

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 20th June, 2012 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor H Davenport (Chairman)
Councillor D Hough (Vice-Chairman)

Councillors J Hammond, Rachel Bailey, D Brown, P Hoyland, J Jackson,
B Murphy, G M Walton and J Wray

IN ATTENDANCE

Councillor P Mason

OFFICERS IN ATTENDANCE

Mrs A Berry (Senior Planning Officer), Mrs S Dillon (Senior Lawyer), Mr S
Irvine (Development Management and Building Control Officer) and Mr N
Jones (Principal Development Officer)

9 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors C Thorley and S
Wilkinson.

10 DECLARATIONS OF INTEREST

None.

11 MINUTES OF THE PREVIOUS MEETING

RESOLVED

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

12 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

13 12/1170M - HOPE PARK MACCLESFIELD HOSPITAL, PRESTBURY ROAD, MACCLESFIELD, SK10 3BL: RESERVED MATTERS APPLICATION FOR APPEARANCE AND LANDSCAPING OF 15NO. 2.5

**STOREY TOWNHOUSES IN 7 BLOCKS FOR STUART BINKS,
KEYWORKER HOMES (MACCLESFIELD) LTD**

Consideration was given to the above application.

RESOLVED

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

1. The approval of details relates to development for which outline permission was granted under application reference 09/1300M dated 18.12.09. The development shall be carried out in strict accordance with the conditions set out in the outline planning permission, except as modified by this permission.

Reason: For the avoidance of doubt and to ensure that development complies with the requirements and conditions of the outline permission and the approval of reserved matters.

2. The development hereby approved shall commence within two years of the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of Sections 91 and 92 of the Town and Country Planning Act 1990.

3. The development hereby approved shall be carried out in total accordance with the approved plans received by the Local Planning Authority.

Reason: For the avoidance of doubt and to specify the plans to which the permission / consent relates.

4. Details of the method, timing and duration of any pile driving operations connected with the construction of the development hereby approved shall be approved in writing by the Local Planning Authority prior to such works taking place and shall be implemented in accordance with the approved details.

Reason: In the interests of amenity, having regard to the location of the site and to comply with policy DC3 of the Macclesfield Borough Local Plan 2004.

5. The surface water drainage system of the site of the proposed works shall be designed and constructed in accordance with drainage details which have been submitted to and approved for the outline planning application 09/1300M, unless further details are submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of watercourses and to comply with policy DC18 of the Macclesfield Borough Local Plan 2004.

6. The hours of construction (and associated deliveries to the site) of the development hereby approved shall be restricted to 07.30 to 18.00 hours on Monday to Friday, 08.00 to 13.00 hours on Saturday, with no work at any other time including Sundays and Public Holidays.

Reason: To protect the amenity of nearby residents and the occupiers of nearby property and to comply with policy DC3 of the Macclesfield Borough Local Plan 2004.

7. The roof lights in the development hereby approved shall be set flush with the angle of the surrounding roof slope. If this cannot be achieved, the degree of projection from the plane of the roof pitch shall be first agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building / structure is acceptable in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.

8. All fenestration within the 9 stone built townhouses shall be set behind a reveal of 100mm.

Reason: To ensure that such detail is included within the approved development in order for it to reflect the character and appearance of the clocktower building in the immediate locality, in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.

9. All windows and doors in the external elevations of the proposed development shall be fabricated in timber, which shall be painted in a colour to be agreed by the Local Planning Authority and be retained in such a form thereafter.

Reason: To ensure that the external appearance of the building / structure is acceptable in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.

10. No development involving the use of any facing materials shall take place until details of all such materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building / structure is acceptable and to comply with policy BE1 of the Macclesfield Borough Local Plan 2004.

11. The material and colour of all rainwater goods/down pipes shall be metal, painted black or another colour to be agreed in writing by the

Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building / structure is acceptable in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.

12. The roof materials shall be natural blue slate.

Reason: To ensure that the external appearance of the building/structure is acceptable in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.

13. Prior to the installation of any fenestration as part of the development hereby approved, drawings indicating details of all windows and external doors, including cross sections of glazing bars, to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The windows should be designed in a way to maximise light. The details which are approved shall be carried out in full and shall be retained in accordance with the approved details thereafter.

Reason: To ensure that the external appearance of the building / structure is acceptable in accordance with policy BE1 of the Macclesfield Borough Local Plan 2004.

And subject to the following additional conditions:-

1. No development involving the use of any facing or roofing materials shall take place until samples of the paving material for the paths around all the properties and the bin collection areas have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate landscaping of the site having regard to Policy DC8 of the Macclesfield Borough Local Plan 2004.

2. Prior to the commencement of development, full details showing how the stone shield will be mounted, its location within the Public Open Space and how it will be protected against vandalism shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out prior to the occupation of the dwellinghouses hereby approved and in accordance with the approved details.

Reason: To preserve the historic shield that was previously located on a wall within the wider 'Blue Zone' site and to comply with policies BE1 and BE2 of the Macclesfield Borough Local Plan 2004.

3. Prior to the commencement of development:

- Full details for the new piers, railings and steps on the Victoria Road frontage and in the vicinity of properties 5 & 6; and
- Further details and a method statement to show how the mature Holly hedge on the Victoria Road frontage will be protected during construction, including a full specification for the replacement of any dead or damaged hedge shrubs with mature Holly shrubs, shall be submitted to and approved in writing by the Local Planning Authority . Development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate landscaping of the site having regard to Policy DC8 of the Macclesfield Borough Local Plan 2004.

14 12/1254M - MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD, SK10 3BL: ERECTION OF ADDITIONAL RELATED CAR PARKING AT PROPOSED FIRST FLOOR DECK FOR EAST CHESHIRE NHS TRUST

Consideration was given to the above application.

RESOLVED

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

1. The approval of details relates to development for which outline permission was granted under application reference 09/1300M dated 18.12.09. The development shall be carried out in strict accordance with the conditions set out in the outline planning permission, except as modified by this permission.

Reason: For the avoidance of doubt and to ensure that development complies with the requirements and conditions of the outline permission and the approval of reserved matters.

2. The development hereby approved shall commence within two years of the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of Sections 91 and 92 of the Town and Country Planning Act 1990.

3. The development hereby approved shall be carried out in total accordance with the approved plans KW/MH/EPLP/01, MH-KW-CPD-1-D, MH-KW-CPD-2, MH-KW-CPD-3 received by the Local Planning Authority by e-mail on 30th March 2012.

Reason: For the avoidance of doubt and to specify the plans to which the permission / consent relates.

4. Details of the method, timing and duration of any pile driving operations connected with the construction of the development hereby approved shall be approved in writing by the Local Planning Authority prior to such works taking place and shall be implemented in accordance with the approved details.

Reason: In the interests of amenity, having regard to the location of the site and to comply with policy DC3 of the Macclesfield Borough Local Plan 2004.

5. The surface water drainage system of the site of the proposed works shall be designed and constructed in accordance with drainage details which have been submitted to and approved for the outline planning application 09/1300M, unless further details are submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of watercourses and to comply with policy DC18 of the Macclesfield Borough Local Plan 2004.

6. The hours of construction (and associated deliveries to the site) of the development hereby approved shall be restricted to 07.30 to 18.00 hours on Monday to Friday, 08.00 to 13.00 hours on Saturday, with no work at any other time including Sundays and Public Holidays.

Reason: To protect the amenity of nearby residents and the occupiers of nearby property and to comply with policy DC3 of the Macclesfield Borough Local Plan 2004.

7. No development shall take place until details of all external materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building / structure is acceptable and to comply with policy BE1 of the Macclesfield Borough Local Plan 2004.

And subject to the following additional condition:-

1. (a) Prior to the commencement of development or other operations being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837 (Trees in Relation to Construction 2005: Recommendations), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, shall be submitted to and approved in writing by the Local Planning Authority. No

development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.

(d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality and in accordance with policy DC9 of the Macclesfield Borough Local Plan 2004.

15 WITHDRAWN - WOODFORD AERODROME SUPPLEMENTARY PLANNING DOCUMENT

This item was withdrawn prior to the meeting.

The meeting commenced at 10.30 am and concluded at 11.05 am

Councillor H Davenport (Chairman)