

# Northern Planning Committee

## Updates

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**Date:** Wednesday, 2nd December, 2015  
**Time:** 10.00 am  
**Venue:** The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

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The information on the following pages was received following publication of the committee agenda.

7. **15/3506M - Mere Court Hotel And Conference Centre, Warrington Road, Mere WA16 0RW: Application for full planning permission for additional proposed 24 no bedroom purpose built ancillary accommodation and internal remodelling of existing coach-house. Resubmission of application 14/3121M for Ailantus Hotels (Pages 1 - 2)**
8. **15/3507M - Mere Court Hotel And Conference Centre, Warrington Road, Mere WA16 0RW: Listed building consent for additional proposed 24 no bedroom purpose built ancillary accommodation and internal remodeling of existing coach-house. Resubmission of application 14/3170M for Ailantus Hotels (Pages 3 - 4)**
9. **15/1278M - 5 Harefield Drive, Wilmslow, Cheshire SK9 1NJ: Demolition of existing bungalow and the construction of two two-storey detached dwellings with accesses for Herring Properties Ltd (Pages 5 - 6)**
10. **15/4629M - Brookfield Hydro Motors Limited, 10 London Road South, Poynton SK12 1NJ: Application For The Variation Of Conditions 2 (Approved Plans) and 10 (Window Tinting) on Planning Permission Reference 14/5368M for Aldi Stores Limited (Pages 7 - 8)**

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Please contact Gaynor Hawthornthwaite on 01270 686467  
E-Mail: [gaynor.hawthornthwaite@cheshireeast.gov.uk](mailto:gaynor.hawthornthwaite@cheshireeast.gov.uk) with any apologies, requests for further information or to arrange to speak at the meeting

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**NORTHERN PLANNING COMMITTEE – 2<sup>nd</sup> December 2015**

**UPDATE TO AGENDA**

**APPLICATION NO. 15/3506M**

**LOCATION**

MERE COURT HOTEL AND CONFERENCE CENTRE, WARRINGTON  
ROAD, MERE, WA16 0RW

**UPDATE PREPARED**

30<sup>th</sup> November 2015

**KEY ISSUES**

Additional justification has been submitted from the agent in terms of the impact on the significance of the Grade 2 Listed Building; stating that the proposed accommodation building would not impact on the significance of the setting of the Listed Building and that this building has changed over time due to previous extensions, hence not determining a clear design precedent for the proposed building. The Conservation Officer has assessed this information and still recommends refusal of the application for the reasons referred to in the report.

Written confirmation has been received from the agent on 26<sup>th</sup> November 2015 that contrary to the annotations on the submitted proposed site plan, no internal works are proposed to the Mere Court hotel building. The agent is to submit a revised plan and should the application be approved, an informative can be attached to the decision notice to make it clear that no internal works to the hotel building are approved as part of the decision.

During the Committee site visit on 26<sup>th</sup> November 2015 Committee Members requested clarification as to what trees and hedgerows were proposed to be removed. The Tree Officer submitted the following in this regard, as per their original consultation response:

*In respect of the ancillary accommodation two trees, a low category Golden Lawson Cypress (T2) and Laburnum stump (T3) are proposed for removal by virtue of its condition. In addition, a Yew hedge (H1) and Hawthorn and Birch hedge (H8) and a group of Cherry, Plum and Pear (G10). All have been identified as low (C) category trees which have a relatively limited contribution to public amenity.*

These trees and hedgerows can be seen on the submitted plan numbered 06 entitled Tree Protection, Removal and Retention.

**CONCLUSION/ RECOMMENDATION**

The recommendation for the development proposed remains a recommendation of refusal.

**NORTHERN PLANNING COMMITTEE – 2<sup>nd</sup> December 2015**

**UPDATE TO AGENDA**

**APPLICATION NO. 15/3507M**

**LOCATION**

MERE COURT HOTEL AND CONFERENCE CENTRE, WARRINGTON  
ROAD, MERE, WA16 0RW

**UPDATE PREPARED**

30<sup>th</sup> November 2015

**KEY ISSUES**

Written confirmation has been received from the agent on 26<sup>th</sup> November 2015 that contrary to the submitted proposed site plan, no internal works are proposed to the Mere Court hotel building.

**CONCLUSION/ RECOMMENDATION**

The recommendation for the development proposed remains a recommendation of refusal.

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**NORTHERN PLANNING COMMITTEE – 2<sup>nd</sup> December 2015**

**UPDATE TO AGENDA**

**APPLICATION NO. 15/1278M**

**LOCATION**

5, HAREFIELD DRIVE, WILMSLOW, CHESHIRE, SK9 1NJ

**UPDATE PREPARED**

30<sup>th</sup> November 2015

**KEY ISSUES**

During the Committee site visit Members requested confirmation of the change in heights between the existing dwelling and the proposed dwellings. To clarify, the existing ridge height is 7.2m high at its highest point and the proposed dwellings would be 8m to their highest point. The eaves height of the existing dwelling is 2.6m and the eaves heights of the proposed dwellings would be 4.9m.

Clarification was also requested as to the distance of no 5a to the side boundary. The closest part of the side elevation of 5a would be 3.6m to the edge of the side boundary.

Clarification was also requested as to what windows exist on the neighbouring property no 3 that could be affected by the proposed development. 2no existing ground floor side windows would face the development, which are secondary windows to a lounge. This room also has a window to the front and rear elevations. A secondary bedroom window also exists to the first floor rear elevation, and this room also has a window on the front elevation of the property.

**CONCLUSION/ RECOMMENDATION**

The recommendation for the development proposed remains a recommendation of approval, subject to the recommended conditions.

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**Application: 15/4629M**

**Location: Brookfield Hydro Motors Ltd, 10, London Road South, Poynton, SK12 1NJ**

**Proposal: Application For The Variation Of Conditions 2 (Approved Plans) and 10 (Window Tinting) on Planning Permission Reference 14/5368M.**

**Applicant: Aldo Stores Ltd**

**Expiry Date: 11.02.2016**

**LDFC: 12.11.2015**

**UP-DATE REPORT: 30th November 2015**

## **CONSULTATIONS**

### **Heritage & Design – Landscape**

No objections, subject to a) all hard/soft landscaping details outlined on the approved discharge of conditions landscape plan(s) being detailed on the landscape plan and b) additional planting (inc. appropriate trees) within the area of land between the western elevation of the enclosed service area and the western boundary for additional screening.

### **United Utilities**

No comments received

## **CONCLUSION/RECOMMENDATION**

The additional consultation comments received have been borne in mind and no objections or concerns regarding the proposal have been raised. The proposed development accords with all relevant Development Plan policies and is in accordance with the NPPF, such sustainable forms of development should be approved without delay. The recommendation previously proposed remains.

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