

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 10th February, 2016 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, T Fox, S Gardiner, M Hardy, A Harewood,  
G Hayes, O Hunter, L Jeuda and N Mannion

### **OFFICERS**

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

### **92 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors S Gardner and  
J Macrae.

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

In the interest of openness Councillor G Hayes declared that in respect of  
application number 15/3472M, he knew the agent and with regard to  
application number 15/2412M he knew the applicant.

Councillor T Fox declared that as she considered that she had pre-  
determined application number 15/3472M she would, therefore, withdraw  
from the meeting and take no part in the discussions or voting on this  
application.

Councillor A Kolker declared a non-pecuniary personal interest on  
application number 15/4791C on the grounds that a relative lives in a  
nearby property.

### **94 MINUTES OF THE MEETING**

That the minutes of the meeting held on 13<sup>th</sup> January 2016 be approved as  
a correct record and signed by the Chairman.

### **95 PUBLIC SPEAKING**

That the public speaking procedure be noted.

- 96 **15/2412M - THE WHARF, BUXTON ROAD, MACCLESFIELD SK10 1LZ: DEMOLITION OF MOT TESTING CENTRE AND GARAGE AND RE-DEVELOPMENT FOR USE CLASS C2 RESIDENTIAL ACCOMMODATION WITH CARE COMPRISING 64 APARTMENTS FOR PERSONS AGED 60 AND OVER WITH COMMUNAL FACILITIES, PARKING AND ASSOCIATED PRIVATE AMENITY SPACE FOR MRS PENNY SMITH, GLADMAN CARE HOMES LTD**

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

(Councillor M Warren (Ward Member) and Mr T Bell (Objector) attended the meeting and spoke in respect of the application)

### **RESOLVED**

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

The proposed development by virtue of its size and design, in particular its height and massing, will have an unacceptable impact on the Macclesfield Canal Conservation Area of which the site forms a part, and the adjoining Buxton Road Conservation Area. The proposed building would over-dominate the surrounding site and built form and would not make a positive contribution to the local character and distinctiveness of the area. The development would therefore not accord with Macclesfield Borough Local Plan policies BE1, BE2, BE3, BE6, the National Planning Policy Framework or the Macclesfield Canal Conservation Area Appraisal.

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 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.

- 97 **15/4791C - BIG STONE COTTAGES, MIDDLEWICH ROAD, CRANAGE, CW4 8HG: DEMOLITION OF EXISTING RESIDENTIAL BUILDING AND ANCILLARY BUILDINGS, REMOVAL OF TREES, REPLACEMENT OF EXISTING HOUSE, AND DEVELOPMENT OF THREE NEW HOUSES, HIGHWAYS ACCESS , LANDSCAPING AND INFRASTRUCTURE FOR MR MIKE COHEN**

The Committee considered a report regarding the above application.

(Councillor A Kolker (Ward Member) and Mr P Yates (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 a Section 106 Agreement to secure £68,640 towards off-site affordable housing provision

And the following conditions:

1. Time (3 years)
2. Plans
3. Prior approval of facing and roofing materials
4. Prior approval of a piling method statement
5. Prior approval of a dust mitigation scheme
6. Approval of a contamination report prior to occupation
7. Foul and surface water shall be drained on separate systems
8. Prior approval of a surface water drainage scheme
9. Landscaping – Details
10. Landscaping – Implementation
11. Boundary treatment
12. Bat mitigation - Implementation
13. Electromagnetic screening measures
14. Construction Management Plan
15. Removal of Permitted Development Rights on Plot 3 – Class A and B (rear elevation) and Class E

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 Manager (Regulation) in consultation with the Chairman (or in his absence the Vice Chairman) of the Northern Planning Committee and Ward Member, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

**98 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, REPLACEMENT WINDOWS AND DOORS, ASSOCIATED CAR PARKING ALONG WITH THE REMOVAL OF LISTED TREES FOLLOWING THE WITHDRAWAL OF PREVIOUS PLANNING APPLICATION 15/1865M FOR MR A HARRISON**

*Prior to consideration of this application, as stated in her declaration, Councillor T Fox left the meeting and did not return*

The Committee considered a report regarding the above application.

(Mr J Ashall (The Applicant's 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 a Section 106 Agreement to secure:

- £10,000 for off-site provision of Public Open Space
- £1,500 for Recreation Outdoor Sport
- £6000 for Road Traffic Order on Spath Lane

And the following conditions:

1. Development in accord with approved plans
2. Building materials as detailed
3. Landscaping/tree replacement - details to be submitted
4. Landscaping/tree replacement - approved details to be implemented
5. Protection of breeding birds
6. Rainwater goods - material and colour as specified
7. Specification of window design / style - fabricated in timber & painted or opaque stained
8. Roof lights set flush
9. The windows shall be installed in accordance with the details submitted (1386/D/001 Rev A)
10. Roof ridges - to be finished as specified
11. Gates to be set back from footway/carriageway
12. Car parking spaces and bicycle parking to be provided prior to first occupation
13. Works to be carried out in total accordance with the submitted acoustic report
14. Provision of electric vehicle charging points
15. Roof materials
16. Parking spaces
17. Individual parking space allocated to each apartment

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.

The meeting commenced at 10.05 am and concluded at 11.40 am

Councillor G M Walton (Chairman)