

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 4th May, 2011 at Meeting Room, Macclesfield Library,
Jordangate, Macclesfield

PRESENT

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

Councillors J Crockatt, H Gaddum, O Hunter, T Jackson, J Narraway,
D Neilson, L Smetham, D Stockton and C Tomlinson

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor) and Mr P Hooley (Northern Area Manager)

139 APOLOGIES FOR ABSENCE

Apologies were received from Councillors C Andrew, M Hardy and
D Thompson.

140 DECLARATIONS OF INTEREST/PRE DETERMINATION

In respect of application 11/0333M – Land at Spinks Lane, Pickmere,
Councillor R West declared that on arrival at the meeting he had been
greeted by a member of the public who he had previously worked with at
AstraZeneca. However the declaration was not considered to be either a
personal or prejudicial interest.

141 MINUTES OF THE MEETING

RESOLVED:

That the Minutes of the meeting held on 13 April 2011 be approved as a
correct record and signed by the Chairman.

142 PUBLIC SPEAKING

RESOLVED:

That the public speaking procedure be noted.

143 11/0333M - LAND AT SPINKS LANE, PICKMERE: PROPOSED STABLES INCLUDING RETENTION OF HARDSTANDING FOR MESSRS FELIX, THOMAS & MIKE DORAN

Note: Councillor G Walton (Ward Councillor) and Mr C Tarrant (objector)
attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED:

That the application be REFUSED for the following reasons:

- 1 The proposal would be contrary to the interests of highway safety since it would result in an intensification of the use of the junction of Spinks Lane and Pickmere Lane which has inadequate visibility, having regard to local and national design standard. The proposal is therefore contrary to policies DC6 and DC32 of the Macclesfield Borough Local Plan.
- 2 The proposal is an inappropriate form of development within the Green Belt, as defined by the Development Plan. The development is therefore contrary to policies GC1 and DC32 of the Macclesfield Borough Local Plan and would cause harm to the objectives of those policies. The development is similarly contrary to the Council's Supplementary Planning Guidance on Equestrian Facilities and national policy guidance relating to development within the Green Belt.
- 3 The proposed development, by reason of its size, siting, design and extent of hard standing would form a visually obtrusive feature which would detract from the rural character and appearance of the area within which it is located. The approval of the development would therefore be contrary to national planning policy guidance, and Macclesfield Borough Local Plan policies BE1, DC1 and DC32, thereby causing harm to the objectives of those policies.
- 4 Insufficient information has been submitted with the application relating to nature conservation interests and mitigation in order to assess adequately the impact of the proposed development having regard to the biodiversity harm on this site that has already occurred. In the absence of this information, it has not been possible to demonstrate that the proposal would comply with Development Plan policies and other material considerations.

144 11/0731M - 21 HOLMESWOOD CLOSE, WILMSLOW, SK9 2GT: TWO STOREY SIDE EXTENSION FOR DANIAL LATHAM

Note: Councillor P Whiteley (Ward Councillor) and Ms N Manuel (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1 Standard Time Limit
- 2 Materials to match existing
- 3 Approved Plans
- 4 No new windows in side elevation

145 11/0770M - PEACOCK FARM, 194 WILMSLOW ROAD, HANDFORTH, SK9 3JX: RESIDENTIAL DEVELOPMENT CONSISTING OF 13 DWELLINGS AND ANCILLARY CAR PARKING FOR PENSYCOR LTD

The Committee considered a report regarding the above planning application and a written update.

RESOLVED:

That the application be APPROVED subject to the prior completion of a s106 Agreement for the following:

“Commuted sum of £39,000 for open space and £13,000 for recreation/outdoor sport. The commuted sums will be used to improve and enhance existing Cheshire East Council facilities at one or more of the following facilities: Meriton Road Park, Spath Lane/Peover Road and Henbury Road”

and the following conditions:

- 1 Commencement of development (3 years)
- 2 Submission of samples of building materials
- 3 Use of garage/carport
- 4 Removal of permitted development rights
- 5 Development in accord with approved plans
- 6 Protection of Breeding Birds
- 7 Features for Breeding Birds and Roosting Bats
- 8 Renewable Energy Provision
- 9 Landscaping (submission of details)
- 10 Landscaping (implementation)
- 11 Boundary Treatment
- 12 Highways junction improvement
- 13 Contaminated Land investigation
- 14 Development in accordance with recommendations of Red acoustic report
- 15 Construction Method Statement (including hours of construction, deliveries, wheel wash facilities, and details of any pile driving)
- 16 Design of bin store
- 17 Tree retention
- 18 Tree protection

146 **11/0533M - 2-4 HOLLY ROAD NORTH, WILMSLOW: EXTENSION TO TIME LIMIT TO 08/0783P FOR ERECTION OF 10 NO. APARTMENTS WITH BASEMENT PARKING FOR MR SEDDON**

Note: Mr B Millican (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED:

That the application be DEFERRED to allow receipt of formal comments from the Strategic Highways Officer and to obtain more information from the Applicant on car parking proposals in the light of revised PPG13.

The meeting commenced at 10.00 am and concluded at 12.35 pm

Councillor B Moran (Chairman)