

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 10th August, 2011 at The Assembly Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

Councillor B Moran (Chairman)
Councillor W Livesley (Vice-Chairman)

Councillors C Andrew, G Boston, L Brown, B Burkhill, H Gaddum,
A Harewood, P Hoyland, O Hunter, P Raynes, L Roberts and D Stockton

OFFICERS PRESENT

Mrs N Folan (Planning Solicitor), Mr N Jones (Principal Development Officer),
Ms S Orrell (Principal Planning Officer), Mr N Turpin (Principal Planning
Officer), Mrs E Tutton (Principal Planning Officer) and Mr B Vass (Cheshire
East Rural Housing Enabler)

32 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor L Jeuda.

33 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor P Hoyland declared a personal interest in application 11/2085M-Erection of Parsonage (resubmission of 10/0904M), St.Martins Church, Shrigley Road North, Higher Poynton for The Parochial Church Council of St George with St Martin Poynton by virtue of the fact that he was a member of Poynton Parish Council Planning Committee who had considered the application, however he had not taken any part in the discussions and in accordance with the Code he remained in the meeting during consideration of the application.

It was noted that Councillor H Gaddum that she had received a phone call in relation to the same application from one of the Church Wardens, however she advised that it was inappropriate for her to make any comments regarding the application.

Councillor O Hunter declared a personal interest in application 11/1621M-New Build Residential Development Comprising 4no. 2 Bed Houses, 2no. 2 Bed Bungalows for Rent, Forming a New Car Park and Access, and Extending Existing Car Park, Thorntree Bungalows, Salters Lane, Lower Withington, Macclesfield for Cheshire Peaks & Plains Housing Trust by virtue of the fact that she was a Board member of Cheshire Peaks and Plains Housing Trust, the applicant and in accordance with the Code of

Conduct she remained in the meeting during consideration of the application.

Councillor G Boston declared a personal interest in application 11/1322M-Extension of Existing Care Home with Associated Landscaping and Car Parking, Hope Green Residential Home, London Road, Adlington for Maria Mallaband Care Group Ltd by virtue of the fact that she was Vice Chair of an organisation providing care and support for older people in Cheshire and in accordance with the Code of Conduct she remained in the meeting during consideration of the application.

Councillor P Hoyland declared a personal interest in the same application by virtue of the fact that he was a member of Adlington Parish Council and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

34 MINUTES OF THE MEETING

RESOLVED

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

35 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

36 11/2085M-ERECTION OF PARSONAGE (RESUBMISSION OF 10/0904M), ST.MARTINS CHURCH, SHRIGLEY ROAD NORTH, HIGHER POYNTON FOR THE PAROCHIAL CHURCH COUNCIL OF ST GEORGE WITH ST MARTIN POYNTON

(Prior to consideration of the application Councillor C M Andrew left the meeting and returned during consideration of the application. In accordance with the Code of Conduct she did not take part in the debate nor vote on the application).

Consideration was given to the above application.

(Mr Fitzgerald, an objector and Reverend Rob McLaren, acting on behalf of the applicant).

RESOLVED

That the application be refused for the following reason:-

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 of the Macclesfield Borough Local Plan and would cause harm to the objectives of this policy. The development is similarly contrary to national policy guidance relating to development within the Green Belt and the provision of occupational workers dwellings (PPG2 and PPS7). It is not considered that very special circumstances exist to justify the approval of inappropriate development in the Green Belt.

37 11/1621M-NEW BUILD RESIDENTIAL DEVELOPMENT COMPRISING 4NO. 2 BED HOUSES, 2NO. 2 BED BUNGALOWS FOR RENT, FORMING A NEW CAR PARK AND ACCESS, AND EXTENDING EXISTING CAR PARK, THORNTREE BUNGALOWS, SALTERS LANE, LOWER WITHINGTON, MACCLESFIELD FOR CHESHIRE PEAKS & PLAINS HOUSING TRUST

Consideration was given to the above application.

(Councillor Mrs L Smetham, the Ward Councillor, Parish Councillor Rachel Robinson, the Co-Chairman of Lower Withington Parish Council, Mr Rudland, an Objector, Professor Garrington, a Technical Consultee and Mr Nigel Bennett, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred in order to provide further information with regards to drainage, the impact on Jodrell Bank and the provision of affordable housing for people from Lower Withington within the S106 Agreement.

(This decision was contrary to the Officers recommendation of approval).

(The meeting adjourned at 4.50pm and reconvened at 5pm).

38 11/1322M-EXTENSION OF EXISTING CARE HOME WITH ASSOCIATED LANDSCAPING AND CAR PARKING, HOPE GREEN RESIDENTIAL HOME, LONDON ROAD, ADLINGTON FOR MARIA MALLABAND CARE GROUP LTD

(Prior to consideration of the meeting Councillor B Livesley left the meeting and did not return).

Consideration was given to the above application.

RESOLVED

That the application be approved subject to the following conditions:-

1. Commencement of development (3 years)
2. Details of materials to be submitted

3. Development in accord with approved plans
4. Provision of car parking
5. Landscaping - submission of details
6. Tree retention
7. Tree protection
8. Protection for breeding birds
9. Protection from noise during construction (hours of construction)
10. Pile Driving
11. Provision of cycle parking
12. Landscaping (implementation)
13. travel plan to be submitted
14. dementia care use only

39 11/1007M-REFURBISHMENT OF A CAR SHOWROOM INTO A TRAVIS PERKINS SHOWROOM WITH NEW GROUND FLOOR EXTENSION TOGETHER WITH ASSOCIATED SERVICING, CAR AND BIKE PARKING FACILITIES. ALSO THE DEMOLITION OF AN EXISTING WORKSHOP UNIT AND THE CONSTRUCTION OF A NEW 10,000 SQ FT STORAGE UNIT, WITH ASSOCIATED SERVICING & CAR PARKING FACILITIES, BOUNDARY TREATMENTS INCLUDING CLOSE BOARD TIMBER FENCES, PALIDIN FENCES & PALISADE FENCES, FORMER POLAR FORD, FENCE AVENUE, MACCLESFIELD FOR TRAVIS PERKINS

(During consideration of the application Councillor B Burkhill left the meeting and did not return).

Consideration was given to the above application.

(Mr Williams, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Head of Planning and Housing in consultation with the Chairman to allow further discussions to take place with the applicant regarding the siting of the uses within the site with a view to securing the most favourable layout for the residents and following those discussions the application be delegated to the Head of Planning and Housing in consultation with the Chairman for approval subject to the completion of a Section 106 Agreement securing a commuted sum of £24822.51 for Public Open Space for local parks, in particular Victoria Park, and subject to no adverse comments from the Environment Agency being received within the consultation period that cannot be dealt with by condition, and subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with revised plans
3. No external storage
4. Construction of access
5. Provision of car parking
6. Details of materials to be submitted
7. Turning facility
8. Cycle parking
9. Opening hours 07.30 to 17.00. No Sunday opening or bank holidays
10. Delivery hours 08.00 to 17.00 No Sunday opening or bank holidays

The meeting commenced at 2.00 pm and concluded at 5.50 pm

Councillor B Moran (Chairman)