

# Northern Planning Committee

## Updates

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**Date:** Wednesday, 29th October, 2014  
**Time:** 2.00 pm  
**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.

**Planning Updates** (Pages 1 - 12)

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Please contact Sarah Baxter on 01270 686462  
E-Mail: [sarah.baxter@cheshireeast.gov.uk](mailto:sarah.baxter@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 – 29 OCTOBER 2014**

**UPDATE TO AGENDA**

**APPLICATION NO: 14/4028M**

**LOCATION Land to the North of Chelford Road, Prestbury**

**UPDATE PREPARED 27 October 2014**

**CONSULTATIONS**

**Leisure Services:** Have confirmed the level of financial contribution required for POS and ROS and have stated that this would be spent in the village of Prestbury where there are both children's play and pitch facilities.

**OFFICER APPRAISAL**

The original recommendation remains unchanged.

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**NORTHERN PLANNING COMMITTEE – 29 OCTOBER 2014**

**UPDATE TO AGENDA**

**APPLICATION NO: 14/4124M**

**LOCATION Stonemill Court, Wellington Road, Bollington**

**UPDATE PREPARED 27 October 2014**

**REPRESENTATIONS**

An additional letter has been received from the owner of a neighbouring property following the publication of the committee report making the following comments:

- Again querying the indication of a “structure” across the existing parking space serving 3 Courier Row
- Query where the proposed 4 parking spaces will be
- Concern regarding blocking of access and parking spaces during construction works
- Concern regarding lack of turning facilities
- Have been flooding incidents affecting the area in recent years

All of these issues have been raised previously and were considered in the original report.

**APPLICANT’S SUPPORTING INFORMATION**

Additional correspondence has been received on behalf of the applicant stating the following:

- No “structure” is proposed between the proposed new dwelling and the neighbours car parking space
- 2 spaces are to be provided for the new dwelling and 2 spaces for the existing dwelling. Therefore confident that current turning head facility used by the owner of 3 Stonemill Court and residents of Courier Row will be maintained upon completion of the development

**OFFICER APPRAISAL**

As stated, none of the additional comments received raise any new issues not already dealt with within the original report.

However, a couple of issues were raised during the site visit relating to proposed garden areas and the proposed 2 parking spaces for the existing dwelling at 3 Stonemill Court.

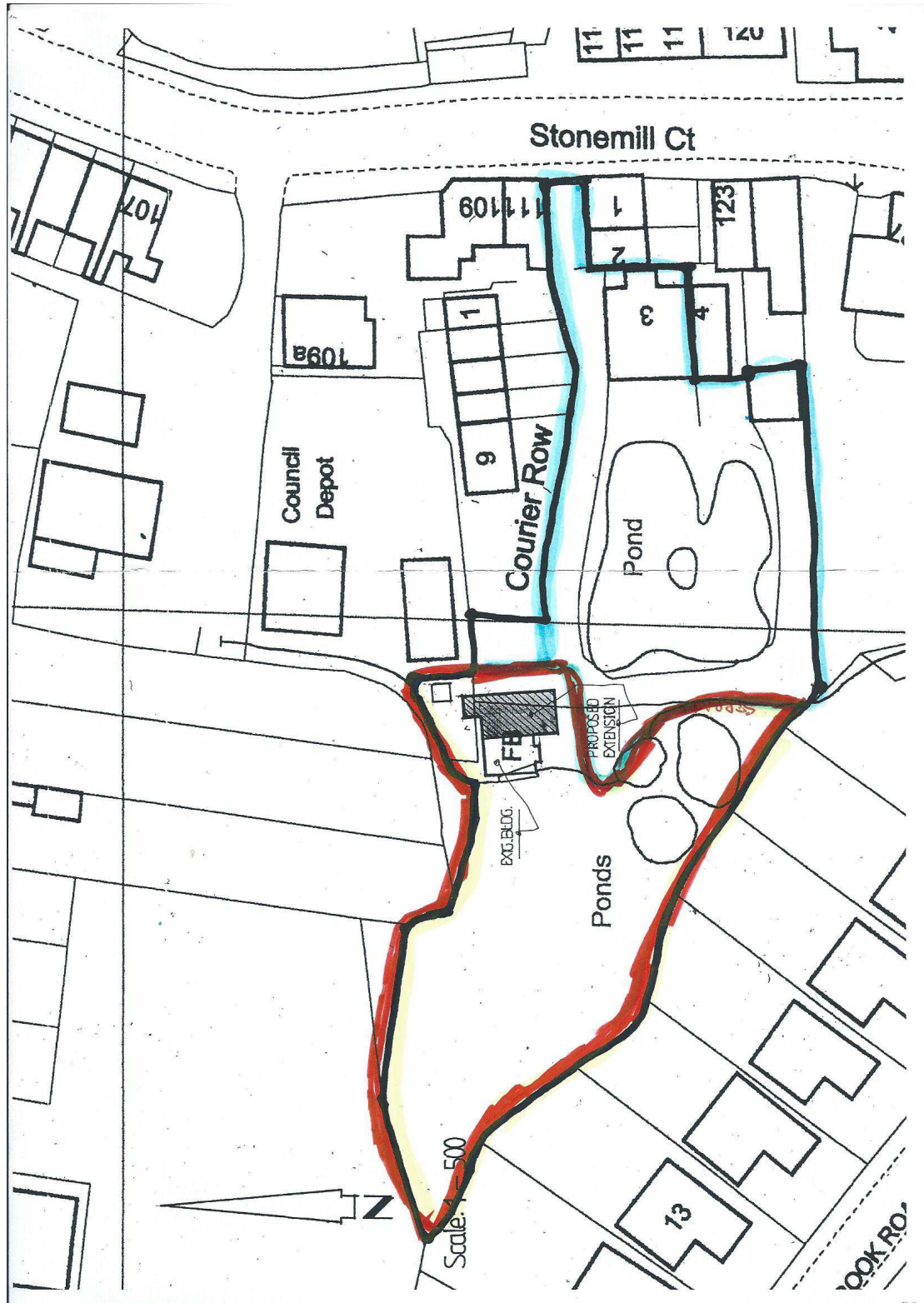
With regard to the proposed garden areas, when considering the previous approval (13/2940M) a plan was submitted and approved showing how the site of the existing and proposed dwellings and associated gardens at 3 Stonemill Court were to be separated. This plan is attached for information and it is proposed that if planning permission is approved, a similar plan should also be attached to the permission, though it will need updating to take account of the amendments to the scheme. The applicant's agent has confirmed that he is happy to agree to this.

With regard to the proposed parking area to serve the existing dwelling, this area looked quite small on site and Members were concerned about whether it was large enough to allow for a turning area. However it has been confirmed by the applicant's agent that it was always the intention to extend this area by partially infilling the existing pond to make the available area larger and that this is what is shown on the proposed site plan. The slight extension of the size of this area would allow for sufficient parking and turning space. The applicant's agent proposes to annotate the proposed site plan to indicate more clearly where the infilling is to take place.

## **RECOMMENDATION**

The original recommendation of approval remains subject to the imposition of the original conditions and the following additional conditions:

1. Garden areas for the existing and proposed dwellings to be shown on a plan to be submitted to and agreed in writing by the lpa (summary).
2. 4 parking spaces as shown on the approved site layout plan to be provided and made available prior to first occupation of the proposed dwelling (summary).



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**NORTHERN PLANNING COMMITTEE – 29<sup>th</sup> October 2014**

**UPDATE TO AGENDA**

**APPLICATION NO: 14/4305M**

**LOCATION HEATH LODGE, PARKGATE LANE,  
KNUTSFORD, WA16 8EZ**

**UPDATE PREPARED 27 October 2014**

**Nature Conservation:**

Cheshire East Council has considered the project under Regulation 61(1)(a) of the Conservation of Habitats and Species Regulations 2010 and has concluded that it is not likely to have a significant effect, either alone or in combination with other plans or projects, on the Midland Meres and Mosses (phase one) Ramsar. Consequently as the project is unlikely to have significant effects (either alone or in combination with other plans or projects) no further assessment is considered necessary.

**OFFICER APPRAISAL**

The comments from the Council's ecologist are duly noted. No further action required.

The recommendation is to APPROVE subject to conditions and subject to a s106 agreement requiring a financial contribution towards open space.

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**NORTHERN PLANNING COMMITTEE – 29<sup>th</sup> October 2014**

**UPDATE TO AGENDA**

**APPLICATION NO: 14/3720M**

**LOCATION THE OAKS, MOBBERLEY ROAD, KNUTSFORD,  
WA16 8HR**

**UPDATE PREPARED 27 October 2014**

**Noise Assessment Report received**

**Amended Landscaping Plan received**

**Environmental Health** – no objections subject to conditions relating to noise mitigation and travel planning

**OFFICER APPRAISAL**

The amended landscaping plan raises no new issues.

The comments from the Council's Environmental Health Officer are duly noted. It is proposed that the above additional conditions be imposed as follows:

26. Travel Planning

27. Noise Mitigation Scheme

The recommendation is to APPROVE subject to conditions and subject to a s106 agreement requiring a financial contribution towards open space.

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**NORTHERN PLANNING COMMITTEE – 29<sup>th</sup> October 2014**

**UPDATE TO AGENDA**

**APPLICATION NO: 14/3395M**

**LOCATION ROBINSON NURSERIES, BOLSHAW ROAD,  
HEALD GREEN**

**UPDATE PREPARED 27 October 2014**

**Environmental Health** – no objections subject to conditions relating to stack height, boiler operations, fuel, fuel delivery, maintenance and no smoke emissions.

**Stockport MBC** – no objections

**OFFICER APPRAISAL**

The comments from the Council's Environmental Health Officer are duly noted. It is proposed that the third reason for refusal be deleted. The recommendation would be as follows:

**RECOMMENDATION:**

1. R02TR - Insufficient information in respect of impact upon trees
2. R12LP - Contrary to Green Belt / Open Countryside policies

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