

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 3rd July, 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, H Gaddum, A Harewood,
O Hunter, J Macrae, D Mahon and D Neilson

OFFICERS IN ATTENDANCE

Mrs P Evans (Planning Lawyer), Mr P Hooley (Northern Area Manager) and
Mr N Jones (Principal Development Manager)

10 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors K Edwards, Mrs L
Jeuda, P Raynes and D Stockton.

11 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in relation to application 13/1622M, Councillor
Mrs H Gaddum declared that she was the former Portfolio Holder for
Children and Family Services which would have covered Knutsford High
School within her remit. In addition she stated that she and other
Councillors had received correspondence on the subject.

In the interest of openness in relation to the same application, Councillor
Mrs O Hunter declared that she was a former Governor of Knutsford High
School, however she had exercised no opinion on the proposals.

In respect of application 13/0987M, Councillor R West declared a non
pecuniary interest as he was a Board Member of the Peaks and Plains
Housing Trust who were in the process of purchasing the land. He left the
room prior to consideration of the application and returned once a decision
on the application had been made.

In the interest of openness in respect of the same application, Councillor L
Brown declared that she was the Ward Councillor as well as being
Chairman of Friends of Upton Priory which had representatives from
different organisations on it, in addition she had been to a consultation
event with a Cheshire East Council Officer, however she had not made
any comments in respect of the application.

12 MINUTES OF THE MEETING

RESOLVED

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

(During consideration of the item, Councillor Mrs A Harewood arrived to the meeting).

13 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

14 13/1622M-EXTENSIONS TO PROVIDE DINING ROOM / ENTRANCE FACILITIES AND STUDIO SCHOOL, KNUTSFORD HIGH SCHOOL, BEXTON ROAD, KNUTSFORD, CHESHIRE FOR ANDREW LYNES, FACILITIES MANAGER, KNUTSFORD ACADEMY

Consideration was given to the above application.

(Rosemary Carter, an objector and Peter Joyce, 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 oral update to Committee 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. A06EX - notwithstanding details of materials in application in relation to Studio Block, details and samples of materials to be submitted and approved prior to use of facing materials. Requirement for lighter colour / sympathetic materials on NE elevation of Studio Block (Members requested consultation on materials with the Chairman and Ward Councillor, however the Officer advised that this could not be included as part of the condition as it could not be enforced, however the requested was noted)
4. A22GR - Protection from noise during construction (hours of construction)
5. A01LS - Landscaping - submission of details
6. Pile foundations

7. Obscure glazing on first floor and bay window on NE elevation of Studio Block facing Cranford Ave. Glazing to be submitted.

In addition it was noted that the application would need to be referred to the Secretary of State as the scheme would provide over 1,000 square metres of floor space in the Green Belt.

(Prior to consideration of the following item, Councillor R West vacated the Chair and Councillor B Livesley took over the Chair).

15 13/0987M-ERECTION OF 38 AFFORDABLE DWELLINGS - INCLUDES DEMOLITION OF EXISTING BUILDINGS ON SITE, PRIORS HILL CHILDRENS HOME, 26, KENNEDY AVENUE, MACCLESFIELD, CHESHIRE FOR JOANNE FALLON, AFFORDABLE HOMES CONSULTANCY

(Prior to consideration of the application, in the interest of openness, Councillor Mrs H Gaddum declared that as a former Portfolio Holder for Children and Family Services the site would have been within her remit).

Consideration was given to the above application.

(There was a brief adjournment during the presentation of the item, whilst the Northern Area Manager ensured the correct presentation was shown to Members).

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

RESOLVED

That for the reasons set out in the report and in the oral update to Committee the application be approved subject to the completion of a S106 Agreement securing the following Heads of terms:-

- Mechanism to ensure that the proposed dwellings provide affordable housing in perpetuity and are of an appropriate tenure
- Commuted sums of £15,000 to mitigate for the loss of existing open space and for POS in lieu of onsite provision

And subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A01GR - Removal of permitted development rights
4. A05EX - Details of materials to be submitted
5. A01LS - Landscaping - submission of details

- 6. A04LS - Landscaping (implementation)
- 7. A12LS_1 - Landscaping to include details of boundary treatment
- 8. A01TR - Tree retention
- 9. A02TR - Tree protection
- 10.A05TR - Arboricultural method statement
- 11.A06NC - Protection for breeding birds
- 12.A04NC - Details of drainage
- 13.A22GR - Protection from noise during construction (hours of construction)
- 14.A23GR - Pile Driving
- 15.Bird and Bat Boxes
- 16.Bin and Cycle Store in accordance with approved details
- 17.Details of levels to be submitted prior to commencement of the development

(Councillor L Brown requested that the minutes include reference to the fact that she voted against approval of the application for reasons relating to overdevelopment and concerns regarding insufficient parking).

(Prior to consideration of the following item, Councillors L Brown and D Neilson left the meeting and did not return. Prior to consideration of the following item, Councillor B Livesley vacated the Chair and Councillor R West took over the Chair).

(Prior to the consideration of the following item, there was a further adjournment for a short break).

16 13/1008M-ERECTION OF THREE DETACHED DWELLINGS, LAND SOUTH OF, 3, LAND LANE, WILMSLOW, CHESHIRE FOR P.E. JONES

Consideration was given to the above application.

(Mr Allen, an objector and David Short, the agent for 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 R Menlove).

RESOLVED

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

- 1. Developemnt within 3 years
- 2. In acordance with plans

3. Materials to be submitted
4. Landscape details to be submitted (inc. boundary treatment)
5. Implementation of landscape details
6. Tree protection details
7. Trees to be retained
8. Restrict hours of construction
9. Dust control details
10. Pile driving details
11. Contaminated land Phase I report
12. No gates across drive to plots 2 and 3
13. Submission of construction method statement
14. Submission of details within scheme for roosting bats and breeding birds
15. Details of levels to be submitted prior to commencement of the development

Prior to the meeting closing, a discussion took place on the future start times of meetings of the Northern Planning Committee. Various views were expressed, however it was agreed by the majority of members that the start time should revert back to 2pm for all meetings until May 2014.

RESOLVED

That future meetings of the Northern Planning Committee commence at 2pm.

The meeting commenced at 1.00 pm and concluded at 4.25 pm

Councillor R West (Chairman)