

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 10th April, 2024 in the The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor D Jefferay (Chair)
Councillor F Wilson (Vice-Chair)

Councillors M Beanland, T Dean, K Edwards, M Gorman, A Harrison,
S Holland, T Jackson, N Mannion, J Smith and B Puddicombe

OFFICERS IN ATTENDANCE

- Robert Law, Principal Planning Officer
- Fiona Reynolds, Planning Officer
- Nicky Folan, Planning Solicitor
- Gaynor Hawthornthwaite, Democratic Services Officer

61 APOLOGIES FOR ABSENCE

Apologies were received from Councillor J Place.

Councillor B Puddicombe attended as a substitute for Councillor Place.

62 DECLARATIONS OF INTEREST/PRE DETERMINATION

There were no declarations of interest.

63 MINUTES OF THE PREVIOUS MEETING

That the minutes of the previous meeting held on 13th March 2024 be approved as a correct record and signed by the Chair.

64 PUBLIC SPEAKING

That the public speaking procedure be noted.

65 WITHDRAWN - 23/3363M - 6A, BARTON STREET, MACCLESFIELD, SK11 6RX: DEMOLITION OF AN EXISTING VACANT CAR GARAGE AND THE CONSTRUCTION OF TWO RESIDENTIAL UNITS FOR MR SIMON GREEN, GREENACRE DEVELOPMENTS

This item was WITHDRAWN by Officers prior to the meeting.

66 **23/1174M - DAWSON FARM, BUXTON ROAD, BOSLEY, SK11 0PX:
DEMOLITION OF EXISTING AGRICULTURAL BUILDINGS AND
DWELLINGHOUSE, AND CONSTRUCTION OF NEW REPLACEMENT
DWELLINGHOUSE WITH ASSOCIATED RENEWABLES AND
LANDSCAPING FOR MR ALAN BUDDEN, ECO DESIGN
CONSULTANTS**

Consideration was given to the above application.

(Mr J Scott (Agent) attended the meeting and spoke in respect of the application).

RESOLVED:

The Committee was minded to APPROVE the application against officer recommendation, for the following reasons:

1. The proposal faces up to the challenges of climate change, in terms of providing multigenerational living and reducing its energy consumption using renewable energy.
2. The design is appropriate as it fits into the landscape, would be pleasant in the Peak Park Fringe and would maintain the openness of the countryside.
3. The economic benefits to the local economy are considerable given the scale of development and the construction required.
4. The environmental benefits of the scheme are considerable given the proposed multigenerational living and renewable energy.
5. The proposal would result in the removal of some aesthetically displeasing agricultural buildings.
6. The size, scale, siting, and design would not be a visually obtrusive feature and would create and add a new concept of what is acceptable in the landscape with a modern multigenerational living arrangement.
7. Impacts on protected species would be ameliorated through habitat mitigation comprising of extensive bat boxes and retention of a barn. The development is of overriding public interest because of its experimental multigenerational living to reduce the development requirements in terms of the need for buildings and would provide sufficient renewable energy to sustain it.

Under the terms of the Council's Constitution and Terms of Reference, Members resolved to refer the application to Strategic Planning Board for determination as officer advice was that approval of the development would represent a significant departure from planning policies within the Development Plan, regarding development in the open countryside, design and those affecting protected species.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chair (or in their absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

(This decision was contrary to the officer's recommendation of refusal).

The Committee adjourned for a short break.

67 23/3707M - LOWER BROOK CROFT, SMITHY LANE, RAINOW, SK10 5UP: NEW SINGLE STOREY FRONT AND SIDE EXTENSIONS FOR MR & MRS MOODY

Consideration was given to the above application.

RESOLVED:

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

1. Time period for implementation – three years
2. Development to be in accordance with approved plans
3. Materials as application
4. Removal of permitted development rights (classes A – E).

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chair (or in their absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

68 23/3708M - LOWER BROOK CROFT, SMITHY LANE, RAINOW, SK10 5UP: LISTED BUILDING CONSENT FOR NEW SINGLE STOREY FRONT AND SIDE EXTENSIONS FOR MR & MRS MOODY

Consideration was given to the above application.

RESOLVED:

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

1. Time period for implementation – three years
2. Development to be in accordance with approved plans
3. Materials as application

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chair (or in their absence the Vice Chair) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

The meeting commenced at 10.00 am and concluded at 12.30 pm

Councillor D Jefferay (Chair)