

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 7th October, 2015 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor G M Walton (Chairman)
Councillor C Browne (Vice-Chairman)

Councillors C Andrew, E Brooks, B Burkhill (Substitute), S Edgar (Substitute),
M Hardy, A Harewood, G Hayes, L Jeuda, N Mannion and L Smetham
(Substitute)

OFFICERS

Emma Fairhurst (Design and Conservation Officer)
Peter Hooley (Planning and Enforcement Manager)
Neil Jones (Principal Development Officer – Highways)
Justin Price-Jones (Planning Solicitor)
John Williamson (Senior Planning Officer)
Gaynor Hawthornthwaite (Democratic Services Officer)

45 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors T Fox, S Gardiner,
S Gardner, O Hunter and J Macrae.

46 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

With regard to application number 15/3488M, Councillor E Brooks
declared that one of the public speakers on this item is known to her.

In respect of application numbers 15/3133M and 15/3134M, Councillor C
Browne declared that he had discussed these with the Parish Council and
had called-in the applications, which were in his Ward. As he considered
that he had pre-determined the applications, he would, therefore, speak as
the Ward member and then withdraw from the meeting and take no part in
the discussions or voting on these items.

With regard to application number 15/3488M Councillor C Browne
declared that one of the public speakers on this item is known to him.

In respect of application number 15/2274M, Councillor L Smetham
declared that she considered that she had pre-determined the application

and would, therefore, speak as the Ward member and then withdraw from the meeting and take no part in the discussion or voting on this item.

47 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 9th September 2015 be approved as a correct record and signed by the Chairman.

48 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

49 15/3133M - CHORLEY OLD HALL, CHORLEY HALL CLOSE, ALDERLEY EDGE, WILMSLOW, CHESHIRE SK9 7TG: PART SINGLE STOREY AND PART TWO STOREY EXTENSION; EXTERNAL AND INTERNAL ALTERATIONS; NEW LANDSCAPING FOR MR AND MRS J JOHNSON

The Committee considered a report and the verbal additional comments received from Historic England.

(Councillor C Browne (Ward Member), Mr R Gascoigne (agent) and Mr D Walker (on behalf of the Applicant) attended the meeting and spoke in respect of the application).

As stated in his declaration, Councillor C Browne left the meeting and then returned after applications 15/3133M and 15/3134M had been considered.

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. A02LB – Methodstatement
4. A02TR – Tree protection
5. Works in accordance with Scheduled Monument Consent
6. Materials as submitted – to include full specification of materials

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 Chair) of 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.

50 15/3134M - CHORLEY OLD HALL, CHORLEY HALL CLOSE, ALDERLEY EDGE, WILMSLOW, CHESHIRE SK9 7TG: LISTED BUILDING CONSENT FOR PART SINGLE STOREY AND PART TWO STOREY EXTENSION; EXTERNAL AND INTERNAL ALTERATIONS; NEW LANDSCAPING FOR MR AND MRS J JOHNSON

The Committee considered a report and additional comments received from Historic England.

(Mr D Walker (on behalf of 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 following conditions:

1. A02LB – Method Statement
2. A07LB – Standard Time Limit
3. A01AP – Development in accord with approved plans
4. Materials as submitted – to include full specification of materials

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 Chair) of 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.

51 15/2274M - LAND OFF SCHOOL LANE, MARTON: OUTLINE APPLICATION FOR UP TO 27 NO. DWELLINGS WITH DETAILS OF ACCESS. ALL OTHER DETAILS RESERVED FOR HOLLINS STRATEGIC LAND LLP

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

(Councillor L Smetham (Ward Member), Councillor L Nixon (on behalf of Marton Parish Council) and Mr M Symons (agent) attended the meeting and spoke in respect of the application).

As stated in her declaration, Councillor L Smetham left the meeting and then returned after application 15/2274M had been considered.

RESOLVED

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

The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policy GC5 (Countryside beyond the Green Belt) of the Macclesfield Borough Local Plan and Policy PG5 of the emerging Cheshire East Local Plan Strategy– Submission Version and the principles of the National Planning Policy Framework which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use. As such it creates harm to interests of acknowledged importance. The development is locational unsustainable due to the lack of public transport links, facilities and infrastructure contrary to policy DC16 of the Macclesfield Borough Local Plan and policies SD1, SD2 and PG2 of the emerging Cheshire East Local Plan Strategy– Submission Version and guidance in the National Planning Policy Framework.

(The meeting adjourned for a short break)

52 15/3488M - ROYAL LONDON HOUSE, ALDERLEY ROAD, WILMSLOW, CHESHIRE SK9 1PF: FORMATION AND LAYING OUT OF PERMANENT CAR PARK FOR MR N KILSHAW, ROYAL LONDON GROUP

(Mr S Kinsey (objector) and Mr R Moffat (Agent) attended the meeting and spoke in respect of the application).

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. A13GR - Lighting hours – no lighting outside hours of 6.00 am to 7.00 pm
4. A04LS - Landscaping (implementation)
5. Flood
6. Hours
7. Air

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning and Regulation, in consultation with the Chair (or in his absence the Vice Chair) of 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 Place Shaping Manager in consultation with the Chairman of the 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.

(Following consideration of this application, Councillor Hardy left the meeting and did not return)

(The meeting was adjourned from 1.35 pm until 2.15 pm for lunch)

53 15/1612C - FIR TREE FARM, SWETTENHAM HEATH LANE, SWETTENHAM CW12 2LW: PROVISION OF EQUESTRIAN FACILITIES, INCLUDING 24 STABLES, INDOOR AND OUTDOOR RIDING ARENAS, HORSE WALKER AND 5NO. PADDOCKS FOR MR & MRS STEVE & JEAN DAVENPORT

(Mr R Davenport (supporter) and Ms J Davenport (Applicant) attended the meeting and spoke in respect of the application).

The Committee considered a report and written update 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. Access and parking to be provided prior to first use
2. Standard 3 year time limit
3. Development in accordance with submitted plans
4. Development to be carried out in accordance with submitted landscaping scheme except non-native planting to be replaced with native planting
5. Implementation of landscaping
6. Survey for breeding birds and protection during breeding season
7. Details of piling to be submitted and approved
8. Details of floor floating to be submitted and approved
9. Materials to be submitted and approved
10. Boundary treatment details to be submitted and approved
11. Details of external lighting strategy to be submitted and agreed

12. Development to be carried out in accordance with submitted Phase One Habitat Survey
13. Electromagnetic screening measures to be incorporated into materials of building
14. Site not to be used as a livery or for any equestrian events, competitions, shows.
15. Details of CCTV and office area, for managing the facility within building, to be submitted.

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Should this application be the subject of an appeal, authority be delegated to the Planning and Place Shaping Manager in consultation with the Chairman of the Southern 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.

54 14/5316M - FORMER DEPOT AT JUNCTION OF GREEN STREET AND CUCKSTOOLPIT HILL, MACCLESFIELD, CHESHIRE: CONSTRUCTION OF 8 X 1NO BEDROOM APARTMENTS AND 7 X 2NO BEDROOM HOUSES ON THE SITE OF FORMER COUNCIL-OWNED DEPOT. (REVISED SCHEME) FOR MS JO FALLON

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. A01LS - Landscaping - submission of details
2. A02LS - Submission of landscaping scheme
3. A03AP - Development in accord with revised plans (unnumbered)
4. A03FP - Commencement of development (3 years)
5. A04LS - Landscaping (implementation)
6. A05EX - Details of materials to be submitted
7. A07GR - No windows to be inserted
8. A12LS - Landscaping to include details of boundary treatment
9. A25GR - Obscure glazing requirement
10. A30HA - Protection of highway from mud and debris

11. A32HA - Submission of construction method statement
12. Piling
13. Parking
14. Dust Control
15. Hours of Construction
16. Development in accordance with noise impact assessment
17. Contaminated Land
18. Drainage
19. No Gates
20. Levels
21. Affordable Housing
22. Informative
23. Visibility Splay
24. Bin Storage
25. Provision of cycle parking and storage

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 Chair) of 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.

55 15/2819M - FORMER MASSIE DYEWORCS, LONEY STREET, MACCLESFIELD, CHESHIRE SK11 8ER: OUTLINE APPLICATION FOR DEMOLITION OF THE EXISTING BUILDINGS AND THE ERECTION OF 5 TOWN HOUSES AND 6 APARTMENTS (RESUBMISSION OF APPLICATION NUMBER 12/1394M APPROVED ON 19 JULY 2012) FOR MR I MASSIE

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

RESOLVED

That for the reasons set out in the report and the written update, the application be APPROVED subject to the completion of a Section 106 legal agreement to include the following total commuted sum of:

- £29, 000 to be paid to the Council to make additions, improvements and enhancements at South Park (including allotments), Macclesfield.

Broken down this equates to:-

£24,000 in lieu of Public Open Space requirement based on family dwellings and 6 apartments, and

£5,000 in lieu Open Space based upon 5 family dwellings (1 bed apartments exempt)

And the following conditions:

1. A060P - Commencement of development
2. A01OP - Submission of reserved matters
3. A02CA - Demolition as precursor of redevelopment
4. A02EX - Submission of samples of building materials
5. A03OP - Time limit for submission of reserved matters
6. A04HP - Provision of cycle parking and storage
7. A05HA - Pedestrian visibility at access (dimensions)
8. A01HP - Provision of car parking
9. A07HA - No gates - new access
10. A07HP - Drainage and surfacing of hardstanding areas
11. A08OP - Ground levels to be submitted with reserved matters application
12. A10HP - Driveway surfacing - single access drive
13. A12LS - Landscaping to include details of boundary treatment
14. A12OP - Full details approved as part of outline consent
15. A17MC - Decontamination of land/ Environment Agency
16. A19MC - Refuse storage facilities to be approved
17. A26HA - Prevention of surface water flowing onto highways
18. A29HA - Door and window openings - highways / footways
19. A30HA - Protection of highway from mud and debris
20. A32HA - Submission of construction method statement
21. Turning facility
22. floor floating
23. Sound Insulation to be added
24. Hours of Construction
25. Pile Driving
26. Archeology
27. Re instatement of kerb along Peter Street
28. External Appearance

29. Surface water drainage

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning and Regulation, in consultation with the Chair (or in his absence the Vice Chair) of 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.

56 **15/3472M - 180A WILMSLOW ROAD, HANDFORTH SK9 3LF: CONVERSION TO CREATE 12 NO. APARTMENTS, THE ERECTION OF A TWO STOREY REAR EXTENSION, REPAIRS AND REBUILDING PART OF THE CHAPEL, CHANGE OF USE OF PART OF ADJACENT DOMESTIC GARDEN TO CAR PARK, REPLACEMENT WINDOWS AND DOORS ALONG WITH THE REMOVAL OF LISTED TREES FOLLOWING THE WITHDRAWAL OF PREVIOUS PLANNING APPLICATION 15/1865M FOR MR A HARRISON**

(Mr A Harrison (applicant) attended the meeting and spoke in respect of the application).

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

RESOLVED

That for the reasons set out in the report and the written update, the application be APPROVED subject to the completion of a Section 106 legal agreement to include the following total commuted sum of:

- £10,000 for off-site provision of Public Open Space
- £1,500 for Recreation Outdoor Sport

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. A01LS - Landscaping - Details to be submitted
5. A04LS - Landscaping - Approved details to be implemented
6. A06NC - Protection of breeding birds
7. A10EX - Rainwater goods - material and colour to be specified
8. A12EX - Fenestration to be set behind reveals as specified
9. A18EX - Specification of window design / style - fabricated in timber & painted or opaque stained
10. A21EX - Roof lights set flush

11. A22EX - The windows shall be installed in accordance with the details submitted (1386/D/001 Rev A)
12. A23EX - Roof ridges - to be finished as specified
13. A08HA - Gates to be set back from footway/carriageway
14. Car parking spaces and bicycle parking to be provided prior to first occupation
15. Works to be carried out in total accordance with the submitted acoustic report
16. Scheme to be submitted for electric vehicle charging points.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Planning & Enforcement Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

57 15/3473M - 180A WILMSLOW ROAD, HANDFORTH SK9 3LF: LISTED BUILDING CONSENT FOR CONVERSION TO CREATE 12 NO. APARTMENTS, THE ERECTION OF A TWO STOREY REAR EXTENSION, REPAIRS AND REBUILDING PART OF THE CHAPEL, CHANGE OF USE OF PART OF ADJACENT DOMESTIC GARDEN TO CAR PARK, REPLACEMENT WINDOWS AND DOORS ALONG WITH THE REMOVAL OF LISTED TREES FOLLOWING THE WITHDRAWAL OF PREVIOUS PLANNING APPLICATION 15/1865M FOR MR A HARRISON

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

RESOLVED

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

1. A07LB - Standard Time Limit
2. A03FP - Commencement of development (3 years)
3. A02EX - Submission of samples of building materials
4. A10EX - Rainwater goods - material and colour to be specified
5. A12EX - Fenestration to be set behind reveals as specified
6. A18EX - Specification of window design / style - fabricated in timber & painted or opaque stained

7. A21EX - Roof lights set flush
8. A22EX - The windows shall be installed in accordance with the details submitted (1386/D/001 Rev A)
9. A23EX - Roof ridges - to be finished as specified
10. Works to be carried out in total accordance with the submitted acoustic report

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Planning & Enforcement Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

**58 15/2056M - 2 UNION STREET, MACCLESFIELD SK11 6QG:
CONVERSION OF FIRST FLOOR OFFICE SPACE TO RESIDENTIAL.
CONSTRUCTION OF ADDITIONAL TWO FLOORS OF RESIDENTIAL
ACCOMMODATION FOR MR CHRISTIAN LYNN**

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

The meeting commenced at 10.00 am and concluded at 3.15 pm

Councillor G M Walton (Chairman)