

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 2nd November, 2011 at Heritage Centre, Roe Street,
Macclesfield SK11 6UT

PRESENT

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

Councillors C Andrew, G Boston, B Burkhill, A Harewood, P Hoyland, O Hunter,
L Jeuda and L Roberts

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr P Hooley (Northern Area Manager), Mr N Turpin (Principal Planning Officer), Mr P Wakefield (Senior Planning Officer), Mr N Jones (Principal Development Officer), Mr B Vas (Cheshire East Rural Housing Enabler) and Ms S Orrell (Principal Planning Officer)

54 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Louise Brown, Hilda Gaddum and Peter Raynes.

55 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor O Hunter declared a personal and prejudicial interest in respect of application number 11/2091M on the grounds that she is a Board Member of the Cheshire Peaks and Plains Housing Trust.

It was noted that Members had received correspondence from members of the public and Ward Councillors in respect of application 11/2424M - Erection of a Building for use as a Builder's Merchant following Demolition of an Existing Building for AGHOCO 1045 LTD - Queens Avenue, Macclesfield SK10 2BN.

56 MINUTES OF THE MEETING

RESOLVED

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

57 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

58 11/2424M - ERECTION OF A BUILDING FOR USE AS A BUILDER'S MERCHANT FOLLOWING DEMOLITION OF AN EXISTING BUILDING FOR AGHOCO 1045 LTD - QUEENS AVENUE, MACCLESFIELD SK10 2BN

Consideration was given to the above application.

(Mr K Smith, on behalf of Macclesfield Civic Society; Ms J Rushton, on behalf of Queens Avenue Residents and Christopher Kendall, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be APPROVED subject to

(a) a Section 106 Agreement to secure:

- A commuted sum of £5,906.67 towards public open space/amenity improvements.
- A contribution to improve weight limit signage on Queens Avenue

(b) the following conditions:

1. Commencement of development (3 years).
2. Development in accord with revised plans.
3. No external storage – unless previously approved with the LPA.
4. Provision of car parking.
5. Details of materials to be submitted.
6. Tree Protection.
7. Tree pruning/felling specification.
8. Service/drainage layout.
9. Landscaping – submission of details.
10. Landscaping (implementation).
11. Decontamination of land.
12. Cycle parking.
13. The opening hours of the Builders Merchants should be:

Monday to Friday	07.30 hours to 17.30 hours
Saturdays	07.30 hours to 12.00 hours
Sundays & Bank Holidays	No operations on site

14. No deliveries shall enter or leave the site nor shall any customers be allowed to enter the site before 7.30 am on any day.
15. No HGV (heavy good vehicle(s)) shall enter or leave the site before 8.00 am on any day.
16. Materials which may produce dust and/or require mechanical handling to be sited in positions as far away as possible from the nearest residential properties.

And the additional conditions:

17. To provide informative signage for HGVs within site.
18. That the site maintains suitable foraging material for bats.

(The meeting adjourned at 11.30 am and reconvened at 11.40 am)

59 11/2091M - FULL APPLICATION FOR 14 AFFORDABLE DWELLINGS TO SERVE LOCAL HOUSING NEED - FOR CHESHIRE PEAKS AND PLAINS HOUSING TRUST - LAND OFF MARTHALL LANE, MARTHALL LANE, OLLERTON WA16 8RP

(Having declared a personal and prejudicial interest in this application, Councillor O Hunter withdrew from the meeting during consideration of this item)

Consideration was given to the above application.

(Councillor G Walton, the Ward Councillor; Councillor R Weston, a Parish Councillor; Mr N Hanlon, an objector; Mr B Coutts, a supporter and Mr N Bennett, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be APPROVED subject to:

- (a) completion of Section 106 to secure:
 - Dwellings will be retained as affordable housing in perpetuity and that occupation is restricted to those in genuine need who are employed locally or have local connection to the parish of Ollerton with Marthall and then cascaded initially to adjoining parishes before being offered to residents of other areas of the Borough (it is likely that this would initially be Bucklow Ward, then former MBC, then wider CEC though the final details of this is to be agreed in consultation with Cheshire Peaks and Plains Housing Trust and the Parish Council).
 - Commuted sum of £42,000 to be paid to the Council to make additions, enhancements and improvements to the Local Parish play facility in Ollerton

(b) The following conditions:

1. Commencement of development (3 years).
2. Development in accord with approved plans.
3. Submission of samples of building materials.
4. Obscure glazing requirement.
5. Landscaping – submission of details.
6. Landscaping (implementation).
7. Landscaping to include details of boundary treatment.
8. Removal of permitted development rights.
9. Tree retention.
10. Tree protection.
11. Drainage details.
12. Phase 1 contaminated land survey.
13. Safeguarding breeding birds.
14. Enhancement for breeding birds/bats.

And the Additional Conditions:

15. Construction method statement to include the hours of construction

(The meeting adjourned at 12.45 pm and reconvened at 2.00 pm)

60 **11/3105M - DEMOLITION OF EXISTING SINGLE STOREY EXTENSION, ERECTION OF NEW TWO STOREY AND SINGLE STOREY EXTENSION FORMING NEW ENTRANCE INCLUDING LIFT, MINOR PROCEDURES SUITE, 3 CONSULTING ROOMS AND EXTENDED PHARMACY, RECONFIGURING OF CAR PARK AND MINOR ALTERATIONS TO EXISTING BUILDING TO INCORPORATE NEW WINDOW OPENINGS AND BUILDING SERVICES FOR JAVED SHEIKH - KENMORE MEDICAL CENTRE, 60 ALDERLEY ROAD, WILMSLOW SK9 1PA**

Consideration was given to the above application.

(Councillor W Fitzgerald, the Ward Councillor; Mr A Blain, a supporter, Mr T Wells, an objector and Dr J Sheikh, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be APPROVED subject to

(a) a Section 106 Agreement to secure:

- Provision of a green travel plan
- Monitoring costs

(b) the following conditions:

1. Tree retention.
2. Tree protection.
3. Development in accord with revised plans (unnumbered).
4. Materials to match existing.
5. Commencement of development (3 years).
6. Construction specification/method statement.
7. Rainwater goods.
8. No lighting.
9. Protection from noise during construction (hours of construction).
10. Pile Driving.
11. Obscure glazing requirement.
12. Works to be in accordance with revised arboricultural statement.

61 11/1803M - ERECTION OF DWELLING FOR MR AND MRS HODGSON - WHITE PEAK ALPACA FARM, PADDOCK HILL LANE, MOBBERLEY, KNUTSFORD, CHESHIRE WA16 7DB

Consideration was given to the above application.

(Councillor D Bailey, a Parish Councillor; Ms H Gilks, an objector; and Ms A Heine, the agent attended the meeting and spoke in respect of the application).

(A representation from Councillor J Macrae, the Ward Councillor who was unable to attend the meeting, was read out by Peter Hooley).

RESOLVED

That the application be APPROVED subject to

(a) the prior completion of a Section 106 agreement to secure

- The demolition/removal of Ivy Cottage.
- The cessation of the residential use of the plot.

(b) the following conditions:

1. Development in accord with approved plans.
2. Removal of permitted development rights.
3. Agricultural occupancy.
4. Extent of domestic curtilage to be defined.

The meeting commenced at 10.00 am and concluded at 3.30 pm

Councillor B Moran (Chairman)