

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 4th July, 2012 at The Capesthorpe Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor R West (Chairman)
Councillor W Livesley (Vice-Chairman)

Councillors C Andrew, L Brown, K Edwards, H Gaddum, L Jeuda, D Mahon
and D Neilson

OFFICERS IN ATTENDANCE

Mrs A Berry (Senior Planning Officer), Mrs N Folan (Planning Solicitor), Mr P Hooley (Northern Area Manager), Mr C Hudson (Principal Forestry and Arboricultural Officer), Mr N Jones (Principal Development Officer), Mr M Lomas (Planning Officer), Mr B Vass (Cheshire East Rural Housing Enabler) and Mr P Wakefield, (Principal Planning Officer)

17 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors B Burkhill, Mrs A Harewood, O Hunter, W J Macrae, P Raynes and D Stockton.

18 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor H Gaddum declared a Pre determination in respect of application 12/1485M-Demolition of Existing Garages and Erection of Four New Three Bedroom 5 Person 2 Storey Houses, Adjacent No. 16 Bell Avenue, Sutton for Peaks & Plains Housing Trust and in accordance with the Code of Conduct she exercised her right to speak as Ward Councillor and then left the room prior to consideration of the application.

Councillor R West declared a personal and prejudicial interest in the same application by virtue of the fact that he was a Board Member on Peaks and Plains who were also the applicants and in accordance with the Code of Conduct he left the meeting prior to consideration of the application.

Mr P Hooley, an Officer declared a personal and prejudicial interest in the same application by virtue of the fact that he was a Governor at the School who were objecting to the application. In addition as he lived in the locality he knew many of the people objecting to the application and in accordance with the Code of Conduct he left the meeting prior to consideration of the application.

Councillor H Gaddum declared a personal interest in application 12/1833M-External Chimney Stack to side Elevation, 23 Ashford Road,

Wilmslow for Councillor Wesley Fitzgerald by virtue of the fact that she had served in the Cabinet when the applicant had been Leader of the Council and in accordance with the Code of Conduct she remained in the meeting during consideration of the application.

Councillor R West declared a personal and prejudicial interest in the same application by virtue of the fact that in his role as Mayor he had attended a number of ceremonies with the applicant and in accordance with the Code of Conduct he left the room prior to consideration of the application.

19 MINUTES OF THE MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman subject to the resolution under minute No.14 (a) being amended to say 'Section 106 Obligation' rather than 'Section 106 Agreement'.

20 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

21 12/1144M-THE USE OF LAND FOR THE STATIONING OF CARAVANS FOR RESIDENTIAL PURPOSES FOR 1 NO. GYPSY PITCHES TOGETHER WITH THE FORMATION OF ADDITIONAL HARD STANDING AND UTILITY/ DAYROOMS ANCILLARY TO THAT USE, LAND LYING TO THE NORTH WEST OF MOOR LANE, MOOR LANE, WILMSLOW FOR MR JOHN ALLAN

Consideration was given to the above application.

(Councillor G Barton, the Ward Councillor, Councillor W Fitzgerald, the Ward Councillor and Mr Sleigh, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report, that the application be refused for the following reasons:-

1. Insufficient ecological and tree information
2. Inappropriate development in the Green Belt and harm to openness

(Prior to consideration of the following application, Councillor R West vacated the Chair and Councillor B Livesley took over the role of Chairman for that application).

22 12/1485M-DEMOLITION OF EXISTING GARAGES AND ERECTION OF FOUR NEW THREE BEDROOM 5 PERSON 2 STOREY HOUSES, ADJACENT NO. 16 BELL AVENUE, SUTTON FOR PEAKS & PLAINS HOUSING TRUST

(During consideration of the application, Councillor D Neilson left the meeting and did not return).

Consideration was given to the above application.

(Councillor H Gaddum, the Ward Councillor, Parish Councillor Mrs Lewis, the Chairman of Sutton Parish Council, Hilary Evans, a representative of Bell Avenue Residents Action Group, Peter Yates, an objector, Christine Eyre, an objector and Sue Kilby, Representing the Applicant attended the meeting and spoke in respect of the application.

RESOLVED

That the application be deferred to a future meeting of the Northern Planning Committee for the following reasons:-

- (1) To allow a full assessment of the noise levels within the site,
- (2) To receive further comments from Highways,
- (3) For further information on the proposed cascade provision
- (4) For further consideration to the Planning policies including the ones referred to by the objector in his speech.

(Note: That the Officers original recommendation was one of approval which was then amended to one of deferral).

(The meeting was adjourned at 3.35pm and reconvened at 3.45pm).

(Prior to consideration of the following application, Councillor B Livesley vacated the Chair and Councillor R West returned to the meeting and retook Chairmanship of the meeting).

23 12/1822C-PROPOSED NEW DETACHED DWELLING WITH DETACHED GARAGE AND ASSOCIATED SOFT LANDSCAPE WORKS, HEATHFIELD, BLACKDEN LANE, GOOSTREY, CREWE FOR MR & MRS D KENNEALLY

Consideration was given to the above application.

(Councillor A Kolker, the Ward Councillor and Mr Derry Kenneally, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the Officers update to Committee, that the application be approved subject to the following conditions:-

1. Standard 3 years
2. Approved plans
3. All external materials of dwelling and garage to be submitted and approved in writing by the LPA
4. Landscaping and tree protection to be implemented in accordance with Barnes Walker plan M2051.01
5. Boundary details to be submitted to and approved in writing by the LPA
6. Surfacing Materials to be submitted to and approved in writing by the LPA
7. Demolition of existing dwellinghouse within 1 month of the first occupation of the dwellinghouse
8. Submission and implementation of a scheme of electromagnetic screening measures
9. Construction hours limited to Monday – Friday 08:00 – 18:00, Saturdays 08:00 – 13:00, and not at all on Sundays or Bank Holidays
10. Recommendations of the Ecological Report to be implemented

24 12/1223M-DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 NO. NEW DWELLINGS (RESUBMISSION), MEADOW HEY, BOLLIN HILL, PRESTBURY MACCLESFIELD FOR MS S WAUGH, THE ESTATE OF MRS JESSIE CHRISTIE

(Prior to consideration of the application, Councillor P Findlow declared a personal interest in the application by virtue of the fact that he lived in close proximity to the development site and in accordance with the Code of Conduct he exercised his right to speak as Ward Councillor and then decided to leave the meeting prior to consideration of the application).

Consideration was given to the above application.

(Councillor P Findlow, the Ward Councillor, Parish Councillor Mrs Jackson, representing Prestbury Parish Council and Mr Reeve, an objector, attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and the update report, that the application be approved subject to the following conditions:-

1. Commencement of development (3 years)
2. Submission of samples of building materials
3. Obscure glazing requirement

4. Protection from noise during construction (hours of construction)
5. Construction of access
6. Closure of access
7. Protection for breeding birds
8. Landscaping - submission of details
9. Submission of additional landscape details
10. Landscaping to include details of boundary treatment
11. Landscaping (implementation)
12. Development in accord with approved plans
13. Restriction on Hours of Pile Driving
14. All arboricultural works shall be carried out in accordance with Cheshire Woodlands Arboricultural Statement ref: CW/CW/6519-AS1 and Tree Protection Drawing numbered CW/6519-P-DP-1 dated 19th June 2012.
15. The development shall be undertaken in strict accordance with the mitigation measures outlined within the surveys titled 'Badger Survey' dated February 2010, 'Protected Species Survey' dated June 2010 and amended September 2010, and 'Bat Survey' dated 2010.

25 12/1513M-PROPOSED DEMOLITION OF PAVILLION AND STORE AND CONSTRUCTION OF STABLES, MANEGE AND HORSE WALKER AND THE ASSOCIATED USE OF LAND FOR THE KEEPING OF HORSES, BIRTLES BOWL PAVILLION, BIRTLES LANE, OVER ALDERLEY FOR MR & MRS C HARRIS

Consideration was given to the above application.

(Councillor P Findlow, the Ward Councillor and Mrs Harris, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for a site visit in order to assess the impact of the development on the surrounding countryside.

(Note: This decision was against the Officers recommendation of refusal).

(Prior to consideration of the following application, Councillor R West vacated the Chair and Councillor B Livesley took over the role of Chairman for that application).

26 12/1833M-EXTERNAL CHIMNEY STACK TO SIDE ELEVATION, 23 ASHFORD ROAD, WILMSLOW FOR COUNCILLOR WESLEY FITZGERALD

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report, that the application be approved subject to the following conditions:-

1. Development in accord with approved plans
2. Commencement of development (3 years)

(Prior to consideration of the following application, Councillor B Livesley vacated the Chair and Councillor R West returned to the meeting and retook Chairmanship of the meeting).

27 TREE PRESERVATION ORDER-FORD HOUSE, PRESTBURY

The Committee considered a report regarding the above Tree Preservation Order.

(Parish Councillor Mrs Marilyn Leather representing Prestbury Parish Council and Thelma Jackson, representing Prestbury Amenity Society attended the meeting and spoke in respect of the application).

RESOLVED

That, for the reasons set out in the report, the Tree Preservation Order at Ford House, Prestbury SK10 4DG without modification.

The meeting commenced at 2.00 pm and concluded at 6.00 pm

Councillor R West (Chairman)