

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 28th August, 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, A Harewood,
J Macrae, D Mahon and D Neilson

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillor P Findlow

OFFICERS PRESENT

Mrs P Evans (Planning Lawyer)
Mr N Jones (Principal Development Officer - Highways)
Mr M Lomas (Planning Officer)
Mr T Poupard (Senior Planning Officer)
Miss L Thompson (Senior Planning Officer)
Mrs E Tutton (Principal Planning Officer)
Mr P Wakefield (Principal Planning Officer)
Mrs J Zientek (Democratic Services Officer)

29 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors K Edwards and L
Jeuda.

30 DECLARATIONS OF INTEREST/PRE DETERMINATION

With regard to application numbers 13/2415M and 13/2296M, Councillor R
West declared that he had been appointed as a Council representative on
the Board of the Peaks and Plains Housing Trust and that he would
withdraw from the meeting during consideration of these items.

With regard to application number 13/2384M, Councillor R West declared
a pecuniary interest by virtue of the fact that he had worked for Astra
Zeneca and stated that he would withdraw from the meeting during
consideration of this item.

With regard to application number 13/2384M, Councillor B Livesley
declared a pecuniary interest by virtue of the fact that his wife worked for
Astra Zeneca and stated that he would withdraw from the meeting during
consideration of this item.

With regard to application number 13/2402C, in the interests of openness, Councillor D Neilson declared that he had contacted the Ward Members for Alsager to remind them that the item was on the agenda for the meeting. They had confirmed that they agreed with the comments of Alsager Town Council. Councillor Neilson declared that he had not been involved in any discussions regarding the application and had kept an open mind.

With regard to application number 13/2210M, Councillor P Findlow, who was in attendance at the meeting, declared that he lived in close proximity to the development site. Councillor Findlow declared that he would exercise his speaking rights as a Ward Councillor and withdraw from the meeting during consideration of this item.

With regard to application numbers 13/2415M and 13/2296M, in the interests of openness, Councillor L Brown declared that she was the Chairman of the Friends and Residents of Upton Priory, which involved representatives from different organisations, including housing associations, the police and the Council, but that she had not made any comments in respect of the application.

31 MINUTES OF PREVIOUS MEETING

RESOLVED – That, subject to the following amendment to minute 26, the minutes of the meeting held on 31 July 2013 be approved as a correct record and signed by the Chairman:

That condition 3 be amended to read:

3. A06EX - Details and samples of materials to be submitted and approved prior to use of facing materials. Requirement for the roof **and building** colour/materials to be sympathetic to the existing building. (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)

32 PUBLIC SPEAKING

RESOLVED - That the public speaking procedure be noted.

33 13/2210M - CONSTRUCTION OF TWO PAIRS OF SPLIT LEVEL SEMI-DETACHED DWELLINGS WITH ASSOCIATED PARKING AND LANDSCAPE WORKS AT MEADOW HEY, BOLLIN HILL, PRESTBURY; FOR MR J CLARKSON, BRADLEY EDGE LLP

Note: Having exercised his speaking rights as a Ward Councillor, Councillor P Findlow withdrew from the meeting during consideration of this item.

Note: Councillor T Jackson (on behalf of Prestbury Parish Council), Mr J Reeves (objector) and Ms K Ludlam (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection.

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

The proposed development by reason of its density and introduction of three additional access points would adversely affect the character and appearance of the area within which it is located. It would therefore be contrary to policies BE1, DC1, H13 of the MBC Local Plan and the guidance contained in the Prestbury Village Design Statement which identifies and seeks to protect or enhance the key visual character of the area, it is similarly contrary to the guidance contained with paragraph 55 of the National Planning Policy Framework.

34 13/1236M - RETENTION OF TREE HOUSE AT SPINNEY END, CHELFORD ROAD, KNUTSFORD; FOR MR HADDOW

The Chairman reported that this application had been withdrawn from the agenda prior to the meeting.

35 13/1259M - ERECTION OF FOUR DETACHED DWELLINGS, EXTENSION OF EXISTING DRIVE AND PROVISION OF TURNING AREA AT LAND TO THE REAR OF OAK PARK; FOR MR STEPHEN PRICE, CHESHIRE HOUSEBUILDERS LTD

Note: Mr S Price (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection. The Principal Planning Officer also reported that revised plans had been submitted.

RESOLVED – That, for the reasons set out in the report, the application be APPROVED subject to the satisfactory completion of a S106 agreement to secure a financial contribution of £40,000 for off-site provision of public open space for improvements, additions and enhancement of existing public open space facilities at Alderley Park, Heyes Lane allotments and Chorley Hall Playing Fields

and the following conditions:

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans

3. A02EX - Submission of samples of building materials
4. A06EX - Materials as application
5. A01LS - Landscaping - submission of details
6. A04LS - Landscaping (implementation)
7. A01GR - Removal of permitted development rights
8. A25GR - Obscure glazing requirement
9. A22GR - Protection from noise during construction (hours of construction)
10. A23GR - Pile Driving
11. A02TR - Tree protection
12. A32HA - Submission of construction method statement
13. Site to be drained on a separate system
14. Phase 2 contaminated land investigation to be submitted
15. All arboricultural works shall be carried out in accordance with Arboricultural Statement
16. Survey for breeding birds to be submitted
17. Development to be carried out in accordance with the recommendations of the biodiversity statement submitted with the application
18. Proposed levels

36 13/2415M - DEMOLITION OF EXISTING THREE-STOREY RESIDENTIAL APARTMENT BLOCK AND SUBSEQUENT DEVELOPMENT OF FIFTEEN NEW AFFORDABLE DWELLINGS AND ASSOCIATED LANDSCAPING AND CAR PARKING AT WINLOWE, BANK STREET, MACCLESFIELD; FOR MS LOVEDAY GIMSON, PEAKS AND PLAINS HOUSING TRUST

Note: Prior to consideration of this application, the meeting was adjourned for a break.

Note: Having declared his appointment as a Council representative to the Peaks and Plains Housing Trust, Councillor R West withdrew from the meeting during consideration of this item.

In the absence of the Chairman, Councillor B Livesley, Vice-Chairman, took the Chair.

Note: Mr N Bennett and Mr A Gray attended the meeting and addressed the Committee on behalf of the applicant.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED – That, for the reasons set out in the report, the application be **APPROVED** subject to the satisfactory completion of a S106 agreement or a Unilateral Undertaking approved by Legal Services to secure:

- Mechanism to ensure that the proposed dwellings provide affordable housing in perpetuity and are of an appropriate tenure, including a cascade effect in accordance with Cheshire Homechoice.
- Commuted sums of £15,000 to mitigate for the loss of existing open space and for POS in lieu of onsite provision.

and 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. A08HA - Gates set back from footway/carriageway
6. A01LS - Landscaping - submission of details
7. A04LS - Landscaping (implementation)
8. A12LS - Landscaping to include details of boundary treatment
9. A06NC - Protection for breeding birds
10. A04NC - Details of drainage
11. A22GR - Protection from noise during construction (hours of construction)
12. A23GR - Pile Driving
13. Floor Floating (Polishing Large Surface Wet Concrete Floors)
14. Dust Control
15. Travel Plan
16. Bin and Cycle Store in accordance with approved details
17. Gated Access

37 13/2296M - DEMOLITION OF EXISTING BEDSIT BLOCK AND ERECTION OF FIFTEEN DWELLINGS AND ASSOCIATED CAR PARKING AND LANDSCAPE WORKS (RESUBMISSION) AT DYSTELEGH COURT, GREENHILL WALK, DISLEY; FOR L ASTWOOD, PEAKS AND PLAINS HOUSING TRUST

Note: Having declared his appointment as a Council representative to the Peaks and Plains Housing Trust, Councillor R West withdrew from the meeting during consideration of this item.

In the absence of the Chairman, Councillor B Livesley, Vice-Chairman, took the Chair.

Note: Mr N Bennett and Mr P Jeffrey attended the meeting and addressed the Committee on behalf of the applicant.

The Committee considered a report regarding the above planning application.

RESOLVED – That, for the reasons set out in the report, the application be **APPROVED** subject to the satisfactory completion of a S106 agreement or a Unilateral Undertaking approved by Legal Services to secure:

- Commuted sums of £15,000 to provide Amenity Open Space, play and amenity improvements in the vicinity of the development at the Arnold Rhodes playing field and play area.
- 100% affordable housing in perpetuity of an appropriate tenure, including a cascade effect in accordance with Cheshire Homechoice.

and the following conditions:

1. A03FP - Commencement of development (3 years)
2. A03AP - Development in accord with revised plans (unnumbered)
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 - Landscaping to include details of boundary treatment
8. A06NC - Protection for breeding birds
9. A04NC - Details of drainage
10. A22GR - Protection from noise during construction (hours of construction)
11. A23GR - Pile Driving
12. A26GR - Obscure glazing requirement
13. Floor floating (polishing large surface of wet concrete floors)
14. Dust Control
15. Travel Plan
16. Bin and Cycle Store in accordance with approved details
17. Compliance with noise mitigation scheme
18. Contaminated land
19. To accord with Arboricultural Statement

38 13/2384M - NEW FACILITY FOR THE MANUFACTURE OF PHARMACEUTICALS TOTALLING 6668 SQ. M GROSS INTERNAL FLOOR AREA AT ASTRA ZENECA, CHARTER WAY, MACCLESFIELD; FOR MR D AYRES, ASTRA ZENECA

Having declared a pecuniary interest in this application, Councillors R West and B Livesley withdrew from the meeting during consideration of this item.

In the absence of the Chairman and Vice-Chairman, Councillor H Gaddum was appointed to chair the meeting during consideration of this item.

The Committee considered a report regarding the above planning application.

RESOLVED – That, for the reasons set out in the report, 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 - Materials as application
4. A11LS - Implementation of landscaping scheme submitted with application
5. A04LS - Landscaping (implementation details)

39 13/2143M - VARIATION OF CONDITION 3 (RESTRICTION OF CARAVANS FOR HOLIDAY OCCUPATION ONLY) AND CONDITION 4 (RESTRICTION OF OCCUPATION OF CARAVANS DURING ANY YEAR) OF APPROVAL 10/1711M TO PROVIDE ON-SITE STAFF ACCOMMODATION AT THE FORMER HOLLANDS GARDEN CENTRE, CONGLETON ROAD, GAWSWORTH; FOR TONY LOVERAGE

Note: The Planning Officer read a statement that had been submitted by Councillor L Smetham, the Ward Councillor, who had registered her intention to address the Committee on this matter but was not in attendance at the meeting.

Note: Ms L Dowd attended the meeting and addressed the Committee on behalf of the applicant.

The Committee considered a report regarding the above planning application and a written update.

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

Insufficient justification has been submitted to demonstrate that there is an essential need for the manager of the caravan park to live on the site. In coming to this conclusion regard has also been had to the fact that the site is not yet established or operating as a caravan park. It is therefore considered contrary to policies GC5, GC6 and RT13 in the Macclesfield Borough Local Plan 2004 that seek to restrict development in the countryside and advice contained in the National Planning Policy Framework.

40 13/2402C - PROPOSED CONVERSION AND EXTENSION OF FORMER PUBLIC HOUSE INTO TWELVE RESIDENTIAL APARTMENTS AT THE WOODLANDS, SHADY GROVE, ALSAGER; FOR PUNCH TAVERNS LTD

Note: Councillor C Andrew left the meeting during consideration of this application.

The Committee considered a report regarding the above planning application and a written update.

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

1. Standard 3 year time limit
2. Development to be carried out in accordance with approved plans
3. Materials to be submitted to and approved
4. Submission of details of boundary treatments
5. Details of boundary treatments submitted
6. Details of bin storage / waste strategy to be submitted
7. Hours restriction – construction including delivery vehicles
8. First floor windows in south facing elevation to be obscured and fixed shut below a height of 1.7 metres
9. Details of external lighting to be submitted
10. Car parking spaces to be laid out prior to first occupation

The meeting commenced at 2.00 pm and concluded at 6.23 pm

Councillor R West (Chairman)