

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 5th June, 2013 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

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

Councillors L Brown, B Burkhill, K Edwards, H Gaddum, L Jeuda, J Macrae,
D Mahon, D Neilson, P Raynes and D Stockton

Officers in attendance

Peter Hooley, Northern Area Manager – Development Management
Patricia Evans, Planning Lawyer
Neil Jones, Principal Development Officer - Highways
Rachel Graves, Democratic Services Officer

1 APOLOGIES FOR ABSENCE

Apologies were received from Councillors C Andrew, A Harewood and O Hunter.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

In respect of application No.13/1165M, Councillor R West declared a non-pecuniary interest as he was a member of Poynton Town Council but he had not attend the meeting which had discussed this application.

In respect of application No.13/1813M, Councillor R West declared a pecuniary interest by virtue of the fact that he had worked for Astra Zeneca and knew the applicant and stated that he would leave the meeting prior to consideration of the application.

3 MINUTES OF THE MEETING

RESOLVED:

That the minutes of the meeting held on 8 May 2013 be approved as a correct record and signed by the Chairman, subject to the addition of apologies from Councillor D Stockton due to Council business.

4 PUBLIC SPEAKING

RESOLVED:

That the public speaking procedure be noted.

5 13/1165M - THE GRANGE, SOUTH PARK DRIVE, POYNTON, STOCKPORT, CHESHIRE, SK12 1BS: DEMOLITION OF DETACHED DWELLING HOUSE AND ASSOCIATED BUILDINGS, AND ERECTION OF EIGHT FAMILY DWELLING HOUSES AND ASSOCIATED WORKS FOR HILLCREST HOMES LTD

The Committee considered a report regarding the above planning application, an oral report on the site inspection and an oral update by the Northern Area Manager – Development Management.

Councillor J Saunders (Ward Councillor), Councillor L Clarke (on behalf of Poynton Town Council), Mrs E Butterworth (objector) and Clare Pilling (on behalf of applicant) attended the meeting and addressed the Committee on this matter.

Note. During consideration of the item Councillor H Gaddum arrived at the meeting but did not take part in the debate or vote on the application.

RESOLVED:

That, contrary to the planning to the planning officer's recommendation for approval, the application be REFUSED for the following reasons:

- 1 Contrary to Low Density Housing Area policy H12 due to proposal resulting in an increased density of housing out of character with the prevailing density and character of the Low Density Housing Area. The policy is considered to carry full weight as it is consistent with one of the core planning principles set out in paragraph 17 of the NPPF which is to take account of the different roles and character of different areas.
- 2 The proposal is an unacceptable form of backland development resulting in a significant loss of amenity of the occupiers of adjoining property, contrary to policies H12, DC3 and DC41 by virtue of the scale and position of the dwellings and the position of the internal driveway in relation to existing properties, resulting in an overbearing impact and unacceptable harm to outlook and amenity.

(The meeting adjourned for a short break)

6 13/0107M - BRAMBLE COTTAGE, FREE GREEN LANE, LOWER PEOVER, CHESHIRE, WA16 9PT: EXTENSION OVER EXISTING SINGLE STOREY AND OTHER ALTERATIONS (REVISED FROM 12/1758M - NOW PROPOSED TO BE SET BACK FROM FRONT) FOR MR ALAN MORAN

The Committee considered a report regarding the above planning application, a written report, an oral report on the site inspection and an oral update by the Northern Area Manager – Development Management.

Mr J Alan, representing Mr and Mrs Chesworth (supporter) and Simon Moran (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

RESOLVED:

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

- 1 A22GR – Protection from noise during construction (hours of construction)
 - 2 A03FP – Commencement of development (3 years)
 - 3 A04AP – Development in record with revised plans (numbered)
 - 4 A04EX – Materials to match existing building
 - 5 A10EX – Rainwater goods
 - 6 A18EX – Specification of window design/style
 - 7 A01GR – Removal of permitted development rights
 - 8 A06GR – No additional windows to be inserted
- 7 **13/1050M - PETER ASHLEY LTD, STYAL MOSS NURSERIES, 38, MOSS LANE, STYAL, WILMSLOW, SK9 4LG: CHANGE OF USE FROM A MIXED USE OF LANDSCAPING CONTRACTORS BUSINESS AND THE PARKING OF 200 MOTOR VEHICLES UNCONNECTED WITH THE LANDSCAPING CONTRACTORS BUSINESS TO A MIXED USE OF LANDSCAPING CONTRACTORS BUSINESS, THE PARKING OF MOTOR VEHICLES UNCONNECTED WITH THE LANDSCAPING CONTRACTORS BUSINESS AND THE DEVELOPMENT OF A WILDLIFE AND NATURE AREA FOR COMMUNITY AND EDUCATIONAL USE. THE REMOVAL OF ALL BUILDINGS/UNITS ON SITE AND THEIR REPLACEMENT WITH ONE SINGLE STOREY BUILDING TO INCLUDE OFFICE/WORKSHOP AND STORE**

The Committee considered a report regarding the above planning application, a written update and an oral update by the Northern Area Manager – Development Management.

Peter Ashley (applicant) and Ben Weatherley (on behalf of applicant) attended the meeting and addressed the meeting in relation to this matter.

RESOLVED:

That, for the reasons outlined in the report, the application be REFUSED.

8 13/0599M - OLD LABOUR EXCHANGE, PEAK HOUSE, SOUTH PARK ROAD, MACCLESFIELD, CHESHIRE, SK11 6SH: CONVERSION OF EXISTING B1 OFFICE USE TO 13NO RESIDENTIAL DWELLINGS WITH PARKING FOR 3DM

The Chairman reported that this application had been withdrawn by the applicant prior to the meeting.

9 13/1813M - ZENECA PLC, CHARTER WAY, MACCLESFIELD, CHESHIRE, SK10 2NA: ERECTION OF NEW AND EXISTING TEMPORARY CABINS ON AN EXISTING VACANT SITE FOR DAVID AYRES

Having declared a pecuniary interest Councillor R West withdrew from the meeting during consideration of this item and Councillor B Livesley took the Chair.

The Committee considered a report regarding the above planning application, a written update report and an oral update by the Northern Area Manager – Development Management.

RESOLVED:

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

- 1 A01AP – Development in accord with approved plans
- 2 A03FP – Commencement of development (3 years)
- 3 A06EX – Materials as application
- 4 The planning permission is temporary for 4 years and the site shall be restored in accordance with details agreed with the LPA.

The meeting commenced at 1.00 pm and concluded at 3.15 pm

Councillor R West (Chairman)