

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 9th July, 2014 at The Capesthorpe Room - Town Hall,  
Macclesfield SK10 1EA

### **PRESENT**

Councillor R West (Chairman)

Councillors C Andrew, L Brown, B Burkhill, S Gardiner, A Harewood,  
O Hunter, L Jeuda, D Mahon, D Neilson and A Thwaite (Substitute)

### **OFFICERS IN ATTENDANCE**

Mr N Curtis (Principal Development Manager), Mrs N Folan (Planning Solicitor), Mr P Hooley (Planning and Enforcement Manager) and Mr N Turpin (Principal Planning Officer)

### **18 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors K Edwards, Mrs H Gaddum B Livesley and J Macrae.

### **19 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in respect of application 14/1480M, Councillor S Gardiner declared that he had been contacted by a member of the public in his ward in respect of the proposals. He directed them to Councillor P Raynes and the appropriate Council Officer. In addition he declared that he was a Member of Knutsford Town Council Planning and Licensing meetings. Whilst he attended the Planning meeting he did not vote on the matter.

In the interest of openness in respect of application 14/0563M, Councillor Miss C Andrew declared that she used to be Ward Councillor for that area a long time ago and that she was familiar with the application site.

In the interest of openness, Councillor D Neilson declared one of the members of public was his neighbour and could be speaking on one of the applications.

### **20 MINUTES OF THE MEETING**

#### **RESOLVED**

That the minutes of the meeting held on 11 June 2014 be approved as a correct record and signed by the Chairman.

## 21 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

## 22 **14/1480M-DEMOLITION OF TWO BUILDINGS AND ERECTION OF 14 NO RESIDENTIAL DWELLINGS, HEATH LODGE, PARKGATE LANE, KNUTSFORD, KNUTSFORD, CHESHIRE FOR FRAZER LLOYD JONES, THOMAS JONES AND SONS**

Consideration was given to the above application.

RESOLVED

That the application be refused as the proposal would be an overdevelopment of the site leading to an unacceptable relationship with adjoining property to the significant detriment of the amenity of the occupiers of those properties. The proposal is therefore contrary to policies DC3, DC38 and DC41 of the Macclesfield Borough Local Plan and guidance in paragraph 17 of the NPPF.

(This decision was contrary of the Officer's recommendation of approval).

## 23 **14/1904M-A CLASS A1 FOODSTORE OF 1,579 SQ.M GROSS INTERNAL FLOORSPACE, ADDITIONAL RETAIL FLOORSPACE (USE CLASS A1 TO A5 INCLUSIVE) OF 743 SQ.M GROSS INTERNAL FLOORSPACE, NEW PUBLIC REALM, BOUNDARY TREATMENTS, CAR PARKING, ACCESS ARRANGEMENTS AND ANCILLARY DEVELOPMENT, BROOKFIELD HYDRO MOTORS LIMITED, 10, LONDON ROAD SOUTH, POYNTON FOR BROOKFIELD HYDRO MOTORS LTD**

Consideration was given to the above application.

(Steve Buckley, an objector and Chris Edge, 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 the application be approved subject to the completion of a Section 106 Agreement requiring a financial contribution of £44,978 towards public open space.

And subject to 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. A01TR - Tree retention
5. A02TR - Tree protection
6. A02LS - Submission of landscaping scheme
7. A04LS - Landscaping (implementation)
8. A22GR - Protection from noise during construction (hours of construction)
9. A23GR - Pile Driving
10. A16EX - Specification of window design / style
11. A02HA - Construction of access
12. A30HA - Protection of highway from mud and debris
13. A12LS - Landscaping to include details of boundary treatment
14. A08MC - Lighting details to be approved
15. A10LS - Additional landscaping details required - public realm/  
public art
16. A13GR - Business hours (including Sundays)
17. A04HP - Provision of cycle parking
18. A01HP - Provision of car parking
19. A20GR - Hours of deliveries
20. A17MC - Decontamination of land
21. A19MC - Refuse storage facilities to be approved
22. A24HA - Provision / retention of service facility
23. A04NC - Details of drainage
24. A02NC - Implementation of ecological report
25. A23MC - Details of ground levels to be submitted
26. A06NC - Protection for breeding birds
27. A01MC - Noise insulation
28. A03MC - Cooking odour extraction equipment
29. A06TR - Levels survey
30. A12HA - Closure of access
31. dust control measures
32. bird boxes
33. hours of operation of food store and A3, A4 and A5 units
34. details of renewable energy measures to provide for a minimum of  
10% of the predicted energy requirements of the development
35. provision of ghost island

- 36. floor floating details
- 37. environmental management plan
- 38. hedge to be retained
- 39. full photographic record of the building prior to demolition
- 40. Bats
- 41. Implementation of proposed junction arrangements
- 42. Noise assessment submission
- 43. Public art/design on building

In addition it was requested that the informative include reference to a Section 278 agreement.

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

(In the interest of openness during consideration of the application, Councillor R West declared that he was the Ward Councillor and a member of Poynton Town Council and whilst he attended meetings on the proposal he had given no views. In the interest of openness Councillor S Gardiner also declared that he used to work for the agents involved in the application.

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. The meeting was adjourned for a short break).

**24 14/1492N-ERECTION OF 6 INDUSTRIAL UNITS CLASS B1, B2 AND B8 CLASSIFICATIONS, UNITS 5-10, ORION WAY, CREWE FOR BLACK & WHITE CHESHIRE LTD**

Consideration was given to the above 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. Within 6 months of first occupation of any of the units, a detailed Travel Plan shall be submitted for approval.
5. Submission of a scheme of landscaping of the site.
6. Implementation of landscaping scheme
7. Boundary treatment to match that used elsewhere on the development.
8. Oil interceptors to be provided to car parks.
9. External lighting scheme to be submitted for approval.
10. No outside storage.
11. Submission of a scheme of surface water regulation.
12. Submission of a scheme for the management of overland flow.
13. Prior to first occupation of each unit, the car and cycle parking provision shall be provided, available and Prior to first occupation of

each unit, the car and cycle parking provision shall be provided, available and car car and cycle parking provision

14. Prior to first occupation of any of the units, the access shall be completed to CEC standard.

15. Prior to first occupation of any of the units, one electric vehicle charging point shall be provided, available and retained thereafter

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**25 14/0563M-INDOOR MENAGE BUILDING, COPPER BEECHES FARM, CHELFORD ROAD, GREAT WARFORD, ALDERLEY EDGE FOR NICOLA CLAXTON**

Consideration was given to the above application.

(Nicola Claxton, the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be refused for the following reasons:-

The proposals represent an inappropriate form of development within the Green Belt and there are no very special circumstances to justify this. In addition, the proposals would harm the openness of the Green Belt contrary to policy DC32 and GC1 within the Local Plan and guidance within The Framework.

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

**26 14/1295C-STEEL FRAMED AGRICULTURAL CATTLE BUILDING TO HOUSE 116 COWS, THE FIELDS FARM, KERMINCHAM, NR HOLMES CHAPEL FOR MR GEORGE RIDDELL, G A RIDDELL & SONS**

Consideration was given to the above 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

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

The meeting commenced at 2.00 pm and concluded at 4.45 pm

Councillor R West (Chairman)