

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 21st September, 2011 at The Assembly Room - Town
Hall, Macclesfield SK10 1DX

PRESENT

Councillor B Moran (Chairman)

Councillors C Andrew, L Brown, B Burkhill, H Gaddum, A Harewood, L Jeuda,
P Raynes and L Roberts

OFFICERS PRESENT

Mrs R Goddard (Senior Lawyer), Mr P Hooley (Northern Area Manager), Mr N
Jones (Principal Development Officer), Mr A Ramshall (Conservation Officer),
Mr B Vas (Cheshire East Rural Housing Enabler) and Mr P Wakefield
(Principal Planning Officer)

40 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Boston, Hoyland,
Hunter, Livesley and Stockton.

41 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor Gaddum declared a personal interest in application 11/0144M-
Single Storey Extension, St. Peters Church, The Village, Prestbury for St.
Peters Parochial Church Council by virtue of the fact that she was
acquainted with a number of people sitting in the public gallery and in
accordance with the Code of Conduct she remained in the meeting during
consideration of the application.

Councillors Andrew and Brown declared that they had received
correspondence and a telephone call in respect of the same application,
however they had not made any comments in respect of the application.

Councillor Mrs Harewood declared that she had also received
correspondence in respect of the same application.

42 MINUTES OF THE MEETING

RESOLVED

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

43 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

44 11/0144M-SINGLE STOREY EXTENSION, ST. PETERS CHURCH, THE VILLAGE, PRESTBURY FOR ST. PETERS PAROCHIAL CHURCH COUNCIL

(It was noted that all Members had received correspondence in respect of the application).

The Committee considered a report regarding the above planning application, a written update, an oral report of the site inspection and an oral update by the Principal Planning Officer.

(Councillor P Findlow, the Ward Councillor, Mr Jeffrey, representing Prestbury Amenity Society, Mrs Jackson, an objector, Ms Howe, a Supporter and Mr Gascoigne, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials
4. Details of materials to be submitted
5. Details to be approved
6. Landscaping - submission of details
7. Landscaping (implementation)
8. Pile Driving to be submitted
9. Submission of construction method statement
10. Protected Species Mitigation
11. Archaeology
12. Method statement for connection to existing building

45 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

The Committee considered a report regarding the above planning application, a written update and an oral update by the Northern Area Manager.

(Councillor Mrs Smetham, the Ward Councillor, Parish Councillor Robinson, representing Lower Withington Parish Council, Mr Rudland, an objector, Mr Garrington, an objector and Mr Bennett, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

All six dwellings are to be made affordable, in perpetuity. The dwellings shall be made available through a Cascade Provision to residents who have a Local Connection, as set out below.

It is recommended that the following Cascade Provision is incorporated into the legal agreement:

The selection of prospective Occupiers given priority in the following order;

1. Residents of Lower Withington
2. Residents of Adjoining Parishes
3. Residents of Adjoining Parishes 2 (listed below)
4. Residents of Cheshire East

Adjoining parishes 2 would be - Marthall, Nether Alderley, Henbury, Gawsworth parish, North Rode, Eaton, Hulme Walfield, Somerford, Brereton, Holmes Chapel, Cranage, Allostock, Nether Peover, Peover Inferior, Toft and Ollerton.

Local Connection shall be defined as:

A person who has:

- i. A minimum period of 5 years permanent residence in the relevant area of the Cascade Provision, or
- ii. A strong local connection including a period of residence of 5 years or more within the last ten years in the relevant area of the Cascade provision, or
- iii. A minimum period of 2 years permanent residence in the relevant area of the Cascade Provision, or

- iv. An essential functional need to live close to his or her work in the relevant area of the Cascade Provision or employed in Lower Withington

And subject to the following conditions:-

- 13. Commencement of development (3 years)
- 14. Development in accord with revised plans (numbered)
- 15. Materials as application
- 16. Electromagnetic protection (Jodrell Bank)
- 17. Protection for breeding birds
- 18. Landscaping to include details of boundary treatment
- 19. Landscaping (implementation)
- 20. Construction specification/method statement
- 21. Pile Driving
- 22. Protection from noise during construction (hours of construction)
- 23. Removal of permitted development rights
- 24. Refuse storage facilities to be approved
- 25. Vehicular visibility at access (dimensions)
- 26. No gates - new access
- 27. Revised landscaping scheme
- 28. Retention of Oak tree and boundary hedge on Leach Lane, with the exception of the opening for vehicular access into the site
- 29. Details of any external lighting to be submitted, no directional lighting towards tree canopy or boundary hedge
- 30. Drainage scheme to be submitted, approved and implemented
- 31. No new openings in the elevations or roof spaces facing Jodrell Bank

46 11/0268M-EXTENSION, REFURBISHMENT AND ALTERATION OF THE FORMER YESTERDAYS NIGHTCLUB, HARDERN PARK, ALDERLEY EDGE TO CREATE A 68 BED HOTEL WITH GROUND FLOOR BISTRO AND SPA TOGETHER WITH ASSOCIATED CAR PARKING FOR 79 CAR PARKING SPACES, LANDSCAPING AND ASSOCIATED WORKS, FORMER YESTERDAYS NIGHTCLUB, HARDERN PARK, ALDERLEY EDGE FOR TOWERBEG LTD

This application was withdrawn prior to the meeting.

(Prior to consideration of the following item, Councillor Gaddum left the meeting and did not return).

47 APPEAL SUMMARIES

(During consideration of the item, Councillor Andrew left the meeting and returned).

Consideration was given to the Appeal Summaries.

RESOLVED

That the Appeal Summaries be noted.

The meeting commenced at 2.00 pm and concluded at 4.30 pm

Councillor B Moran (Chairman)