

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 2nd December, 2015 at The Capesthorne Room - Town  
Hall, Macclesfield SK10 1EA

### **PRESENT**

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

Councillors C Andrew, M Beanland, E Brooks, T Fox, S Gardiner, S Gardner,  
A Harewood, G Hayes, O Hunter, L Jeuda, J Macrae, N Mannion and  
M Sewart (Substitute)

### **OFFICERS**

Nicky Folan (Planning Solicitor)  
Peter Hooley (Planning and Enforcement Manager)  
Neil Jones (Principal Development Officer – Highways)  
Nick Turpin (Principal Planning Officer)  
Gaynor Hawthornthwaite (Democratic Services Officer)

### **72 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor M Hardy.

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

In respect of application number 15/3634C Councillor G Hayes declared that he had discussed the previous two applications with the Town Council and had spoken to the applicant. As he considered that he had pre-determined the application, he would, therefore, withdraw from the meeting and take no part in the discussions or voting on this item.

The following declarations were made in the interests of openness:

In respect of application numbers 15/4406M and 15/1278M Councillor S Gardiner declared that the agents for these applications were his former employer.

With regard to application number 15/1278M Councillor C Browne declared that one of the public speakers on this item is known to him.

In respect of application number 15/4406M Councillor M Sewart declared that he knew the applicant.

With regard to application number 15/4629M Councillor M Sewart declared that he was a member of Poynton Town Council who had been a

consultee on the application and that he had not made any comments on the application or taken part in any discussions.

With regard to application number 15/1278M Councillor E Brooks declared that one of the public speakers on this item is known to her.

With regard to application number 15/1278M Councillor T Fox declared that one of the public speakers on this item is known to her.

With regard to application number 15/4629M Councillor M Beanland declared that he was a member of Poynton Town Council who had been a consultee on the application and that he had not made any comments on the application or taken part in any discussions.

#### **74 MINUTES OF THE MEETING**

That the minutes of the meeting held on 4<sup>th</sup> November 2015 be approved as a correct record and signed by the Chairman.

#### **75 PUBLIC SPEAKING**

That the public speaking procedure be noted.

#### **76 15/4406M - ADLINGTON GOLF CENTRE, LONDON ROAD, ADLINGTON, CHESHIRE SK10 4NG: CHANGE OF USE OF LAND TO A NINE-HOLE GRADUATE GOLF COURSE WITH ASSOCIATED WORKS AND RE-ORIENTATION OF DRIVING RANGE FOR ADLINGTON GOLF CENTRE**

The Committee considered a report regarding the above application.

(Mr R Gascoigne (Agent) 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. A01LS - Landscaping - submission of details
2. A03FP - Commencement of development (3 years)
3. A01AP - Development in accord with approved plans
4. A04LS - Landscaping (implementation), including hedgerow
5. A22GR - Protection from noise during construction (hours of construction)
6. A32HA - Submission of construction method statement

7. The proposed development to proceed in strict accordance with the Great Crested Newt Reasonable Avoidance Measures.
8. Submission of a more detailed badger mitigation method statement prior to the commencement of the proposed development.
9. Breeding bird survey to be submitted
10. Development to be carried out in accordance with submitted mitigation strategy
11. Long term management plan
12. Archaeology
13. PROW

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

**77 15/2887C - SANDBACH SCHOOL, CREWE ROAD, SANDBACH, CHESHIRE CW11 3NS: INTRODUCTION OF APPROXIMATELY 1000LM OF FENCING IN TARGETED AREAS ACROSS THE SITE AND 10NO. SECURITY GATES FOR DEBORAH TORJUSSEN, SANDBACH SCHOOL**

The Committee considered a report regarding the above application.

(Councillor B Moran (Ward Member) and Councillor G Merry (Supporter) 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. Time limit
2. Plans
3. Access
4. Gates
5. Details
6. Piers
7. Trees
8. Landscape

9. Minimum 1.5 metres maintenance strip between fence and boundary with properties on Middlewich Road

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.

**78 15/3506M - MERE COURT HOTEL AND CONFERENCE CENTRE, WARRINGTON ROAD, MERE WA16 0RW: APPLICATION FOR FULL PLANNING PERMISSION FOR ADDITIONAL PROPOSED 24 NO BEDROOM PURPOSE BUILT ANCILLARY ACCOMMODATION AND INTERNAL REMODELLING OF EXISTING COACH-HOUSE. RESUBMISSION OF APPLICATION 14/3121M FOR AILANTUS HOTELS**

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

**RESOLVED**

That for the reasons set out in the report the application be REFUSED for the following reasons:

1. Setting of Listed Building
2. Inappropriate development in the Green Belt
3. Design

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 and 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.

**79 15/3507M - MERE COURT HOTEL AND CONFERENCE CENTRE, WARRINGTON ROAD, MERE WA16 0RW: LISTED BUILDING CONSENT FOR ADDITIONAL PROPOSED 24 NO BEDROOM PURPOSE BUILT ANCILLARY ACCOMMODATION AND INTERNAL REMODELING OF EXISTING COACH-HOUSE. RESUBMISSION OF APPLICATION 14/3170M FOR AILANTUS HOTELS**

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

## **RESOLVED**

That for the reasons set out in the report the application be REFUSED for the following reason:

- Adverse impact on the curtilage Listed Building

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 and 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.

*Following consideration of this application there was a 5 minute break.*

### **80 15/1278M - 5 HAREFIELD DRIVE, WILMSLOW, CHESHIRE SK9 1NJ: DEMOLITION OF EXISTING BUNGALOW AND THE CONSTRUCTION OF TWO TWO-STOREY DETACHED DWELLINGS WITH ACCESSES FOR HERRING PROPERTIES LTD**

(The Planning and Enforcement Manager read out a representation from Councillor R Menlove (Ward Councillor), who had registered his intention to address the Committee, but was unable to attend the meeting).

(Mr S Kinsey (Objector) and Mr R Gascoigne (Agent) attended the meeting and spoke in respect of the application)

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

## **RESOLVED**

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

The proposed development, by virtue of the scale, massing and depth of the proposed dwellings in relation to the proposed plot widths will result in an overly cramped and intrusive form of development in the street scene, out of character with the surrounding urban form. The proposal is therefore contrary to policies BE1 and DC1 of the Macclesfield Borough Local Plan and guidance in the NPPF.

81 **15/4629M - BROOKFIELD HYDRO MOTORS LIMITED, 10 LONDON ROAD SOUTH, POYNTON SK12 1NJ: APPLICATION FOR THE VARIATION OF CONDITIONS 2 (APPROVED PLANS) AND 10 (WINDOW TINTING) ON PLANNING PERMISSION REFERENCE 14/5368M FOR ALDI STORES LIMITED**

(Mr D Brown (Agent) attended the meeting and spoke in respect of the application)

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

**RESOLVED**

That for the reasons set out in the report the application be APPROVED subject to informatives, deed of variation to tie the planning permission to the S106 agreement and the following conditions:

1. A01AP - Development to be completed in accordance with approved plans
2. A02EX - Building materials for external surfaces to be as previously approved
3. A01TR - Trees shown as being retained are to be retained
4. A02TR - Trees shall be protected in accordance with approved tree protection measures
5. A02LS - Prior to occupation, landscaping and boundary treatment details, including additional screening along the western boundary, to be submitted/approved
6. A04LS - Landscaping (implementation)
7. A22GR - Protection from noise during demolition and/or construction
8. A23GR - Protection during pile driving (if required) - details to be submitted
9. A02HA - Construction of access to be completed before occupation
10. A30HA - Protection of highway from mud and debris during development
11. A08MC - External lighting to be implemented as approved
12. A10LS - Public realm/public art to be installed in accordance with details submitted
13. A13GR - Business operation hours
14. A01HP - Car and cycle parking to be provided before occupation
15. A20GR - Hours of deliveries
16. A17MC - Decontamination of land shall be completed in accordance with the approved details

17. A19MC - Refuse storage facilities to be installed and retained in accordance with details submitted
18. A24HA - Provision and retention of service area facilities
19. A04NC - Drainage to be completed in accordance with approved details
20. A02NC - Implementation of recommendations in ecological report
21. A23MC - Ground and floor levels to be completed in accordance with plans submitted/approved
22. A06NC - Protection for breeding birds
23. A01MC - Noise mitigation to be in accordance with noise impact assessment
24. A03MC - Details of cooking odour extraction equipment to be submitted if required for users of Unit 'B'
25. A12HA - Closure of old access points to be in accordance with details approved
26. Dust to be controlled in accordance with approved details
27. Bird boxes to be provided as approved
28. The renewable energy measures shall be fully implemented as approved
29. Ghost island to be constructed as approved
30. Floor floating details to be submitted if undertaken
31. Environmental management to be in accordance with approved details
32. Existing hedge to be retained
33. Bat features incorporated into the scheme as approved
34. Junction to be completed in accordance with approved timetable
35. Consult landowner re any works to protected trees
36. NPPF - working with applicants to secure suitable development

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 and 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.

**82 15/3634C - 4 LOWER HEATH, CONGLETON, CHESHIRE CW12 1NJ:  
PROPOSED CHANGE OF USE FROM RETAIL (A1) TO HOT FOOD  
TAKEAWAY (A5) - GROUND FLOOR ONLY FOR MR I FROST & MR G  
BARNETT**

*Prior to consideration of this application, as stated in his declaration, Councillor G Hayes left the meeting and returned following consideration of the application.*

(Mrs A Martin (Supporter) and Mr P Bentley (Agent) attended the meeting and spoke in respect of the application)

The Committee considered a report regarding the above application.

**RESOLVED**

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

1. Hours – 11.00 am to 11.00 pm Monday to Saturday and 4 pm to 11 pm on Sunday
2. Time Limit
3. Plans
4. Noise – fans and plant compressors
5. Odour control – kitchen extractor fans

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 and 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.

*(Note: Councillor S Gardiner asked that his vote against this application be recorded in the minutes)*

**83 TREE PRESERVATION ORDER 2015 (MARTON - SCHOOL LANE)**

*It was noted that a number of Members of the Committee had received correspondence in respect of a Tree Preservation Order (TPO) – Marton, School Lane.*

The Committee considered a report regarding the background and issues surrounding the making of a Tree Preservation Order (TPO) on 30<sup>th</sup> June 2015 on land located to the east of School Lane Marton and the objections and representation made to the TPO.



**RESOLVED**

That the Cheshire East Borough Council (Marton – School Lane) Tree Preservation Order 2015 be CONFIRMED with modification (removal of T1 from the Order).

The meeting commenced at 10.00 am and concluded at 1.20 pm

Councillor G M Walton (Chairman)