

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 6th April, 2016 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, S Edgar (Substitute), T Fox, S Gardiner,  
S Gardner, A Harewood, O Hunter, L Jeuda and N Mannion

### **OFFICERS**

Nicky Folan (Planning Solicitor)  
Peter Hooley (Planning and Enforcement Manager)  
Paul Hurdus (Highways Development Manager)  
Robert Law (Senior Planning Officer)  
Gaynor Hawthornthwaite (Democratic Services Officer)

### **99 APOLOGIES FOR ABSENCE**

Apologies were received from Councillors E Brooks, M Hardy, G Hayes  
and J Macrae.

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

In the interests of openness in respect of application number 15/4137M,  
Councillor S Gardiner declared that the agent is known to him as a former  
employer.

Councillor A Harewood declared that she had pre-determined application  
15/5536M and would speak as the Neighbouring Ward Member and then  
leave the room and take no part in the discussions or voting on this  
application.

Mr P Hooley, Planning and Enforcement Manager, confirmed that he has  
had no involvement in application 15/5536M and declared a personal  
interest on the grounds that his father is a resident at Belong Care Home  
and would, therefore, leave the room prior to consideration of the  
application.

It was noted that Members of the Committee had received  
correspondence relating to application numbers 15/5620M and 15/5536M.

101        **MINUTES OF THE MEETING**

That the minutes of the meeting held on 10<sup>th</sup> February 2016 be approved as a correct record and signed by the Chairman.

102        **PUBLIC SPEAKING**

That the public speaking procedure be noted.

103        **15/5536M - LAND ADJACENT TO BELONG CARE HOME, 103 KENNEDY AVENUE, MACCLESFIELD SK10 3DE: TO PROVIDE A NEW 30 SPACE SURFACE CAR PARK FOR MR NIGEL FRANKLIN, BELONG CONSTRUCTION LTD**

*Prior to consideration of this application, as stated in his declaration, Mr P Hooley left the meeting and returned following consideration of the application.*

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

(Councillor M Hardy (Ward Member), Councillor A Harewood (Neighbouring Ward Member), Councillor G Jones (on behalf of Macclesfield Town Council), Mr G Naylor, Mr J Evans and Ms L Wallace (Supporters) attended the meeting and spoke in respect of the application)

*As stated in her declaration, Councillor A Harewood spoke as the Ward Member and then left the meeting and returned following consideration of the application.*

**RESOLVED**

That the application be DEFERRED for further information on the following:

- The number of bed spaces within the existing care home and number of care home residents
- The number of existing parking spaces within the care home and whether there are any restricted (i.e. for disabled / staff use only)
- Whether any of the additional activities within the care home (i.e. café etc.) attract or are open to various members of the public - not just residents of the care home and if so do they have the benefit of Planning Permission
- Confirmation and clarification on the proposed levels of the site
- Whether access to the existing parking is public or private.
- The parking justification for 30 spaces and the situation with any replacement car park for deliveries.

104      **15/4137M - THE GRANGE, SOUTH PARK DRIVE, POYNTON, CHESHIRE SK12 1BS: DEMOLITION OF DETACHED DWELLING HOUSE AND ASSOCIATED BUILDINGS, AND ERECTION OF EIGHT FAMILY DWELLING HOUSES AND ASSOCIATED WORKS. AMENDMENTS TO PREVIOUS APPLICATION REFERENCE 13/1165M FOR HILLCREST HOMES LTD**

The Committee considered a report, written and verbal updates regarding the above application.

(Councillor J Saunders (Ward Member), Ms J Jackson (Objector) and Ms C Payne (Agent) attended the meeting and spoke in respect of the application)

The Planning and Enforcement Manager read out a representation received from an immediate neighbour (Objector).

**RESOLVED**

That authority be DELEGATED to Planning and Enforcement Manager in consultation with the Chairman and Vice-Chairman of Northern Planning Committee to APPROVE the application for the reasons set out in the report, subject to completion of a Section 106 legal agreement to secure:

Heads of Terms:

- The payment of £200,000 in lieu of on site provision of affordable housing
- £28,000 for off-site provision of Public Open Space and Recreation Space for improvements, additions and enhancement of existing Public Open Space facilities at open space facilities at Poynton Pool/Park and Princes Incline.
- Management company to be set up for management of woodland and lake

And the following conditions:

1. Standard
2. Approved plans
3. Materials to be submitted
4. Landscaping plan
5. Landscaping (implementation)
6. Boundary treatment
7. Tree Prtections
8. All arboricultural works shall be carried out in accordance with Christians Environmental Site Report and Appraisal Plans ref

11\_2015\_TGP\_BS Rev B received by the Local Authority on the 25<sup>th</sup> November 2015

9. Surface water drainage
10. Foul water drainage
11. Ecological mitigation as proposed
12. Breeding birds
13. Bat and bird boxes
14. Invasive species method statement
15. Noise
16. Hours of construction
17. Pile driving
18. Dust control
19. Contaminated land
20. Electric charging points
21. Construction Management Plan to include the design of the foundations for the houses over the lake
22. Removal of PD rights (Class A-E) (plots 4, 5 and 6)

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

105      **14/4339M - THE QUEENS ARMS, LEEK ROAD, BOSLEY SK11  
0NX: CONSTRUCTION OF 5 NO. HOUSING UNITS FOR SOCIAL  
HOUSING (RE-SUBMISSION 14/1355M) FOR NEIL FINDLAY, PUNCH  
TAVERNS PLC**

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

(Mr K Smith (Objector) and Mr G Hitchen (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 and written update the application be APPROVED subject to completion of a Section 106 legal agreement to secure:

Heads of Terms:

Secure 100% affordable units

- requires them to transfer any rented affordable units to a Registered Provider
- provide details of when the affordable housing is required
- includes provisions that require the affordable homes to be let or sold to people who are in housing need and have a local connection. The local connection criteria used in the agreement should match the Councils allocations policy.

- includes the requirement for an affordable housing scheme to be submitted prior to commencement of the development that includes full details of the affordable housing on site.

And the following conditions:

1. A03FP - Commencement of development (3 years)
2. A02EX - Submission of samples of building materials
3. A01AP - Development in accord with approved plans
4. A10EX - Rainwater goods
5. A17EX - Specification of window design / style
6. A19EX - Garage doors
7. A20EX - Submission of details of windows
8. A23GR - Pile Driving details to be submitted
9. Phase 1 contaminated land survey to be submitted
10. Scheme to control dust to be submitted
11. Bin storage
12. Construction Management Plan
13. Brickwork detailing on side elevations
14. Windows to be set behind reveals of min 100mm
15. Landscaping scheme (submission and implementation)
16. Tree protection
17. PD rights removed (A-E)
18. Detail of foul sewage disposal to be submitted and agreed prior to commencement

*Following consideration of this application the meeting adjourned for lunch from 12.25 pm until 13.00 pm.*

106      **15/5620M - 13 SHEARD HALL AVENUE, DISLEY, STOCKPORT, CHESHIRE SK12 2DE: OUTLINE APPLICATION FOR A RESIDENTIAL PROPERTY WITH PRIMARY ACCESS OFF SHEARDHALL AVENUE WITH ALL OTHER MATTERS RESERVED FOR MRS HEATHER RENSHAW**

The Committee considered a report regarding the above application.

(Councillor H Davenport (Ward Member), Councillor Patterson (on behalf of Disley Parish Council) and Ms G Armstrong (Objector) 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. A01OP - Submission of reserved matters
2. A02OP - Implementation of reserved matters
3. A01AP - Development in accord with approved plans
4. A03OP - Time limit for submission of reserved matters
5. A06OP - Commencement of development
6. A23GR - Pile Driving details to be submitted
7. A19MC - Refuse storage facilities to be approved
8. A32HA - Submission of construction method statement
9. Details of existing and proposed levels
10. Removal of PD rights (Class A)

107      **16/0216M - POWNALL PARK TENNIS CLUB, CARRWOOD ROAD, WILMSLOW, SK9 5DN: FLOODLIGHTS INSTALLED AT TENNIS CLUB TO ENABLE ALL YEAR ROUND USE OF THE COURTS UP TO 10PM MONDAY TO SUNDAY FOR MR PAUL EATON**

The Committee considered a report and regarding the above application.

(Ms J Niven (Supporter) and Mr G Oakley (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. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A02TR - Tree protection
5. Carried out in accordance with Cheshire Woodlands Arboricultural Statement

6. The hours of operation of the floodlighting – 10.00 am – 9.00 pm Monday to Saturday, 10.00 am to 6.00 pm Sundays / Public Holidays.
7. Intensity of illumination of the lights
8. Luminaire intensity shall not exceed that recommended for zone E2
9. Court 1 to be used first
10. Lights shall not be switched on at anytime they are not required to illuminate a court for playing purposes or for maintenance/repair purposes

Informatives:

1. NPPF
2. Construction hours of operation – Noise Generative Works

108      **15/5858M - CHESHIRE COUNTY COUNCIL, COUNTY OFFICES, CHAPEL LANE, WILMSLOW, CHESHIRE, SK9 1PU: VARIATION OF CONDITION 2 ON APPROVAL OF 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 FOR PEGASUS LIFE**

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 a prior Section 106 legal agreement (deed of variation) to tie in the revised scheme to the existing legal agreement and the following conditions:

1. A01AP            - Development in accord with approved plans
2. A02EX            - Submission of samples of building materials
3. A02FP            - Commencement of development
4. A02LS            - Submission of landscaping scheme
5. A04LS            - Landscaping (implementation)
6. A06NC            - Protection for breeding birds
7. A12LS   - Landscaping to include details of boundary treatment

8. A16LS - Submission of landscape/woodland management plan
9. NS1 - 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. NS1\_1 - Surface water drainage details to be in accordance with agreed details under application 16/3865D
11. NS1\_2 - Communal facilities not to be open to non-residents
12. Provision of car parking prior to occupation
13. Submission of operational plan
14. Access method statement to be complied with in accordance with details agreed under application 15/3920D
15. Development to be carried out in accordance with the submitted arboricultural report
16. Travel plan required
17. Development to be carried out in accordance with Ecological report
18. Dust emissions scheme in accordance with details agreed under application 15/3920D
19. Environmental Management Plan to be complied with details agreed under application 16/0572D
20. Remediation strategy to comply with details agreed under application 16/0572D
21. Scheme for storage of refuse and recyclable materials to be agreed and complied with
22. Site construction method statement to be complied with in accordance with details agreed under application 16/0572D

109      **14/4029C - LAND OFF HOLMES CHAPEL ROAD, HOLMES CHAPEL ROAD, CONGLETON CW12 4SN: CHANGE OF USE OF AGRICULTURAL LAND OFF HOLMES CHAPEL ROAD, FOR SCHOOL RECREATIONAL USE FOR DAVID HERMITT**

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. Standard time limit (3 years)
2. Accordance with submitted plans
3. No floodlighting without further permission from LPA



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 (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 Head of Planning (Regulation) 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 should they be required.

The meeting commenced at 10.00 am and concluded at 2.00 pm

Councillor G M Walton (Chairman)