

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 19th December, 2012 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor R West (Chairman)

Councillors C Andrew, L Brown, B Burkhill, K Edwards, H Gaddum,
A Harewood, L Jeuda, D Mahon, D Neilson, P Raynes and D Stockton

OFFICERS IN ATTENDANCE

Mrs S Dillon (Senior Lawyer), Mr P Hooley (Northern Area Manager), Mr
Jones (Principal development Officer) and Mr P Wakefield (Principal Planning
Officer)

83 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs O Hunter, B
Livesley and J Macrae.

84 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 12/4039M and
12/4038M, Councillor D Mahon declared that he was acquainted with the
applicant Mr P E Jones.

In the interest of openness in respect of applications 12/4039M and
12/4038M, Councillor L Brown declared that she was an acquaintance of
Councillor F Keegan who was the Ward Councillor.

In the interest of openness in respect of applications 12/4039M and
12/4038M, Councillor Miss C Andrew declared that she was an
acquaintance of Councillor F Keegan who was the Ward Councillor.

In the interest of openness in respect of applications 12/4039M and
12/4038M, Councillor D Stockton declared that he lived in the Ward and
that his apartment where he lived was managed by Emersons a
subsidiary company of the applicant P.E.Jones (Contractors) Limited.

In the interest of openness in respect of application 12/4219M, Councillor
B Burkhill declared that whilst he had called in the application to
Committee and made the public aware of its existence he had not pre-
determined the application.

In the interest of openness in respect of application 12/3438M which had
been withdrawn, Councillor P Raynes declared that he was a member

Campaign to Protect Rural England who had been consulted on the application.

85 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 28 November 2012 be approved as a correct record and signed by the Chairman.

86 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

87 WITHDRAWN 12/3438M-PROPOSED WIND TURBINE TO POWER SUTTON COMMON RADIO MAST, ERECTED ON A 23.6 METRE HIGH TOWER WITH A MAXIMUM BLADE TIP HEIGHT OF 34.2 METRES, LAND ADJACENT BT RADIO STATION, BUXTON ROAD, BOSLEY, CHESHIRE FOR MARSHALL WALLER

This application was withdrawn prior to the meeting.

88 WITHDRAWN 12/4125C-CONSTRUCTION OF 2NO SEMI DETACHED DWELLINGS, LAND ADJACENT TO HAWTHORNE COTTAGE, SWETTENHAM LANE, SWETTENHAM, CONGLETON, CHESHIRE FOR MR D GILES

This application was withdrawn prior to the meeting.

89 12/4194C-OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 3NO DWELLINGS, INCLUDING ACCESS, THE ORCHARD, PADGBURY LANE, CONGLETON FOR EDWINA DARNELL

Consideration was given to the above application.

(Mr Hood, representing Westheath Action Group and Philip Bentley, the agent for the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out by the Northern Area Manager on behalf of the Ward Councillor, Councillor R Domleo).

RESOLVED

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

1. Time Limit (Outline)
2. Submission of reserved matters
3. Reserved Matters application made within 3 years

4. Development in accordance with approved plans
5. Details of materials to be submitted
6. Hours of construction
7. Piling
8. Site compound
9. Contaminated land
10. Boundary treatment
11. Tree protection

90 12/4039M-ENGINEERING WORKS IN ASSOCIATION WITH RESIDENTIAL DEVELOPMENT, FORMER BEECH LAWN AND WOODRIDGE,BROOK LANE, ALDERLEY EDGE, CHESHIRE FOR P.E.JONES (CONTRACTORS) LIMITED

Consideration was given to the above application.

(Kerren Phillips, 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. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A01LS - Landscaping - submission of details
4. A04LS - Landscaping (implementation)
5. A32HA - Submission of construction method statement
6. Bird Breeding Survey

91 12/4038M-AMENDED SCHEME FOR ERECTION OF 20 APARTMENTS IN TWO BUILDINGS. (RE-SUBMISSION), FORMER BEECH LAWN AND WOODRIDGE,BROOK LANE, ALDERLEY EDGE, CHESHIRE FOR P.E.JONES (CONTRACTORS) LIMITED

Consideration was given to the above application.

(Kerren Phillips, agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Development and Building Control Manager in consultation with the Chairman to approve subject to the completion of a Section 106 Agreement comprising of the following Heads of Terms:-

- The payment of £280,047 in lieu of on site provision of affordable housing
- £54,000 for off-site provision of Public Open Space for improvements, additions and enhancement of existing Public Open Space facilities (amenity and children's play) at open space facilities at Alderley Park; and
- £9,000 for the off-site provision of recreation/outdoor sport (outdoor sports facilities and pitches, courts, greens and supporting facilities/infrastructure) within Alderley Park and Chorley hall Playing Fields.

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. A01LS - Landscaping - submission of details
5. A05LS - Landscaping - implementation
6. A22GR - Protection from noise during construction (hours of construction)
7. A17MC - Decontamination of land (details to be submitted)
8. Breeding birds survey
9. Noise mitigation scheme to be submitted
10. Details of piling operations to be submitted
11. Mitigation for the protection of local air quality to be implemented in accordance with submitted details
12. Development to be carried out in strict accordance with the submitted Arboricultural Statement and Tree Protection Plan
13. Development shall be carried out in strict accordance with the submitted Method Statement for Tree Protection in respect of T2 Silver Birch.
14. No occupation of dwellings until works approved under 12/4039M have been completed
15. Waste / recycling details to be submitted.

And subject to revised plans to provide visitor parking on site.

(The meeting adjourned for a short break at 4.05pm and reconvened at 4.15pm).

Consideration was given to the above application.

(Mr Beard, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A03TR - Construction specification/method statement (access track)
4. A07GR - No additional windows to be inserted - rear elevations
5. A25GR - Obscure glazing requirement - bathroom windows on rear elevation
6. A22GR - Protection from noise during construction (hours of construction)
7. Materials -samples of facing materials to be submitted
8. Windows - sample to be provided
9. Doors - wooden
10. Arboricultural works - in accordance with Report & Plans
11. Dust control - details to be submitted
12. Exterior lighting - details to be submitted
13. Noise generative equipment - restriction on hours of use
14. Phase 1 contaminated land survey
15. Vehicular access to the site to be limited to the new access track submitted as part of the application

93 12/4219M-SINGLE-STOREY SIDE EXTENSION, AND CHANGE OF USE OF LAND TO FORM PART OF THE RESIDENTIAL CURTILAGE, 19 CALDY ROAD, HANDFORTH, CHESHIRE FOR MR & MRS CLIVE BYRNE

Consideration was given to the above application.

(Lorna Searls, a Supporter and Mr Byrne, the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out by the Northern Area Manager on behalf of Mr Kann, an objector).

RESOLVED

1. A01AP - Development in accord with approved plans
2. A03FP - Commencement of development (3 years)
3. A06EX - Materials as application

The meeting commenced at 2.00 pm and concluded at 5.15 pm

Councillor R West (Chairman)