

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 17th June, 2015 at The Capesthorpe Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor G M Walton (Chairman)

Councillors C Andrew, E Brooks, T Fox, S Gardner, A Harewood, L Jeuda,
J Macrae and N Mannion

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr P Hooley (Planning and Enforcement Manager), Mr N Jones (Principal Development Officer), Mr A Ramshall (Senior Conservation Officer), Mr N Turpin (Principal Planning Officer), Mr P Wakefield (Principal Planning Officer) and Ms B Wilders (Principal Planning Officer)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M Beanland, C Browne, S Gardiner, M Hardy, G Hayes and Mrs O Hunter.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

In respect of application 15/0646M, Councillor Mrs T Fox declared that she had pre determined the application by virtue of the fact that she had been the Chairman of Handforth Parish Council Planning Committee when the application was originally discussed. She left the meeting prior to consideration of the application and only returned once a decision had been made.

Councillor J Macrae declared a pecuniary interest in respect of application 14/5471M by virtue of the fact that he was Chairman of Engine of the North who were connected to the applicants. He left the meeting prior to consideration of the application and only returned once a decision had been made.

In addition it was noted that a number of Members on the Committee had received correspondence in respect of some of the applications on the agenda.

3 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 29 April 2015 be approved as a correct record and signed by the Chairman.

4 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

5 INTRODUCTION TO THE WORK OF THE COMMITTEE

RESOLVED

That the Terms of Reference of the Committee be noted.

6 15/0283M-PROPOSED ERECTION OF HOTEL COMPRISING 35 BEDROOMS AND ASSOCIATED FACILITIES INCLUDING 37 CAR PARKING SPACES, LANDSCAPED GARDENS, DRIVEWAY, BOUNDARY ENHANCEMENT MEASURES AND GATED ACCESS, LODE HILL, ALTRINCHAM ROAD, STYAL FOR MR LEE BROWN

Consideration was given to the above application.

(Councillor Mac Fox, representing Styal Parish Council, Elaine Michael, representing Styal Heritage Protection Group, Frank Hewitt, an objector and Susan Jones, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

1. Inappropriate development in the Green Belt and adverse impact on the openness of the Green Belt contrary to Local Plan policy GC1 and the NPPF.

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

7 14/5471M-DEMOLITION OF THE FORMER COUNCIL OFFICE BUILDINGS AND ASSOCIATED CAR PARKING AND ERECTION OF AN ASSISTED LIVING DEVELOPMENT (USE CLASS C2) COMPRISING 57 ASSISTED LIVING APARTMENTS INTEGRATED WITH COMMUNAL WELLBEING AND SUPPORT FACILITIES AND CARE PROVISION TAILORED TO INDIVIDUAL RESIDENT NEEDS, SET IN ATTRACTIVE LANDSCAPING WITH ASSOCIATED CAR

PARKING AND CONSTRUCTION OF ADDITIONAL VEHICULAR ACCESS FROM ALDERLEY ROAD, COUNTY OFFICES, CHAPEL LANE, WILMSLOW FOR PEGASUSLIFE

Consideration was given to the above application.

(Councillor R Menlove, the neighbouring Ward Councillor and Guy Flintoft attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the written and verbal update to the Committee, the application be delegated to the Planning and Enforcement Manager in consultation with the Chairman of the Northern Planning Committee for approval subject to the completion of a Section 111 Agreement securing the following Head of terms:-

- 81,750 for off-site provision of public open space for improvements, additions and enhancement of existing public open space facilities at Gravel Lane, Lindow Common, Carnival Fields, The Carrs and allotments within Wilmslow.
- Commuted sum for introduction of a TRO adjacent to the Bedells Lane exit of the site.
- Commuted sum for the upgrading of the zebra crossing on Bedells Lane.

And subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A02LS - Submission of landscaping scheme
4. A04LS - Landscaping (implementation)
5. A12LS - Landscaping to include details of boundary treatment
6. A16LS - Submission of landscape/woodland management plan
7. A02EX - Submission of samples of building materials
8. Breeding birds survey to be submitted
9. Measures to ensure that Bedells Lane access is exit only, that Alderley Road is not used by non-residents / visitors, and a parking enforcement regime to be submitted
10. Foul and surface water drainage details to be submitted
11. Communal facilities not to be open to non-residents
12. Provision of car parking prior to occupation
13. Submission and compliance with operational plan
14. Development to be carried out in accordance with the submitted arboricultural details
15. Travel Plan to be submitted and implemented

16. Development to be carried out in accordance with the Mitigation and Enhancement Strategy in the submitted Ecological Assessment dated November 2014.
17. Submission of Environmental Management Plan
18. Submission of Remediation Strategy for contaminated land.
19. Details of refuse to be submitted
20. Submission of Construction Method Statement
21. Storage of mobility scooters

(Prior to consideration of the following item Councillor Mrs E Brooks left the meeting and did not return).

8 14/3183M-FULL PLANNING PERMISSION FOR THE PARTIAL REDEVELOPMENT OF SITE COMPRISING - REGULARISATION OF CHANGES TO THE EXTERNAL APPEARANCE OF EXISTING OFFICES CONSTRUCTED UNDER PLANNING PERMISSION 12/1839M, NEW OFFICE EXTENSION AND GLAZED LINK, DEMOLITION OF EXISTING FORMER DWELLING BUILDING TO BE REPLACED WITH NEW OFFICE BUILDING AND STAFF CANTEEN/CUSTOMER HOSPITALITY SUITE, ERECTION OF FREESTANDING POD DISPLAY UNIT, CREATION OF ANCILLARY CAR PARKING AREA AND NEW SITE-WIDE LANDSCAPING AND TREE PLANTING, HORSESHOE FARM, HORSESHOE LANE, ALDERLEY EDGE, WILMSLOW, CHESHIRE FOR SELECT PROPERTY LTD

Consideration was given to the above application.

(Neil Collins, the Architect attended the meeting and spoke in respect of the application. In addition a written statement was summarised by the Planning Officer on behalf of the Ward councillor C Browne).

RESOLVED

That for the reasons set out in the report and in the written update to the 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. A05EX - Details of materials to be submitted
4. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)
6. A01GR - Removal of permitted development rights
7. A14GR - Business hours (excluding Sundays)
8. A12GR - No external storage
9. No additional car parking
10. Foul and surface water drainage details to be submitted.
11. Development to be carried out in accordance with the bat mitigation recommendation made by the submitted Extended Phase 1 Habitat

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of the Northern Planning Committee 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 adjourned for a short break).

9 15/0646M-CHANGE OF USE FROM EXISTING FERMAIN CENTRE (SUI GENERIS) TO A NEW FREE SCHOOL (USE CLASS D1), FERMAIN YOUTH CLUB, BESWICK STREET, MACCLESFIELD FOR EAST CHESHIRE YOUTH ACHIEVEMENT FREE SCHOOL

Consideration was given to the above application.

(Liz Burns, an objector and Nic Brindle representing 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 verbal update to the Committee the application be approved subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accordance with approved plans
3. Hours of use - 7.30am – 10pm, Mon to Fri, 9.30 am to 6pm at weekends)

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

10 15/1581M-DEMOLITION OF REDUNDANT NURSING HOME KNOWN AS "CYPRESS HOUSE" AND ERECTION OF 13NO. 2 BEDROOM HOUSES AND ASSOCIATED HIGHWAY AND LANDSCAPING WORKS,, CYPRESS HOUSE, SOUTH ACRE DRIVE, HANDFORTH, CHESHIRE FOR NICK GORNALL, EQUITY HOUSING GROUP

Consideration was given to the above application.

(Mr Hardy, an objector and Nick Gornall, 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 written and verbal update to the Committee, the application be approved subject to the completion of a Section 106 Agreement securing the following:-

As no play areas/public outdoor space is being provided within the development a commuted sum for off-site provision is required. At £3,000 per 2 bed family home this totals £39,000. The requirement for recreation outdoor space is waived as the proposal is for 100% affordable housing. The sum is required prior to commencement of development. It will be used to make additions/improvements to Arthur Boon play area and the amenity open space on the corner of Dean Drive & Manchester Road. The sum will be spent over a 15 year period.

And subject to the following conditions:-

1. A01AP - Development in accord with approved plans
2. A03FP - Commencement of development (3 years)
3. A02EX - Submission of samples of building materials notwithstanding detail on approved plan, materials to be submitted and agreed prior to commencement (aim to improve materials on Wilmslow Rd frontage)
4. A01HP - Provision of car parking prior to occupation
5. A02HA - Construction of access prior to occupation
6. A01TR - Tree retention
7. A02TR - Tree protection details
8. A03TR - Construction specification/method statement
9. A04TR - Tree pruning / felling specification
10. A06TR - Levels survey providing for tree retention
11. A02LS - Submission of landscaping scheme
12. A04LS - Landscaping (implementation)
13. A06NC - Protection for breeding birds
14. A23MC - Details of ground & finished floor levels to be submitted
15. A07GR - No windows to be inserted on specified elevations
16. A26GR - Obscure glazing requirement (specified windows)
17. A23GR - Details of pile Driving
18. Boundary treatment details to be implemented
19. Details of features for birds
20. Details of dust control
21. Noise mitigation measures to be implemented prior to occupation
22. Electric vehicle charging points to be provided in all homes
23. Contaminated land - Phase II investigation
24. Details of foul drainage
25. Details of surface water drainage
26. Provision for broadband to be provided in all homes

27. Noise control
28. Details of refuse to be submitted
29. Affordable housing to ensure development remains affordable
30. Submission of Construction Method Statement

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

Should this application be the subject of an appeal, authority be delegated to the Planning and Enforcement Manager in consultation with the Chairman of Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

11 15/1128C-PROPOSED TWO STOREY REAR EXTENSION, 25, CHAPEL LANE, RODE HEATH, STOKE-ON-TRENT, CHESHIRE FOR GARY & MORAG STANLEY

Consideration was given to the above application.

(Councillor Mrs Rhoda Bailey, the Ward Councillor and Mrs Lightfoot, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the verbal update to the 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 - Materials as application
4. Obscure glazing to both en-suite bathrooms
5. Hours of construction restriction

In addition it was requested that an informative be included on the decision notice to draw the applicant's attention drawn to the requirements of the Party Wall Act.

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

(Prior to consideration of the following application Councillor N Mannion left the meeting and did not return).

12 15/0334M-LISTED BUILDING CONSENT FOR ALTERATIONS, REFURBISHMENT, REPAIR WORK AND EXTENSION TO BUTTER MARKET AND FORMER BOROUGH POLICE STATION PARTS OF THE TOWN HALL, TOWN HALL, MARKET PLACE, MACCLESFIELD FOR MR TOM FLETCHER, CHESHIRE EAST COUNCIL

Consideration was given to the above application.

(A statement was summarised on behalf of Councillor Mrs J Jackson by the Planning Officer).

RESOLVED

That for the reasons set out in the report and in the verbal update to the Committee, the application be referred to the National Planning Casework Unit for approval subject to the following conditions:-

1. A07LB - Standard Time Limit
2. A04EX - Materials to match existing
3. A09EX - Rainwater goods
4. A21EX - Roof lights set flush
5. A04LB - Additional fixtures requiring approval
6. A05LB - Protection of features
7. Details of handrails and fenestration details to be submitted and approved.
8. Any further details of items to be refurbished (windows, doors and stonework) to be submitted.

It was also noted that an informative be included on the decision notice in respect of in respect of improvement of access.

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

13 15/0335M-ALTERATIONS, REFURBISHMENT, REPAIR WORK AND EXTENSION TO BUTTER MARKET AND FORMER BOROUGH POLICE STATION PARTS OF THE TOWN HALL, TOWN HALL, MARKET PLACE, MACCLESFIELD FOR MR TOM FLETCHER, CHESHIRE EAST COUNCIL

Consideration was given to the above application.

(A statement was summarised on behalf of Councillor Mrs J Jackson by the Planning Officer).

RESOLVED

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

1. A03FP - Commencement of development (3 years)
2. A04EX - Materials to match existing
3. A09EX - Rainwater goods
4. A21EX - Roof lights set flush
5. A scheme of odour control should be submitted with the application detailing the filtration and extraction system to control the discharge of odours and fumes arising from food handling; preparation and cooking.
6. Any further details of items to be refurbished (windows, doors and stonework) to be submitted

It was also noted that an informative be included on the decision notice in respect of in respect of improvement of access.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of the Northern Planning Committee, 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 10.00 am and concluded at 1.55 pm

Councillor G M Walton (Chairman)