

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 27th March, 2013 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors C Andrew, L Brown, B Burkhill, H Gaddum, L Jeuda, D Mahon,
D Neilson and P Raynes

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Lawyer), Mr Harries (Development Control Engineer),
Miss L Thompson (Planning Officer) Mr P Wakefield (Principal Planning
Officer) and Miss B Wilders (Principal Planning Officer)

120 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs A Harewood,
Mrs O Hunter, J Macrae and Stockton.

121 **DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in respect of application 13/0085M,
Councillor D Mahon declared that he was the Ward Councillor for the area.

It was noted that Members had received correspondence in relation to a
number of applications on the agenda.

122 **MINUTES OF THE MEETING**

RESOLVED:

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

123 **PUBLIC SPEAKING**

RESOLVED:

That the public speaking procedure be noted.

124 **12/3786M-ERECTION OF A THREE-STOREY OFFICE BUILDING FOR B1 & D1 USES, AND 34 DWELLINGS (OUTLINE), MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD FOR KEYWORKER HOMES & EAST CHESHIRE NHS**

(During consideration of the application, Councillor Mrs H Gaddum arrived to the meeting however she did not take part in the debate or vote on the application).

Consideration was given to the above application.

(Councillor M Hardy, the Ward Councillor and Mr Binks, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for the following reasons:-

- (1) Shortfall of parking in relation to the Office Block building
- (2) Shortfall in provision in relation to Public Open Space
- (3) Car parking layout
- (4) Further detailed work on the traffic management both on and off the site
- (5) Provision of affordable housing

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

125 **12/3779M-CHANGE OF USE OF INGERSLEY AND HENBURY BUILDINGS TO FORM 36 APARTMENTS TOGETHER WITH ASSOCIATED CAR PARKING AND DEVELOPMENT, MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD FOR KEYWORKER HOMES & EAST CHESHIRE NHS**

Consideration was given to the above application.

(Councillor M Hardy, the Ward Councillor spoke in respect of the application).

RESOLVED:

That the application be deferred for the following reasons:-

- (1) Shortfall of parking in relation to the Office Block building
- (2) Shortfall in provision in relation to Public Open Space
- (3) Car parking layout
- (4) Further detailed work on the traffic management both on and off the site
- (5) Provision of affordable housing
- (6) Reassessment of education advice in the report

(As a result of the decision in respect of the previous application, the Officers recommendation was amended from one of approval to one of deferral).

(During consideration of the application, Councillor Miss C Andrew left the meeting and returned as a result she did not take part in the debate or vote on the application).

126 **12/3784M-CHANGE OF USE OF THE INGERSLEY AND HENBURY BUILDINGS TO FORM 36 APARTMENTS. WORKS TO CURTILAGE BUILDINGS WITHIN THE OVERALL GROUNDS OF THE GRADE II LISTED CLOCKTOWER BUILDING, INCLUDING ALTERATIONS ASSOCIATED WITH THE RESIDENTIAL CONVERSION OF THE INGERSLEY AND HENBURY BUILDINGS, TOGETHER WITH THE DEMOLITION OF THE EDUCATION AND TRAINING BUILDING AND THE PAVILLION BUILDING (LISTED BUILDING CONSENT), MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD FOR KEYWORKER HOMES & EAST**

Consideration was given to the above application.

RESOLVED:

That the application be deferred in order to assess the impact of the deferrals on the previous two connected applications.

(As a result of the decision in respect of the previous two applications, the Officers recommendation was amended from one of approval to one of deferral).

(The meeting adjourned for a short break).

127 **13/0085M-RESIDENTIAL DEVELOPMENT CONSISTING OF A TOTAL OF 23 DWELLINGS, INCLUDING 10 APARTMENTS AND 13 HOUSES AND ANCILLARY CAR PARKING.OUTLINE PLANNING, PEACOCK FARM, WILMSLOW ROAD, HANDFORTH, MACCLESFIELD FOR PENSYCOR LTD, PENSYCOR LTD**

Consideration was given to the above application.

(Mr Sedman, the agent for 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 update to Committee, the application be refused for the following reasons:-

1. R04LP - Inappropriate development in the Green Belt
2. R07RD - Development unneighbourly

3. Loss of tree subject to a Tree Preservation Order
4. Threat to the continued well being of existing trees which are the subject of a Tree Preservation Order.

128 **12/4882M-A FARMING & FOOD VISITOR CENTRE INCLUDING ACCESS, CAR PARKING, PEDESTRIAN ROUTES, VISITOR CENTRE, BIO-DOME, MOBILE FIELD SHELTERS AND LANDSCAPING, LAND WEST OF MAG LANE, HIGH LEGH, WARRINGTON FOR DAVID FRYER, DAVID FRYER MANAGEMENT**

Councillor B Livesley arrived to the meeting during consideration of the application; as a result he did not take part on the debate or vote on the application).

Consideration was given to the above application.

(Councillor S Wilkinson, the Ward Councillor, Rebecca Thurston, representing the applicant, Emma Clarke (the applicant was also present to assist with answering any questions), a Supporter and Iain Clark, a Supporter attended the meeting and spoke in respect of the application.

RESOLVED

That for the reasons in the report and in the update to Committee, the application be refused for the following reason:-

The proposed development represents an inappropriate form of development which would be harmful to the Green Belt. In addition, the proposals would have a significant impact upon the openness of the Green Belt, would represent encroachment and would have an adverse visual impact upon the Green Belt. Substantial weight is attached to the harm identified above and there are no very special circumstances to justify the development which would outweigh this harm. Therefore the proposals are contrary to policy GC1 within the Macclesfield Local Plan 2004 and guidance within The Framework.

129 **WITHDRAWN 13/0107M-EXTENSION OVER EXISTING SINGLE STOREY AND OTHER ALTERATIONS (REVISED FROM 12/1758M - NOW PROPOSED TO BE SET BACK FROM FRONT), BRAMBLE COTTAGE, FREE GREEN LANE, LOWER PEOVER FOR MR ALAN MORAN**

This item was withdrawn by the Northern Area Manager prior to the meeting due to concerns regarding errors on the submitted plans

The meeting commenced at 2.00 pm and concluded at 5.28 pm

Councillor R West (Chairman)