

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 4th May, 2016 at Meeting Room, Macclesfield Library,
Jordangate, Macclesfield

PRESENT

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

Councillors C Andrew, M Beanland, E Brooks, S Edgar (Substitute), T Fox,
M Hardy, A Harewood, L Jeuda and N Mannion

OFFICERS

Adam Barnes (Senior Planning Officer)
Patricia Evans (Senior Planning and Highways Lawyer)
Peter Hooley (Planning and Enforcement Manager)
Neil Jones (Principal Development Officer – Highways)
Gaynor Hawthornthwaite (Democratic Services Officer)

110 APOLOGIES FOR ABSENCE

Apologies were received from Councillors S Gardiner, S Gardner,
G Hayes, O Hunter and J Macrae.

111 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor G Walton reported that with reference to the application 15/1886M site visit that was held on Friday 29th April, concern had been raised regarding the Ward Member's comments on the application. Councillors G Walton, C Browne, N Mannion, T Fox and A Harewood declared that any comments that they might have heard on the site visit most certainly had not influenced any views that they had and as such, had kept an open mind.

Councillor E Brooks declared that she had pre-determined application number 15/1886M and would, therefore, withdraw from the meeting and take no part in the discussion or voting on this application.

It was noted that Members of the Committee had received associated correspondence in respect of application number 15/4117M and 15/4854M. Members of the Committee had also received telephone calls from McCarthy and Stone Retirement Lifestyles in respect of application number 15/4854M, but nothing had influenced their views and had kept an open mind.

Councillor G Walton declared that he had called in application number 15/4117M which was in his Ward. He would, therefore, vacate the Chair

for the consideration of this application. He would speak as the Ward Member and would not take part in the debate or vote.

With regard to application number 15/5807M Councillor G Walton declared that he was the Ward Member and would, therefore, vacate the Chair for the consideration of this application. He would speak as the Ward Member and then withdraw from the meeting.

In the interests of openness, Councillor C Browne declared that with regard to application number 15/4117M he had an acquaintance with one of the neighbours as a Governor of Wilmslow High School about 8 years ago, but this had not influenced his decision in any way and as such, had kept an open mind.

With regard to application 15/4117M Councillor M Hardy declared that in the interests of openness he knew one of the objectors. He had not discussed this application and had kept an open mind.

Mr P Hooley, Planning and Enforcement Manager, confirmed that he has had no involvement in application 15/5807M and declared a personal interest on the grounds that the applicant is known to him and would, therefore, leave the room prior to consideration of the application.

112 **MINUTES OF THE MEETING**

That the minutes of the meeting held on 6th April 2016 be approved as a correct record and signed by the Chairman.

113 **PUBLIC SPEAKING**

That the public speaking procedure be noted.

114 **15/1886M - WITHINLEE HOLLOW, WITHINLEE ROAD, MOTTRAM ST ANDREW, MACCLESFIELD, CHESHIRE SK10 4AT: THE ERECTION OF A SINGLE CONTEMPORARY 2 STOREY 4 BEDROOM DWELLING WITH EXTERNAL UNDERGROUND GARAGE AND CENTRAL COURTYARD, ALL SITUATED IN A NORTHEAST - SOUTHWEST SETTING WITHIN A 0.831 ACRE (3,364M²) SLOPING PLOT. THE PRINCIPLE LIVING AREAS ARE LOCATED ON THE FIRST FLOOR (AT GROUND LEVEL) AND BEDROOMS AND HOME LEISURE SPACES ARE LOCATED WITHIN THE SUB-LEVEL (BELOW GROUND LEVEL) FOR CARL DAVIS, LINGFIELD HOMES & PROPERTY DEVELOPMENT LTD**

Prior to consideration of this application, as stated in her declaration, Councillor E Brooks left the meeting and returned following consideration of the application.

The Planning and Enforcement Manager reported a correction to the fourth paragraph on page 16 which should read:

“However, it is important to reiterate at paragraph 60 of the NPPF:

*‘...decisions should **not** attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.’ “*

(Councillor P Findlow (Ward Member), Councillor T Jackson (on behalf of Prestbury Parish Council), Mr P Yates (Objector), Mr C Davies and Mr D Roberts (on behalf of the Applicant) attended the meeting and spoke in respect of the application)

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

RESOLVED

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

1. Contrary to Low Density Housing Policy
2. Highways safety (substandard visibility at access point onto Withinlee Road)

115 **15/4117M - LAND ADJACENT TO HIGHLANDS, CONGLETON ROAD, ALDERLEY EDGE, CHESHIRE SK9 7AD: CONSTRUCTION OF ONE PART TWO-STOREY, PART THREE-STOREY DETACHED INFILL DWELLING WITH DETACHED GARAGE, NEW ACCESS AND LANDSCAPING FOR MR AND MRS N MCGUINNESS**

Having made a declaration, Councillor G Walton vacated the Chair in favour of the Vice-Chairman and did not take part in the debate or vote.

(Councillor G Walton (Ward Member), Mr M Toulmin (Objector) and Mr R Gascoigne (on behalf of agent) attended the meeting and spoke in respect of the application)

The Committee considered a report regarding the above application.

RESOLVED

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

Inappropriate development in the Green Bet and impact on openness (not considered to be infilling in village under para 89 of NPPF)

116 **15/4854M - 2-6 HOLLY ROAD NORTH, WILMSLOW, CHESHIRE:
ERECTION OF RETIREMENT LIVING HOUSING (CATEGORY II TYPE
ACCOMMODATION), COMMUNAL FACILITIES, LANDSCAPING AND
CAR PARKING FOR MCCARTHY AND STONE RETIREMENT
LIFESTYLES**

The Planning and Enforcement Manager read out a representation from Councillor R Menlove (Ward Member) who was unable to attend the meeting.

Mr C Butt (on behalf of 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:

- Minor revisions to the plans and materials proposed in order to improve the design of the building from the street scene
- A Section 106 Agreement to secure the off site provision of affordable housing

And the following conditions:

1. Development in accord with approved plans
2. Landscaping - submission of details
3. Tree retention
4. Tree protection
5. Commencement of development (3 years)
6. Construction specification/method statement
7. Landscaping (implementation)
8. Tree pruning / felling specification
9. Details of materials to be submitted
10. Protection for breeding birdsLevels survey
11. Additional landscaping details required- Boundary treatment
12. Obscure glazing requirement
13. Protection of highway from mud and debris
14. Submission of construction method statement

15. Sustainable drainage scheme
16. Scheme for the management and maintenance of surface water
17. Scheme for Dust Control during construction
18. Scheme for pile driving to be submitted
19. Scheme for cycle storage to be provided
20. Car parking layout to be submitted and agreed
21. Floor Floating
22. Surface water drainage scheme to be submitted
23. Drainage to be put on a separate system
24. Electric vehicle charging points to be provided
25. Details of balcony screens measuring 1.8m to be provided
26. Refuse facilities to be approved
27. Storage of mobility scooters
28. Submission of operational plan
29. Maximum number of units of 30
30. Hours of construction

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.

Following consideration of this application, Councillor M Beanland left the meeting and did not return.

The meeting adjourned for lunch from 13.00 pm until 13.30 pm.

117 **16/0604C - LAND ADJACENT TO PADGATE, TWEMLow LANE, CRANAGE: RESIDENTIAL DEVELOPMENT OF 4NR DETACHED DWELLINGS (4/5 BED) AND 1NR COTTAGE MEWS BLOCK OF 5 DWELLINGS (1BED FLAT; 2/3 BED HOUSES) INCLUSIVE OF ASSOCIATED EXTERNAL WORKS AND LANDSCAPING FOR MR MATTHEW POCHIN, BOOTS GREEN PROPERTIES LIMITED**

(Councillor A Kolker had not registered his intention to address the Committee as the Ward Member. However, in accordance with paragraph 2.8 of the public speaking rights at Strategic Planning Board and Planning Committee meetings, the Chairman agreed to allow Councillor Kolker to speak)

Councillor L Dooley (on behalf of Cranage Parish Council) attended the meeting and spoke in respect of the application. Ms S Gabbidon (on behalf of the Applicant) had registered to speak, but was unable to attend the meeting.

The Committee considered a report regarding the above application.

RESOLVED

That authority be DELEGATED to the 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:

- Confirmation from the Council's Education Department of any contributions required.
- A 21 day notification period to Jodrell Bank (Manchester University) of the intent to grant planning permission; and
- A Section 106 Agreement to secure the provision of three on-site affordable dwellings – to be split as per IPS into two Affordable Rent and one for Intermediate Tenure

And the following conditions:

1. Time – 2 years
2. In accordance with approved plans
3. Materials – Prior submission/approval
4. Site drained on a separate system
5. Prior approval of a surface water drainage and maintenance plan
6. Prior approval of a Flood Risk Assessment
7. Prior approval of a Piling Method Statement
8. Prior approval of a dust mitigation scheme
9. Prior approval of soil testing results for imported material
10. Works to stop if contamination encountered
11. Prior approval of a scheme for Archaeological works
12. Prior approval of a Landscaping scheme
13. Landscaping – Implementation
14. Prior approval of tree/hedgerow protection
15. Prior approval of a 'No dig' method statement of any areas of hard surfacing in tree root protection areas
16. Prior approval of boundary treatment
17. Implementation of protected species mitigation
18. Prior approval of Electromagnetic Screening
19. Removal of PD Rights: Classes A-E, Part 1, Schedule 2 on Plot 9 only and Class A, Part 2, Schedule 2 for the entire site
20. Completion of a Section 278 for road widening prior to commencement of development.
21. Construction Management Plan
22. Gable ends

- 23. Visibility splays to be maintained within site
- 24. Tree landscaping

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 Chair (or in their absence the Vice Chair) of the Southern 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 the application be subject to an appeal approval is given to enter into a S106 Agreement to secure the following Heads of Terms:

- Provision of 3 on-site affordable dwellings - to be split as per IPS into 2 Affordable Rent and 1 for Intermediate Tenure

Following consideration of this application, Councillor M Hardy left the meeting and did not return.

118 **14/5667M - THE TRUSTEE'S OF WILMSLOW CONGREGATION OF JEHOVAH'S WITNESSES, 48, KNUTSFORD ROAD, CHORLEY, ALDERLEY SK9 7SF: DEMOLITION OF EXISTING BUILDING AND OUT-BUILDINGS AND CONSTRUCTION OF NEW PLACE OF CHRISTIAN WORSHIP TO REPLICATE EXISTING BUILDING FOR THE TRUSTEES OF WILMSLOW CONGREGATION OF JEHOVAH'S WITNESSES**

(Mr M Steele (on behalf of the Applicant) 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. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials
4. Landscaping - submission of details
5. Landscaping (implementation)
6. Provision of car parking
7. Construction of access
8. Protection from noise during construction (hours of construction)

9. IWorks within the public highway
10. Contaminated Land
11. Contamination
12. Piling
13. Dust management
14. External Lighting
15. Contamination note
16. NPPF
17. Construction Management Plan
18. Re-use of materials from existing building.

119 **15/5807M - CHELFORD GARAGE, ALDERLEY ROAD, CHELFORD, MACCLESFIELD, CHESHIRE SK11 9AP: REMOVAL OF EXISTING BELOW GROUND FUEL STORAGE TANKS AND INSTALLATION OF 2 NO NEW 60,000 LITRE DOUBLE SKIN BELOW GROUND STORAGE TANKS. REMOVAL OF EXISTING FORECOURT CANOPY AND INSTALLATION OF NEW AT INCREASED CLEAR HEIGHT OF 4.5 METRES MIN. FORECOURT REINSTATEMENT INCLUDING NEW PUMP ISLANDS AND PUMPS. REPLACEMENT TANK VENT STACK AND RE-LOCATION OF AIR/WATER MACHINE. 3 NO. NEW CAR PARKING PLACES FOR SHELL UK RETAIL**

Having made a declaration, Councillor G Walton vacated the Chair in favour of the Vice-Chairman and did not take part in the debate or vote.

Prior to consideration of this application, as stated in his declaration, Mr P Hooley left the meeting and did not return.

Prior to consideration of this application, as stated in his declaration, Councillor G Walton spoke as the Ward Member and then left the meeting and did not return.

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

RESOLVED

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

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Protection from noise during construction (hours of construction)
4. Pile Driving

5. Contamination Report
6. Contamination
7. 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 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.

The meeting commenced at 10.00 am and concluded at 2.10 pm

Councillor G M Walton (Chairman)