

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 20th July, 2011 at The Assembly Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

Councillor B Moran (Chairman)

Councillors G Boston, L Brown, B Burkhill, A Harewood, P Hoyland, L Jeuda,
P Raynes, L Roberts and D Stockton

OFFICERS IN ATTENDANCE

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

21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Miss C M Andrew, D Druce, Mrs H M Gaddum, B Livesley and Mrs O Hunter.

22 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor P Raynes declared a personal interest in applications:-

11/1912M-Extension to Time Limit - 08/0175P (Demolition of various storage buildings and structures and the erection of 14 residential units), Land at Norburys Yard, Knutsford, Cheshire for Hillcrest Homes Ltd

11/1992M-Demolition of various storage buildings and structures and the erection of 11 new build townhouses and retention of 2 existing dwelling houses. Identical submission to Withdrawn Applications (10/4764M and 10/4758M) on 22nd March 2011 (Full Planning Application), Norburys Yard, Knutsford, Cheshire for Hillcrest Homes

11/1996M-Demolition of various storage buildings and structures and the erection of 11 new build townhouses and retention of 2 existing dwelling houses. Identical submission to Withdrawn Applications (10/4764M and 10/4758M) on 22nd March 2011 (Conservation Area Consent), Norburys Yard, Knutsford, Cheshire for Hillcrest Homes

11/0989M-Demolition of Existing Dwelling and Erection of 41 Bed Care Home, 64 Goughs Lane, Knutsford, Cheshire for Marantomark Ltd

by virtue of the fact that he was the Chairman of the Knutsford Town Council Planning Committee. In addition he had pre determined all of the

applications by virtue of the fact that that he had taken part in the debate and voted on each of the applications considered by the Knutsford Town Council Planning Committee. In accordance with the Code of Conduct he exercised his right to speak as Ward Councillor on application 11/1992M and application 11/0989M. He spoke on these applications and then left the room. In respect of the applications which he did not exercise his right to speak he heard the Case Officer's presentations and then left the room.

In respect of application 11/0989M-Demolition of Existing Dwelling and Erection of 41 Bed Care Home, 64 Goughs Lane, Knutsford, Cheshire for Marantomark Ltd it was noted that all Members of the Committee had received correspondence from a number of local residents.

23 MINUTES OF THE MEETING

RESOLVED

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

24 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

25 11/1629M-RESERVED MATTERS APPROVAL FOR THE ERECTION OF 35 DWELLINGS WITH ASSOCIATED PARKING, OPEN SPACE AND LANDSCAPING (OUTLINE APPLICATION (10/3486M) RE-SUBMISSION OF APPLICATION 10/4697M, HAVANNAH MILL, HAVANNAH LANE, EATON, CONGLETON, CHESHIRE FOR ROWLAND HOMES LTD

This application was withdrawn from the agenda and would be considered at the next meeting of the Strategic Planning Board.

26 11/1912M-EXTENSION TO TIME LIMIT - 08/0175P (DEMOLITION OF VARIOUS STORAGE BUILDINGS AND STRUCTURES AND THE ERECTION OF 14 RESIDENTIAL UNITS), LAND AT NORBURYS YARD, KNUTSFORD, CHESHIRE FOR HILLCREST HOMES LTD

Consideration was given to the above application.

RESOLVED

That the application be delegated to the Head of Planning and Housing in consultation with the Chairman for approval following expiry of the consultation period, subject to where any significant new comments are received and the content is not dealt with in the report, then in that case the application should be brought back to the committee, subject to the

completion of a Section 106 Agreement comprising of the following Heads of Terms:

- Provision of a commuted sum for public open space (£48 000) and recreation and outdoor sports facilities (£10 500). Both these sums would be used for improvements, additions and enhancements at The Moor.

And subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A02EX - Submission of samples of building materials
3. A01AP - Development in accord with approved plans
4. A22EX - Roofing material
5. A23EX - Roof ridges
6. A21EX - Roof lights set flush
7. A10EX - Rainwater goods
8. A13EX - Specification of bonding of brickwork
9. A12EX - Fenestration to be set behind reveals
10. A20EX - Submission of details of windows
11. A18EX - Specification of window design / style
12. A11EX - Details to be approved
13. A25GR - Obscure glazing requirement
14. A02HA - Construction of access
15. A03HA - Vehicular visibility at access (dimensions)
16. A06HA - Pedestrian visibility at access in accordance plans to be approved
17. A07HA - No gates - new access
18. A12HA - Closure of access
19. A13HA - Construction of junction / highways
20. A15HA - Construction of highways - submission of details
21. A18HA - Construction of footways
22. A24HA - Provision / retention of service facility
23. A26HA - Prevention of surface water flowing onto highways
24. A30HA - Protection of highway from mud and debris
25. A32HA - Submission of construction method statement
26. A01HP - Provision of car parking
27. A07HP - Drainage and surfacing of hardstanding areas

- 28.A09HP - Pedestrian visibility within car parks etc
- 29.A12MC - No lighting
- 30.A17MC - Decontamination of land
- 31.A01LS - Landscaping - submission of details
- 32.A04LS - Landscaping (implementation)
- 33.A12LS - Landscaping to include details of boundary treatment
- 34.A23MC - Details of ground levels to be submitted
- 35.A01GR - Removal of permitted development rights
- 36.A22GR - Protection from noise during construction (hours of construction)
- 37.A23GR - Pile Driving
- 38.Surface water drainage system
- 39.Additional plans regarding levels, details of construction over the River Lily & surface water drainage
- 40.Protection of River Lily during construction
- 41.Provision of public access through the site including provision of a pedestrian bridge over the River Lily

27 11/1992M-DEMOLITION OF VARIOUS STORAGE BUILDINGS AND STRUCTURES AND THE ERECTION OF 11 NEW BUILD TOWNHOUSES AND RETENTION OF 2 EXISTING DWELLING HOUSES. IDENTICAL SUBMISSION TO WITHDRAWN APPLICATIONS (10/4764M AND 10/4758M) ON 22ND MARCH 2011 (FULL PLANNING APPLICATION), NORBURYS YARD, KNUTSFORD, CHESHIRE FOR HILLCREST HOMES

Consideration was given to the above application.

(Councillor P Raynes, the Ward Councillor exercised his right to speak as Ward Councillor on this item).

RESOLVED

That the application be delegated to the Head of Planning and Housing in consultation with the Chairman for approval following expiry of the consultation period, subject to where any significant new comments are received and the content is not dealt with in the report, then in that case the application should be brought back to the committee, subject to the completion of a Section 106 Agreement comprising of the following Heads of Terms:

- Leisure Services have stated that the commuted sum required for provision of Outdoor Space is £33 000; the figure required for Recreation / Outdoor Sport is £11 000. Both the above commuted sums would be used to make improvements, additions and enhancements to The Moor.

And subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A02EX - Submission of samples of building materials
3. A01AP - Development in accord with approved plans
4. A22EX - Roofing material
5. A23EX - Roof ridges
6. A21EX - Roof lights set flush
7. A10EX - Rainwater goods
8. A13EX - Specification of bonding of brickwork
9. A12EX - Fenestration to be set behind reveals
10. A20EX - Submission of details of windows
11. A18EX - Specification of window design / style
12. A11EX - Details to be approved - entrance handrails, window balustrades, eaves details and chimney pots
13. A25GR - Obscure glazing requirement
14. A02HA - Construction of access
15. A03HA - Vehicular visibility at access (dimensions)
16. A06HA - Pedestrian visibility at access in accordance plans to be approved
17. A07HA - No gates - new access
18. A12HA - Closure of access
19. A13HA - Construction of junction / highways
20. A15HA - Construction of highways - submission of details
21. A18HA - Construction of footways
22. A24HA - Provision / retention of service facility
23. A26HA - Prevention of surface water flowing onto highways
24. A30HA - Protection of highway from mud and debris
25. A32HA - Submission of construction method statement
26. A01HP - Provision of car parking
27. A07HP - Drainage and surfacing of hardstanding areas
28. A09HP - Pedestrian visibility within car parks etc

- 29.A12MC - No lighting
- 30.A17MC - Decontamination of land
- 31.A01LS - Landscaping - submission of details
- 32.A04LS - Landscaping (implementation)
- 33.A12LS - Landscaping to include details of boundary treatment
- 34.A23MC - Details of ground levels to be submitted
- 35.A01GR - Removal of permitted development rights
- 36.A22GR - Protection from noise during construction (hours of construction)
- 37.A23GR - Pile Driving and excavation
- 38.A07EX - Sample panel of brickwork to be made available
- 39.Surface water drainage system
- 40.Protection of River Lily during construction
- 41.Retention of cobbled way
- 42.Details of bin storage to be submitted

In addition there was to be an informative to be attached to the decision notice stating that local residents should be given access to the basement car park.

28 11/1996M-DEMOLITION OF VARIOUS STORAGE BUILDINGS AND STRUCTURES AND THE ERECTION OF 11 NEW BUILD TOWNHOUSES AND RETENTION OF 2 EXISTING DWELLING HOUSES. IDENTICAL SUBMISSION TO WITHDRAWN APPLICATIONS (10/4764M AND 10/4758M) ON 22ND MARCH 2011 (CONSERVATION AREA CONSENT), NORBURYS YARD, KNUTSFORD, CHESHIRE FOR HILLCREST HOMES

Consideration was given to the above application.

RESOLVED

That the application be delegated to the Head of Planning and Housing in consultation with the Chairman for approval following expiry of the consultation period, subject to where any significant new comments are received and the content is not dealt with in the report, then in that case the application should be brought back to the committee, subject to the completion of a Section 106 Agreement comprising of the following Heads of Terms:

- 1. A03CA - Standard Time Limit
- 2. A02CA - Demolition as precursor of redevelopment
- 3. A01AP - Development in accord with approved plans

4. A22GR - Protection from noise during construction (hours of demolition)

29 11/0989M-DEMOLITION OF EXISTING DWELLING AND ERECTION OF 41 BED CARE HOME, 64 GOUGHS LANE, KNUTSFORD, CHESHIRE FOR MARANTOMARK LTD

Consideration was given to the above application.

(Councillor P Raynes exercised his right to speak as Ward Councillor, Mr Rothwell an objector and Helen Leggett, the agent for the applicant attended the meeting and spoke in respect of the application. In addition the Case Officer read out a statement from Councillor Mrs O Hunter).

(During consideration of the application the meeting was adjourned from 3.35pm-3.40pm).

RESOLVED

That the application be approved subject to the completion of a S106 Agreement comprising of the the following Heads of Terms:-

- Payment of a Commuted sum to be used to fund a traffic regulation order to regulate the parking of vehicles in the vicinity of the site

And subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. A10EX - Rainwater goods
5. A18EX - Specification of window design / style
6. A21EX - Roof lights set flush
7. A02HA - Construction of access
8. A07HA - No gates - new access
9. A12HA - Closure of access
10. A18HA - Construction of footways
11. A24HA - Provision / retention of service facility
12. A26HA - Prevention of surface water flowing onto highways
13. A30HA - Protection of highway from mud and debris
14. A32HA - Submission of construction method statement
15. A01HP - Provision of car parking
16. A04HP - Provision of cycle parking

- 17.A05HP - Provision of shower, changing, locker and drying facilities
- 18.A07HP - Drainage and surfacing of hardstanding areas
- 19.A10HP - Driveway surfacing - single access drive
- 20.A01LS - Landscaping - submission of details
- 21.A04LS - Landscaping (implementation)
- 22.A12LS - Landscaping to include details of boundary treatment
- 23.A02TR - Tree protection
- 24.A03MC - Cooking odour extraction equipment
- 25.A06LP - Limitation on use (Number of beds to be limited to 41)
- 26.A08MC - Lighting details to be approved
- 27.A17MC - Decontamination of land
- 28.A22GR - Protection from noise during construction (hours of construction)
- 29.A23GR - Pile Driving
- 30.Provision of features for roosting bats
- 31.Green travel plan
- 32.Development to be in accordance with the aboricultural details received in the tree protection plan
- 33.Drainage details to be submitted
- 34.Restriction on private waste collection times

30 11/1438M-CHANGE OF USE FROM AGRICULTURAL LAND (SUI GENERIS) TO A PRIVATE MIXED RECREATION DEVELOPMENT (ANCILLARY TO THE ENJOYMENT OF THE MAIN HOUSE, MALLERSTANG, CLASS C3) COMPRISING A CRICKET PITCH, A SITING AREA FOR THE ERECTION OF A TEMPORARY MARQUEE, EQUESTRIAN MANEGE, WARM UP/WARM DOWN, TURF TRAINING AND CROSS COUNTRY AREAS TOGETHER WITH A REVISED VEHICULAR ACCESS AND TEMPORARY CAR PARKING AREA, PIGGOTS HILL FARM, CONGLETON LANE, CHELFORD FOR THE BS SHEPPARD 2003 SETTLEMENT TRUST

This application was withdrawn prior to the meeting.

31 PLANNING FOR GROWTH & THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

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)