

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 13th February, 2013 at The Capesthorpe Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors C Andrew, L Brown, B Burkhill, K Edwards, H Gaddum,
A Harewood, O Hunter, J Macrae, D Mahon, D Neilson, D Stockton and
G Boston

OFFICERS IN ATTENDANCE

Miss J Adeniran (Planning Solicitor), Mr P Hooley (Northern Area Manager),
Mr N Jones (Principal Development Officer), Miss L Thompson (Planning
Officer) and Mr H Roscoe (Environmental Health Officer)

104 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs L Jeuda and P
Raynes.

Councillor G Boston acted as a Substitute for Councillor Mrs L Jeuda.

105 **DECLARATIONS OF INTEREST/PRE DETERMINATION**

Councillor Mrs O Hunter declared a non pecuniary interest in respect of
application 12/4108M by virtue of the fact that she owned a garage to the
rear of the development site. As Ward Councillor she exercised her right
to speak and then left the meeting prior to any further discussions.

In the interest of openness all Councillors declared that in respect of
application 12/4532M they had received correspondence from Savills.

106 **MINUTES OF THE MEETING**

RESOLVED

That the minutes be approved as a correct record and signed by the
Chairman subject to it being noted that any future minutes refer to an
adjournment as a short break rather than specifying the time the meeting
was adjourned and then reconvened.

107 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

108 **12/4108M-REPLACEMENT DWELLING HOUSE, 43A,
MOBBERLEY ROAD, KNUTSFORD, CHESHIRE FOR MR STEVE
KILGOUR**

Consideration was given to the above application.

(Councillor Mrs O Hunter, the Ward Councillor, Elizabeth Rylands, an objector and Mr Kilgour, the applicant attended the meeting and spoke in respect of the application. In addition the Northern Area Manager read out a statement on behalf of the Ward Councillor, Councillor P Raynes. Councillor Mrs O Hunter requested that it be noted she had also called in the application).

(Councillor Mrs O Hunter left the meeting after she had spoken and did not return).

RESOLVED

That the application be refused for the following reason:-

A lack of parking provision leading to on street parking and the detrimental impact on the local highway network. In addition it was considered that there was no lawfully established residential use on the site and therefore no fallback position to justify a lack of parking provision.

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

109 **12/4532M-REMOVAL OF CONDITION 5 (SERVICING PLAN), 6
(FILMS/TRANSFERS) AND 7(RENEWABLE ENERGY MEASURES) ON
PLANNING APPLICATION 12/2073C - CHANGE OF USE OF GROUND
AND FIRST FLOORS OF NO. 36 CASTLE STREET FROM OFFICE
(CLASS B1) TO RETAIL (CLASS A1), INTERNAL SUBDIVISION AND
ALTERATIONS TOGETHER WITH THE DEMOLITION OF RETAIL
UNITS NOS 22, 24 AND 26 CASTLE STREET AND NOS 25, 25B, 25C
CASTLE STREET MALL TO FACILITATE THE DEVELOPMENT OF A
TWO STOREY BUILDING TO ADJOIN NO.36 CASTLE STREET FOR
THE PROVI**

Consideration was given to the above application.

(Meryl Lewis attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons in the report and in the update report to Committee the application be approved subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A02EX - Submission of samples of building materials
3. A01AP - Development in accord with approved plans
4. Submission of detailed elevational and cross sectional drawings of windows
5. The shopfront windows must be used for display purposes and the window glass of the shopfront shall not be painted or otherwise obscured
6. Details of finish and construction materials for rainwater goods to be submitted to and approved in writing by the Local Planning Authority
7. Prior to the commencement of any internal alterations details of a photographic record of the internal subdivisions of the building shall be submitted to the Local Planning Authority
8. Drainage details to be submitted to and approved in writing by the Local Planning Authority

(The meeting adjourned for a short break. Councillor B Livesley left the meeting and did not return).

110 **12/4544M-RETROSPECTIVE CHANGE OF USE OF EXISTING BUILDING FROM B8 TO PROVIDE A COMBINED B2 & B8 USE, UNIT 8, STAR BUSINESS PARK, CONGLETON ROAD, NORTH RODE FOR MRS NIKKI TAYLOR, JOHN TAYLOR ENGINEERING SERVICES LTD**

Consideration was given to the above application.

(Nikki Taylor, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to Development Management and Building Control Officer in consultation with the Chairman and Ward Councillor to approve subject to conditions (including agreed mitigation scheme for noise impact and restriction on hours of operation).

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

(Prior to consideration of the following application, Councillor Mrs A Harewood left the meeting and did not return).

111 **12/4295M-JOINT AUTHORITY APPLICATION WITH CHESHIRE WEST - NEW GLASSHOUSE, LES HALMAN NURSERIES, PARKSIDE FARM, CROWN LANE, LOWER PEOVER, KNUTSFORD FOR MR L HALMAN**

Consideration was given to the above application.

RESOLVED

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

1.R04MS - Insufficient information

112 AMENDMENTS TO S106 LEGAL AGREEMENTS FOR AFFORDABLE HOUSING

The Committee considered a report regarding the proposed delegation of amendments to legal agreements considered by Area Committees in respect of affordable housing tenure.

Applications subject to legal agreements involving the provision of affordable housing had increasingly been brought back to Committee with requests for changes to the affordable housing tenure, causing a delay in the decision-making process. The proposed delegation would allow negotiations in respect of legal agreements to progress to signing, enabling development works to commence in a timely fashion and assisting in delivering the 5 year housing land supply for the Borough.

RESOLVED

That Authority be delegated to the Development Management and Building Control Manager, in consultation with firstly the Chairman of the Area Planning Committee (depending on which Committee passed the original resolution to approve) and the relevant Ward Councillor and secondly with the Strategic Housing and Development Manager to amend, where necessary any resolution relating to the provision of affordable housing to allow for variations between social rented tenures and between the various types of intermediate tenure such as shared ownership, shared equity and discount for sale instead of the original resolution.

Such a delegation to pertain until such time as a new local plan is adopted. For the avoidance of doubt this delegation does not extend to variation from rented (social or affordable) to intermediate tenure or vice versa.

The meeting commenced at 2.00 pm and concluded at 5.20 pm

Councillor R West (Chairman)