. The meeting was adjourned for a short break).

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 Head of Planning 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.

## **52 19/3831M-DEMOLITION OF EXISTING 2 DETACHED PROPERTIES AND ERECTION OF 60-BEDROOM CARE HOME WITH ASSOCIATED LANDSCAPING, CAR PARK AND ACCESS (REVISED SCHEME), 51 HANDFORTH ROAD, WILMSLOW FOR NEW CARE PROJECTS LLP**

Consideration was given to the above application.

(Councillor B Burkhill, the Ward Councillor, Town Councillor Jon Newell, representing Wilmslow Town Council and Kaeren Browning, an objector attended the meeting and spoke in respect of the application).

### **RESOLVED**

That the application be deferred for the following reasons:-

1. To reduce impact of glazed link to front elevation
2. Additional information relating to need for the development

**53 WITHDRAWN BY OFFICERS-18/5544M-DEVELOPMENT OF 10 DWELLINGS AND ASSOCIATED INFRASTRUCTURE, LAND OFF DARK LANE, GAWSWORTH, MACCLESFIELD FOR MR M THOMPSON, ENGINE OF THE NORTH**

This application was withdrawn by officers prior to the meeting.

**54 19/3748M-CHANGE OF USE OF BUILDING FROM THE MANUFACTURE OF PVC WINDOWS AND DOORS (B2 USE CLASS) TO MOTORBIKE STORAGE AND SALES WITH ASSOCIATED OFFICES, WORKSHOP AND MOT BAY (B1/B2/B8/SUI GENERIS USE CLASSES), LAND & BUILDING, SNAPE ROAD, MACCLESFIELD FOR MR BEHRENS, SUPERBIKE FACTORY LIMITED**

Consideration was given to the above application.

(Nick Smith, 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. Development in accordance with the approved plans and details
2. Risk Assessment if ground works are proposed (followed by remediation strategy and verification report if required)
3. Soil testing
4. Procedure for contamination discovered during works
5. Electric vehicle charging provision
6. Staff travel pack
7. No external storage/works
8. Provision of parking spaces
9. Provision of cycle parking
10. Development shall not be used as solely a showroom

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Acting Head of Planning (Regulation) in consultation with the Chairman of the Northern Planning Committee (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

**55 19/4503M-REDEVELOPMENT FOR A NEW PHARMACEUTICAL MANUFACTURING FACILITY (BUILDING 52), ASTRAZENECA,**

## **CHARTER WAY, MACCLESFIELD FOR MR N BENNION, ASTRAZENECA**

Consideration was given to the above application.

(Andy Frost, 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, that authority be delegated to the Head of Planning (Regulation), in consultation with the Chairman of Northern Planning Committee, to approve the application subject to the:

1. Approval of application 19/2943M
2. Outstanding consultee comments
3. For consideration of applicant's energy statement
4. Clarification on wind sensitive area

And subject to the following conditions:-

1. Five year time limit
2. Works to be carried out in accordance with the approved plans and documents
3. Materials as per application
4. Detailed surface water drainage strategy/scheme (prior to commencement)
5. Details of the proposed retaining wall (prior to commencement)
6. Details of means of construction of retaining wall and roadway (prior to commencement)
7. Contamination – Remediation Strategy (prior to commencement)
8. Contamination – Verification Report (prior to commencement)
9. Nesting Birds
10. Ecological enhancements
11. Renewables 10%
12. Updated levels (prior to commencement)
13. Landscaping/replacement planting – Details
14. Landscape – Implementation
15. Construction Environmental Management Plan (prior to commencement)
16. not to commence this permission until application 19/2943M for the remediation is completed

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Acting Head of Planning in consultation with the Chairman of the Northern Planning Committee (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

(The meeting was adjourned for lunch from 1.00pm until 1.40pm. Councillor N Mannion left the meeting and did not return).

**56 19/1708M-DEMOLITION OF EXISTING GARAGE AND OUT BUILDINGS AND ERECTION OF TWO NUMBER 3 BEDROOM SEMI-DETACHED HOUSES WITH ASSOCIATED DRIVEWAYS AND GARDENS, 90 TYTHERINGTON DRIVE, MACCLESFIELD FOR MR TIM HOLLAND**

Consideration was given to the above application.

(David Wilcox, the agent for the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of the Ward Councillor L Roberts).

**RESOLVED**

That the application be refused for the following reason:-

Design of building was not sufficiently in keeping with the local area resulting in detrimental impact on character of area.

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 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.

(This decision was contrary to the officer's recommendation of approval. Prior to consideration of the following item, Councillor T Dean took the Chair).

**57 19/4475M-NEW DWELLING IN THE CURTILAGE OF 20 EATON DRIVE, 20 EATON DRIVE, ALDERLEY EDGE FOR MR CRAIG JONES, THE-CAVE.CO.UK**

Consideration was given to the above application.

Councillor C Browne, the Ward Councillor, Parish Councillor Mike Dudley-Jones, representing applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That for the reasons set out in the report the application be approved subject to the following conditions:-

1. Three year time limit

2. Development in accordance with the approved plans
3. Finished levels
4. Details of materials
5. Boundary treatments including the reduction of the existing hedge/fence on the highway boundary of the property to 1m and maintained at such for visibility purposes
6. Landscaping plan
7. Landscaping implementation
8. Visibility splays
9. Provision of access
10. Provision of parking
11. Removal of permitted development rights

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Acting Head of Planning (Regulation) in consultation with the Chairman of the Northern Planning Committee (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

**58 19/4290C-RESERVED MATTERS FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT, SCALE RELATING TO PLANNING APPLICATION 19/0739C - OUTLINE APPLICATION FOR AN AGRICULTURAL WORKERS DWELLING (PERMANENT), LAND TO THE WEST OF PEXHALL ROAD, BRAMHALL HILL, CONGLETON FOR MR & MRS DAVID AND JULIE PLATT**

This application was withdrawn by the applicant prior to the meeting.

**59 19/3201M-CONSTRUCTION OF A DETACHED BUNGALOW, 79 SHRIGLEY ROAD SOUTH, POYNTON FOR JOHN PARROTT**

Consideration was given to the above application

Parish Councillor L Clarke, representing Poynton Town Council, Paula Whittaker, an objector and Any Ellis, the agent for the applicant attended the meeting and spoke in respect of the application.

**RESOLVED**

That for the reasons set out in the report the application be approved subject to the following conditions:-

1. A03OP - Time limit for submission of reserved matters
2. A01OP - Submission of reserved matters-appearance, landscaping, layout, scale
3. A01AP - Development in accord with approved plans
4. A03EX - Materials to match existing
5. A01GR - Removal of permitted development rights
6. Electric Vehicle Charging Point to be provided

7. Arboricultural Impact Assessment to accompany reserved matters
8. Surface Water drainage details to be submitted
9. Foul and surface water shall be drained on separate systems.
10. Visibility splays to be provided
11. Access to be provided
12. Contamination risk assessment to be submitted

It was requested that the reserved matters application be brought back to a future meeting for the Committee's consideration.

The meeting commenced at 10.00 am and concluded at 3.45 pm

Councillor C Browne (Chairman)

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