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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 29th September, 2010 at The Capesthorne Room -
Town Hall, Macclesfield SK10 1DX

PRESENT

Councillor R West (Vice-Chairman)

Councillors C Andrew, J Crockatt, H Gaddum, M Hardy, T Jackson, D Neilson,
L Smetham, D Stockton, D Thompson and C Tomlinson

OFFICERS PRESENT

Ms S Dillon (Senior Solicitor), Mr N Turpin (Principal Planning Officer) and Mr
M Scammell (Conservation Officer) and Miss B Wilders (Principal Planning
Officer)

41 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs O Hunter. B
Moran and R J Narraway.

42 DECLARATIONS OF INTEREST/PRE-DETERMINATION

Councillor R E West declared a personal and prejudicial interest in
application 10/3116M-Removal / Variation of Conditions attached to
Application 5/5/5116 Site for Caravans at Elm Beds Farm Poynton
Approved 20.06.61, The Caravan Site, Elm Beds Farm, Elm Beds Road,
Poynton for Mr V Whittaker by virtue of the fact that he was a friend of one
of the objectors who was a Poynton Town Councillor and a Cheshire East
Borough Councillor and in accordance with the Code of Conduct he left
the meeting prior to consideration of the application.

It was moved, seconded and resolved that Councillor M Hardy should take
the Chair for this application as neither the Chairman or Vice Chairman
were available.

In addition it was noted that Members had received correspondence
relating to application 10/2729M-Construct a New Agricultural Building in
order to establish a Free Range Egg Farm, Land at Ullard Hall Lane,
Plumley, Knutsford for Mr B Wharfe.

43 MINUTES OF THE MEETING

RESOLVED

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

44 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

45 **10/2729M-CONSTRUCT A NEW AGRICULTURAL BUILDING IN ORDER TO ESTABLISH A FREE RANGE EGG FARM, LAND AT ULLARD HALL LANE, PLUMLEY, KNUTSFORD FOR MR B WHARFE**

Consideration was given to the above application.

(Councillor L Halman, Chairman of Lower Peover Parish Council, Councillor Sybil Crossman, Chairman of Plumley with Toft and Bexton Parish Council. Mr S Wade, an Objector, Mr Gerald Coates, a Supporter and Mr B Wharfe, 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. A02EX - Submission of samples of building materials
3. A01LS - Landscaping - submission of details
4. A04LS - Landscaping (implementation)
5. A15LS - Submission of additional landscape details
6. A16LS - Submission of landscape/woodland management plan
7. A03HA - Vehicular visibility at access (dimensions)
8. A24HA - Provision / retention of service facility
9. A01AP - Development in accord with approved plans
- 10.A04BC - No agricultural PD in addition to expressed permission
- 11.A11LP - Subsequent removal of agricultural buildings
- 12.Great Crested Newts - avoidance measures
- 13.badger mitigation
- 14.Submission of odour management plan
- 15.submission of manure management plan
- 16.Manure stored for offsite disposal
- 17.Noise control
- 18.A01TR

19.A02TR

20. A03TR

46 10/2744M-CONSTRUCT A TEMPORARY AGRICULTURAL WORKERS DWELLING TO SUPPORT A NEW FREE RANGE EGG ENTERPRISE, LAND AT ULLARD HALL LANE, PLUMLEY, KNUTSFORD FOR MR B WHARFE

Consideration was given to the above application.

(Councillor L Halman, Chairman of Lower Peover Parish Council, Councillor Sybil Crossman, Chairman of Plumley with Toft and Bexton Parish Council. Mr S Wade, an Objector and Mr B Wharfe, 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. A02EX - Submission of samples of building materials
3. A01LS - Landscaping - submission of details
4. A04LS - Landscaping (implementation)
5. A11EX - Details to be approved
6. A03HA - Vehicular visibility at access (dimensions)
7. A03LP - Temporary buildings (3 years)
8. A09LP - Agricultural occupancy
9. A12LS - Landscaping to include details of boundary treatment
- 10.A01GR - Removal of permitted development rights
- 11.A01AP - Development in accord with approved plans
- 12.Contaminated Land - Phasing reports
- 13.foul and surface water drainage
- 14.surface water drainage
- 15.A01TR
- 16.A02TR

47 10/3116M-REMOVAL / VARIATION OF CONDITIONS ATTACHED TO APPLICATION 5/5/5116 SITE FOR CARAVANS AT ELM BEDS FARM POYNTON APPROVED 20.06.61, THE CARAVAN SITE, ELM BEDS FARM, ELM BEDS ROAD, POYNTON FOR MR V WHITTAKER

(Councillor R E West vacated the Chair for this application and Councillor M Hardy was appointed as Chairman).

Consideration was given to the above application.

(Councillor H Murray, Ward councillor, Mrs Carlson, an objector, Mr Allen, an objector and Mrs Whittaker, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. R07MS - Unneighbourly use
2. R07HW - Unacceptable increase in traffic at the junction of Shrigley Road and Elm Beds Road
3. R03HW - Additional turning movements at the junction of Shrigley Road and Elm Beds Road
4. R02LP - Contrary to Conservation Area policies

(The meeting adjourned at 4.05pm and reconvened at 4.25pm)

48 10/1769M-CONSTRUCTION OF A REPLACEMENT DWELLING ON THE SITE OF BRAMPTON HOUSE INCORPORATING THE EXISTING FACADE, 54, TRAFFORD ROAD, ALDERLEY EDGE FOR MR MJ H

Consideration was given to the above application.

RESOLVED

That the application be refused for the following reasons:-

1. R02CA - Demolition of building in Conservation Area
2. Development fails to preserve the character of the Conservation Area

49 10/1768M-DEMOLITION OF EXISTING DWELLING (CONSERVATION AREA CONSENT), 54, TRAFFORD ROAD, ALDERLEY EDGE FOR MR MJ H

Consideration was given to the above application.

RESOLVED

That the application be refused for the following reasons:-

1. R02CA - Demolition of building in Conservation Area - unacceptable loss of significant feature
2. R04CA - Demolition of building in Conservation Area - contrary to policy BE4 of the Local Plan

(Prior to consideration of the following item Councillor Miss C M Andrew left the meeting and did not return).

50 10/1842M-OUTLINE) DEMOLITION OF THE EXISTING BUILDINGS AND REDEVELOPMENT OF THE SITE TO PROVIDE 10NO. 2 TO 4 BEDROOM TERRACED HOUSES AND 1 NO. 2/3 STOREY APARTMENT BLOCK WITH 7 NO. 2 BEDROOM UNITS WITH ANCILLARY CAR PARKING, OPEN SPACE AND ACCESS OFF VINCENT STREET, VINCENT MILL, VINCENT STREET, MACCLESFIELD FOR MR TWIGG

Consideration was given to the above application.

(Mrs Sarah Thomas, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the completion of a Section 106 Agreement securing financial contributions in lieu of Public Open space on site and affordable housing and subject to the following conditions:-

1. A01OP - Submission of reserved matters
2. A02OP - Implementation of reserved matters
3. A03OP - Time limit for submission of reserved matters
4. A06OP - Commencement of development
5. A08OP - Ground levels to be submitted with reserved matters application
6. A02AP - Detail on plan overridden by condition
7. A12HA - Closure of access
8. A03HA - Vehicular visibility at access (dimensions)
9. Contaminated Land
10. Scaled parameters
11. Car parking provision
12. Contaminated Land

(The following item was taken after Minute No. 52).

51 10/2460M-CONSTRUCTION OF NEW FOODSTORE WITH ASSOCIATED PARKING AND SERVICING FACILITIES. (REVISED SCHEME), CRANFORD COURT, KING STREET, KNUTSFORD FOR ALDI STORES LTD

Consideration was given to the above application.

RESOLVED

That the application be approved subject to the completion of a Section 106 Agreement securing a Travel Plan and 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. A13EX - Specification of bonding of brickwork
5. A22EX - Roofing material
6. A32HA - Submission of construction method statement
7. A30HA - Protection of highway from mud and debris
8. A26HA - Prevention of surface water flowing onto highways
9. A24HA - Provision / retention of service facility
10. A12HA - Closure of access
11. A07HP - Drainage and surfacing of hardstanding areas
12. A07HA - No gates - new access
13. A05HP - Provision of shower, changing, locker and drying facilities
14. A04HP - Provision of cycle parking
15. A01HP - Provision of car parking
16. A11LS - Implementation of landscaping scheme submitted with application
17. A04LS - Landscaping (implementation)
18. A01TR - Tree retention
19. A02TR - Tree protection
20. A08MC - Lighting details
21. A20GR - Hours of deliveries
22. A13GR - Business hours (including Sundays)

23. Provision of off site highways works prior to first use of the building
24. Construction of the access prior to the construction of any part of the approved development (excluding the access)
25. Incorporation of features suitable for roosting bats
26. Development to proceed in strict accordance with the submitted protected species survey
27. Submission of an Environmental Management Plan
28. Submission of an acoustic report
29. Phase II Contamination Investigation required
30. Development to be carried out in accordance with submitted Flood Risk Assessment
31. No pile driving

(The following item was taken after Minute No.50)

52 10/2136M-CONSTRUCTION OF NEW DETACHED ANNEX BUILDING, BOLDER HALL FARM COTTAGE, MUDHURST LANE, DISLEY FOR MR J KELLY

Consideration was given to the above application.

(Mrs P Kelly, the applicant attended the meeting and spoke in respect of the application).

That the application be refused for the following reasons:-

1. R04LP - Contrary to Green Belt / Open Countryside policies
2. R05LP - Harmful to appearance of the countryside

53 APPEAL SUMMARIES

Consideration was given to the Appeal Summaries.

RESOLVED

That the Appeal Summaries be noted.

The meeting commenced at 2.00 pm and concluded at 5.40 pm

Councillor (none)

