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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 30th June, 2021 at The Assembly Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor J Nicholas (Chair)
Councillor L Braithwaite (Vice-Chair)

Councillors M Benson (Substitute), J Clowes (Substitute), S Edgar (Substitute), JP Findlow, A Harewood, D Jefferay, I Macfarlane, N Mannion, L Smetham and J Smith

OFFICERS IN ATTENDANCE

Mrs C Fenghour (Senior Planning Officer), Mr N Jones (Principal Development Officer), Mr P Wakefield (Planning Team Leader) and Mrs M Withington (Acting Team Manager-Property Team)

15 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors T Dean, S Holland and K Parkinson.

16 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 20/1620M, 19/0334M and 20/2445M, Councillor S Edgar declared that he was a member of the Public Rights of Way Committee who were consultees on the applications, however he had not made any comments.

It was noted all Members had received correspondence in respect of application 19/0402M.

17 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 2 June 2021 be approved as a correct record and signed by the Chair.

18 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

19 20/1620M CANALSIDE FARM, WOOD LANE EAST, ADLINGTON, SK10 4PH, CHANGE OF USE OF LAND TO A PETTING FARM, INCLUDING A RESIDENTIAL LODGE, CAFE AND CAR PARKING FOR KARINA BOLAND

Consideration was given to the above application.

(Councillor M Sewart, the Ward Councillor, Parish Councillor K Wainwright representing Adlington Parish Council, Jeremy Webster, an objector and John Groves, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. Insufficient information has been submitted in order to determine whether the proposed change of use is inappropriate in principle, however, the proposed café and car park are inappropriate development in the Green Belt, and very special circumstances have not been demonstrated. The proposal is therefore contrary to policies PG 3 of the CELPS, GC1 of the MBLP and the Green Belt chapter of the NPPF.
2. Insufficient information has been submitted to allow the full impact of the proposal upon designated heritage assets, local character and trees and hedgerows to be assessed. However, the proposed car park is not considered to reflect the local character of this rural conservation area, and results in less than substantial harm to this designated heritage asset. The identified public benefits do not outweigh this harm. The proposal is therefore contrary to policies SE 1, SD 2, SE 5 and SE 7 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 Chair of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(The meeting was adjourned for a short break in order to sanitise the sound equipment).

20 19/0334M, BOOTH BANK FARM, REDDY LANE, MILLINGTON, CHESHIRE,, WA14 3RG, DEVELOPMENT OF A NEW RESIDENTIAL WING WITH ANCILLARY OFFICE AND CHILDREN'S ACTIVITY SPACE; ALTERATIONS, EXTENSIONS AND REPAIRS TO BOOTH BANK FARMHOUSE, ACCESS AND LANDSCAPING AT BOOTH BANK

FARM, MILLINGTON, FOR THE TRUSTEES OF CHILDREN'S ADVENTURE FARM TRUST

Consideration was given to the above application.

(John Groves, representing a number of objectors, Nuvvy Sibia, a supporter and Rhian Thomas, 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 and in the written and verbal update to the Committee the application be approved subject to the following conditions:-

1. Commencement of development – three years
2. Development in accordance with approved plans
3. Details of finished levels (pre-commencement)
4. Protection for nesting birds
5. Ecological enhancements
6. Development in accordance with Flood Risk Assessment
7. Submission of drainage strategy and maintenance plan (pre-commencement)
8. Samples of materials
9. Large scale details – extension and new building
10. Metal rainwater goods
11. Schedule of repairs and implementation prior to first use (farmhouse)
12. Submission of landscaping scheme
13. Implementation of landscaping scheme
14. Boundary treatments
15. Retention of trees
16. Tree Protection (pre-commencement)
17. Development in accordance with Arboricultural Implications Assessment
18. Implementation of mitigation in approved Acoustic Report
19. Provision of parking and turning areas

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.

- 21 **19/0402M, BOOTH BANK FARM, REDDY LANE, MILLINGTON, CHESHIRE, WA14 3RE, LISTED BUILDING CONSENT FOR ALTERATIONS, EXTENSIONS AND EXTERNAL REPAIRS TO BOOTH**

BANK FARMHOUSE, TO INCLUDE REMOVAL OF EXISTING UPVC PORCH AND CONSERVATORY, AND CONSTRUCTION OF EXTENDED CONTEMPORARY NEW EXTENSION, FOR THE TRUSTEES OF CHILDREN'S ADVENTURE FARM TRUST

Consideration was given to the above application.

(John Groves, representing a number of objectors and Rhian Thomas, 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 and in the written update to the Committee the application be approved subject to the following conditions:-

1. Commencement of development – three years
2. Development in accordance with approved plans
3. Samples of materials
4. Large scale details – extension
5. Metal rainwater goods
6. Schedule of repairs and implementation prior to first use (farmhouse)

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.

(Prior to consideration of the following item, the meeting was adjourned for a short break in order to sanitise the sound equipment).

22 20/2445M, LAND TO THE NORTH WEST OF MARTHALL LANE, KNUTSFORD, RETROSPECTIVE APPLICATION FOR AGRICULTURAL LIVESTOCK AND PRODUCE STORES, FOR MR & MRS. BRIGHOUSE

Consideration was given to the above application.

(Parish Councillor N Speakman, representing Ollerton with Marthall Parish Council and Chris Harvey, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Head of Planning in consultation with Chairman to approve as recommended subject to clarification on the Public Right of Way.

1. A01AP - Development in accord with approved plans
2. A06EX - Materials as application
3. A11LS - Implementation of landscaping scheme submitted with application
4. To be used solely for the purposes of agriculture
5. Retention of breeding bird features
6. Removal of buildings and hard standing if their agricultural use ceases

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 Chair of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(During consideration of the application the meeting was adjourned for a short break due to issues with the IT equipment).

The meeting commenced at 10.00 am and concluded at 1.41 pm

Councillor J Nicholas (Chair)

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