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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 20th October, 2010 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1DX

PRESENT

Councillor B Moran (Chairman)
Councillor R West (Vice-Chairman)

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

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr P Hooley (Northern Area Manager) and
Mr N Turpin (Principal Planning Officer)

54 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs H M Gaddum
and Councillor Mrs O Hunter.

55 DECLARATIONS OF INTEREST/PRE-DETERMINATION

Councillor D Thompson declared a personal and prejudicial interest in
application 10/2889M-Outline Application for 11no. Apartments, Woodend,
Homestead Road, Disley for Mr Michael Cooksey due to living on the
same road as the application and contributing to the up keep of the private
road. In accordance with the Code of Conduct she exercised her right to
speak as Ward Councillor and then left the meeting prior to consideration
of the application.

56 MINUTES OF THE MEETING

RESOLVED

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

57 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

58 10/2821M-ERECTION OF 31 DWELLINGS (PROPOSED REVISIONS TO PART OF PLANNING PERMISSION 05/1184P), HENBURY HIGH

**SCHOOL, WHIRLEY ROAD, MACCLESFIELD FOR GEORGE WIMPEY
MANCHESTER LTD**

Consideration was given to the above application.

RESOLVED

That the application be approved subject to the completion of a deed of variation to the original s106 agreement attached to 05/1184P to provide £27,000 for Public Open Space provision and £3500 for recreation/sport and two further affordable houses as set out in the update report, the tenure of the affordable houses is delegated to the HPH in consultation with the Chairman and Local Ward members, and subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A04RM - Ground levels as approved
4. A32HA - Submission of details re: construction
5. A30HA - Protection of highway from mud and debris
6. A22GR - Protection from noise during construction
7. A02EX - Submission of samples of building materials
8. A12LS - Landscaping to include details of boundary treatment
9. A01LS - Landscaping - submission of details
10. A04LS - Landscaping (implementation)
11. A08MC - Lighting details to be approved
12. A01GR - Removal of permitted development rights (plots to be specified)
13. A01TR - Tree retention
14. A02TR - Tree protection
15. A03TR - Construction specification / method statement
16. A09HP - Pedestrian visibility within car parks etc
17. A11HA - Access available for use before occupation
18. A14HA - Construction of highways
19. A15HA - Construction of highways - submission of details
20. A12HP - Retain parking space forward of all garages within development
21. Decontamination of land and remediation
22. Surface water regulation system to be approved.
23. Surface water to be passed through trapped gullies.

59 10/3085M-ERECTION OF A SINGLE STOREY PAVILLION WITH ASSOCIATED LANDSCAPING AND PUBLIC REALM WORKS, FORMER HENBURY HIGH SCHOOL, WHIRLEY ROAD, MACCLESFIELD FOR GEORGE WIMPEY MANCHESTER LTD

Consideration was given to the above application.

RESOLVED

That the application be approved subject to the completion of a deed of variation to the original s106 agreement attached to 05/1184P to make the consequential amendments to the agreement required as a result of this application and to reflect the clarification of the pump station ownership and maintenance and subject to the following conditions:-

1. Details of materials to be submitted, including those for the surrounding area of the building
2. Development in accord with approved plans
3. Details of security measures to be provided-including shutters, grills, downpipes, lighting and controls, CCTV to link to the Council's system, alarm and payphone point
4. The material and colour of all rainwater goods shall be submitted
5. Submission of details of windows and doors
6. Protection from noise during construction (hours of construction)
7. Details of all servicing/specifications for heating, lighting, showers and water
8. Details relating to incorporation of sustainability measures
9. Details of any piling to be submitted to the Council for approval

(There was a change to the original Officer's recommendation from one of refusal to one of approval).

(Prior to consideration of the following application Councillor D A Neilson left the meeting and did not return).

(The meeting adjourned at 4.15pm and reconvened at 4.25pm)

60 10/2927M-CONVERSION OF EXISTING BUILDING INTO 13 APARTMENTS INCLUDING ASSOCIATED PARKING, ST JOHN THE BAPTIST CHURCH, CHURCH STREET, BOLLINGTON FOR THE SIMPLY GROUP

Consideration was given to the above application.

(Mr Tim Boddington, a representative from Bollington Civic Society and Mr Ray Makin, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the completion of a S106 Agreement to include a commuted sum of £4,500 to be paid to the Council to offset the loss of POS and make offsite improvements to POS or recreation/outdoor sports in Bollington and subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A11EX - Details to be approved
5. A02HA - Construction of access
6. A08HA - Gates set back from footway/carriageway
7. A01TR - Tree retention
8. A02TR - Tree protection
9. A01LS - Landscaping - submission of details
10. A04LS - Landscaping (implementation)
11. A03TR - Construction specification/method statement
12. Contaminated land
13. Enhancement for bats
14. External lighting details to be approved
15. Details of bin store to be submitted
16. Sample of air vent to be submitted
17. Rooflights set flush
18. Tree to side elevation to be retained

61 10/2959M-CONVERSION OF EXISTING BUILDING INTO 13 APARTMENTS, INCLUDING ASSOCIATED PARKING (LISTED BUILDING CONSENT), ST JOHN THE BAPTIST CHURCH, CHURCH STREET, BOLLINGTON FOR THE SIMPLY GROUP

Consideration was given to the above application.

RESOLVED

That the application be approved subject to the receipt of revised plans to reduce the number of roof lights and the following conditions:-

1. A07LB - Standard Time Limit
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application

4. A11EX - Details to be approved
5. Sample of air vent to be submitted
6. Rooflights set flush
7. Method statement for conversion works
8. No new fixtures other than those shown on approved plans
9. Method statement for removal of items to be retained by Diocese.
10. Full photographic record to be made of the interior of the building.

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

62 10/2889M-OUTLINE APPLICATION FOR 11NO. APARTMENTS, WOODEND, HOMESTEAD ROAD, DISLEY FOR MR MICHAEL COOKSEY

Consideration was given to the above application.

(Councillor D Thompson, the Ward Councillor spoke in respect of the application, then left the meeting prior to its consideration).

RESOLVED

That the application be approved subject to the following conditions:-

1. A01OP - Submission of reserved matters
2. A02AP_1 - Detail on plan overridden by condition
3. A03OP - Time limit for submission of reserved matters
4. A06OP - Commencement of development
5. A30HA - Protection of highway from mud and debris
6. A32HA - Submission of construction method statement
7. AEX21 - submit samples of building materials
8. AGR51 - no windows to be inserted
9. AHA91 - no gates
10. ALS21 - implementation of landscaping scheme
11. ALSG1 - Landscaping - submission of details
12. ARM41 - details of ground levels submission
13. DGLC1 - Hours of working during construction
14. Access to CTO specification
15. Access to specified gradient
16. Basement for parking of vehicles only
17. Details of highway verge

18. Vehicular visibility
19. Turning facility
20. Pedestrian visibility
21. Existing access to be closed
22. Secure cycle store
23. Visitor cycle provision
24. Parking to be surfaced and marked out
25. Contaminated Land
26. Pile Driving
27. Details of bin store to be submitted with reserved matters application

In addition a further condition was included relating to details of bin store (including elevations) to be submitted with reserved matters.

63 UPDATE FOR APPLICATIONS 10/1899P AND 10/1900M AT OVER TABLEY HALL FARM, OLD HALL LANE, TABLEY

Consideration was given to the above report.

RESOLVED

That the report be noted.

The meeting commenced at 2.00 pm and concluded at 5.00 pm

Councillor B Moran (Chairman)