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CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Northern Planning Committee**
held on Wednesday, 7th April, 2021

PRESENT

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

Councillors L Braithwaite, JP Findlow, A Harewood, S Holland, J Nicholas,
I Macfarlane, B Murphy, B Puddicombe and L Smetham

OFFICERS IN ATTENDANCE

Mrs S Baxter, (Democratic Services Officer), N Jones (Principal Development
Officer Mr P Wakefield (Planning Team Leader) and Mrs M Withington (Acting
Team Manager-Property Team)

82 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor N Mannion.

83 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 20/3562M, Councillor J
Nicholas declared that he was acquainted with Andy Ellis who was
speaking on the application, however he had not discussed the application
with him.

84 MINUTES OF THE PREVIOUS VIRTUAL MEETING

RESOLVED

That the minutes of the virtual meeting held on 10 March 2021 be
approved as a correct record and signed by the Chairman.

85 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

86 20/3562M-ERECTION OF 26 DWELLINGS OF WHICH 13 AFFORDABLE WITH IMPROVEMENT TO EXISTING ACCESS, SITE OF FORMER KNOWLE HOUSE, SAGARS ROAD, HANDFORTH FOR MR MARK COX, MORRIS HOMES (NORTH) LTD

Consideration was given to the above application.

(Councillor Barry Burkhill, the Ward Councillor, and Paul Williams representing the applicant attended the virtual meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

- (1) The proposal is an inappropriate form of development in the Green Belt due to the proposal causing substantial harm to the openness of the Green Belt. The proposal also conflicts with the purposes of Green Belt by allowing the unrestricted sprawl of a large built-up area by contributing towards neighbouring towns merging into one another; and by encroaching into the countryside. The proposal is therefore contrary to the requirements of the Framework and policy PG3 of the CELPS.
- (2) The proposed development presents a threat to the continued wellbeing of trees that make a significant contribution to the amenity and landscape character of the area, and the proposal provides no details of how it would protect, restore and enhance the character and appearance of the Bollin Valley Local Landscape Designation Area from development which would have an adverse effect on its character and appearance. The proposal therefore conflicts with policies SE4 and SE5 of the CELPS.

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.

87 20/2380M-CONSTRUCTION OF TWO DETACHED HOUSES, BIRCH TREES FARM, COPPICE ROAD, POYNTON FOR MR FRANK POTTS, ON BEHALF OF THE ESTATE OF MRS HILDA POT

Consideration was given to the above application.

(Town Councillor Laurence Clarke, representing Poynton Town Council and Andy Ellis, agent for the applicant attended the virtual meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

Not limited infilling in a village, therefore inappropriate development in Green Belt contrary to paragraph 145 of Framework, policy PG3 of CELPS and HOU1 of the Poynton Neighbourhood Plan.

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.

(This decision was contrary to the officers recommendation of approval).

The meeting commenced at 10.00 am and concluded at 12.01 pm

Councillor C Browne (Chairman)

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