

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 8th March, 2017 at The Capesthorpe Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

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

Councillors C Andrew, E Brooks, T Dean, L Durham, P Findlow, H Gaddum,
S Gardiner, A Harewood, N Mannion and M Warren

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr N Jones (Principal Development Officer),
Mr M Keen (Planning Officer), Mr R Law (Principal Planning Officer) and Mr P
Wakefield (Principal Planning Officer)

85 APOLOGIES FOR ABSENCE

None.

86 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 17/0181M, Councillor
G Walton declared that the majority of Members had received an email
from an objector.

In the interest of openness in respect of application 16/5743M, Councillor
S Gardiner declared that he knew one of the speakers as a former
colleague.

In respect of application 16/4811M, Councillor E Brooks declared that she
had pre-determined the application by virtue of the fact that she had been
involved in a protest group in connection with the site and therefore in
accordance with the Code of Conduct she would leave the room prior to
consideration of the item.

In respect of application 16/2807M, Councillor C Browne declared that he
had pre determined the application and in accordance with the Code of
Conduct he would exercise his right to speak as Ward Councillor under the
public speaking procedure and then leave the room.

In the interest of openness in respect of application 16/3041, Councillor S
Gardiner declared that he used to act for a competitor to the applicants.

In the interest of openness in respect of application 16/3041M, Councillors T Dean and G Walton declared that they were members of Manchester Airport Consultative Committee.

In respect of application 16/2233C, Councillor S Gardiner declared a non pecuniary interest by virtue of the fact that he was Deputy Portfolio Holder for Adults, Health and Leisure and Adullum may potentially have contracts for services with the Council.

87 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 8 February 2017 be approved as a correct record and signed by the Chairman.

88 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

89 16/6122C LAND OFF NEWCASTLE ROAD, BRERETON GREEN, BRERETON: RESIDENTIAL DEVELOPMENT OF UP TO 29 DWELLINGS (C3), TOGETHER WITH ASSOCIATED INFRASTRUCTURE AND OPEN SPACE PROVISION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS FOR ASHALL LAND LTD, MRS MARGARET PROUDLOVE

Consideration was given to the above application.

(Parish Councillor Andrew Lindsay, representing Brereton Parish Council and Andrew Morphet, an objector attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of Councillor J Wray, the Ward Councillor).

RESOLVED

That the application be refused for the following reasons:-

1. The proposal involves the development of countryside outside of the Settlement Boundary for Brereton Green as defined in the Brereton Neighbourhood Plan 2016. It is also involves development within the countryside as set out in the Congleton Local Plan First Review 2005. The proposal erodes the character of the countryside contrary to Brereton Neighbourhood Plan Policies HOU01 and HOU02, Congleton Local Plan First Review policies PS8 and H6 and the advice of NPPF paragraphs 17, 183-5 and 198. These conflicts significantly and demonstrably outweigh the benefits of the proposal.

2. Whilst it is acknowledged that there is a presumption in favour of sustainable development, in the planning balance it is considered that:

- the development is unsustainable because of the unacceptable economic, environmental and social impact of the scheme upon the efficient operation of the Jodrell Bank Observatory and its internationally important work significantly and demonstrably outweighs the economic and social benefits in terms of its contribution to boosting housing land supply, including the contribution to affordable housing. As such, the proposal is contrary to Policy PS10 of the adopted Congleton Borough Local Plan First Review 2005 and Policy SE14 of the Cheshire East Local Plan Strategy Submission Version that seeks to limit development that impairs the efficiency of the Jodrell Bank radio telescope as well as the provisions of the National Planning Policy Framework.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:

- The numbers, type, tenure and location on the site of the affordable housing provision
- The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
- The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

2. Provision of Public Open Space and allotments on site to be maintained by a private management company in perpetuity.

3. School Secondary Education Contribution of £65,371.

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 Chairman (or in his absence the Vice Chairman) of the 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.

90 **16/2233C BEECH HOUSE, 20, BUXTON ROAD, CONGLETON, CW12 2DT: OUTLINE APPLICATION FOR THE DEVELOPMENT OF 10 NEW HOUSES, INCLUDING ALTERATIONS TO THE EXISTING ACCESS AND BOUNDARY WALL TO FORM A NEW VEHICULAR ACCESS AND**

**LAYOUT, APPLIED FOR IN DETAIL, ALL OTHER MATTERS
RESERVED FOR DOMINIC SHAW, BOWER MATTIN PARTNERSHIP**

Consideration was given to the above application.

The Planning Officer informed the Committee that the description of development needed to be updated to include “and works to improve the setting of the Listed Building.

(David Short, representing 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 delegated, to the Head of Planning (Regulation) in consultation with the Chairman of the Northern Planning Committee for approval subject to consideration of an assessment of the residual ecological impacts of the proposed development to establish if a subsequent commuted sum would be required to off-set the loss of bio-diversity and subject to the completion of a S106 Agreement securing the following:-

- 30% on-site Affordable Housing
- £25,812.90 towards off-site Open Space enhancements and maintenance
- A management plan for the buffer strip to the south of the site in perpetuity
- Any required commuted sum to offset the loss of bio-diversity to be identified

And subject to the following conditions;

1. Time – 3 years of within 2 of last Reserved Matter approval
2. Reserved Matters within 3 years
3. Scale, Appearance and Landscaping Matters to be submitted
4. Plans
5. Reserved Matters to be accompanied by a Tree Replacement Plan and Tree Protection Plan
6. Foul and surface water be drained on separate systems
7. Prior submission/approval of a surface water disposal/drainage scheme
8. Prior submission/approval of a sustainable drainage management and maintenance plan
9. Implementation of Noise mitigation Measures unless otherwise agreed
10. Prior submission/approval of a piling method statement
11. Prior submission/approval of electric vehicle infrastructure
12. Prior submission/approval of a dust mitigation scheme
13. Prior submission/approval of a Phase II Contaminated Land Report
14. Prior submission/approval of soil verification report

15. Works to stop if contamination land identified
16. Prior submission/approval of a surface water management and maintenance plan
17. Prior submission/approval of an overland flow from surcharging scheme
18. Prior submission/approval of ground levels and finished floor levels
19. The Reserved Matters application will show that the hedgerow on the southern portion of the site bordering Tommy's Lane shall be retained
20. Prior submission/approval of external lighting
21. Reserved Matters to be accompanied by an updated Badger Survey
22. PD Removal – Part 1 Classes A-E and Part 2 Class A
23. Bin storage details to be submitted
24. Construction Management plan
25. Provision of broadband prior to occupation of dwelling

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

**91 16/4749C LAND OFF SPRING STREET, CONGLETON:
RESUBMISSION OF APPLICATION 15/3586C - SINGLE BUILDING
WITH 4NO. ONE BEDROOM FLATS FOR MR S LANDSTRETH**

Consideration was given to the above application.

(Mr Landstreth, 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. Time (3 years)
2. Plans
3. Materials as per application
4. Site to be drained on a separate system
5. Prior submission/approval of a surface water drainage scheme
6. Obscure glazing to all openings on western side elevation
7. Prior submission/approval of a piling method statement
8. Prior submission/approval of a dust mitigation scheme
9. Prior submission/approve of a Phase II contaminated land report
10. Prior submission/approval of a soil verification report
11. Works to stop if contamination identified

12. Prior submission/approval of boundary treatment
13. Prior submission/approval of existing/proposed levels
14. Broadband
15. Construction Management Plan

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 Chairman (or in his absence the Vice Chairman) of the 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.

(Prior to consideration of the following item, Councillor E Brooks left the meeting and did not return).

92 15/0795M LAND SOUTH OF COPPICE WAY, HANDFORTH, CHESHIRE: RESERVED MATTERS APPLICATION FOR THE ERECTION OF 175 DWELLINGS WITH ASSOCIATED ROADS AND FOOTPATHS AND GENERAL LANDSCAPING ZONES, TOGETHER WITH DETAILS OF LAYOUT AND DESIGN OF ALL BUILDINGS FOR P E JONES (CONTRACTORS) LTD

Consideration was given to the above application.

(Councillor B Burkhill, the Ward Councillor, Simon Poucher, an objector and Kerren Phillips, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for the following reason:

To seek to negotiate improvements to the design/layout to include:-

1. Lighting for footpath
2. Affordable scheme to include larger dwellings
3. Pepper potting
4. Dual aspect properties
5. Access from cul-de-sacs onto PROW
6. Apartments to look over open space
7. Requirement for a lift in apartments
8. Safe and secure scheme for South Western gateway
9. Consultation with Police Crime Prevention Officer
- 10 Bungalows

(This decision was contrary to the Officer's recommendation of approval. The meeting adjourned for a short break. Prior to consideration of the following application, Councillor A Harewood left the meeting and did not return).

**93 16/4811M BOLLIN PARK, ADLINGTON ROAD, WILMSLOW:
SUBSTITUTION OF HOUSE TYPES AND AMENDED LAYOUT TO
PLOTS 125, 139-160, 194-195, & 200-204 FOR MRS KERREN
PHILLIPS, JONES HOMES (NORTH WEST) LIMITED**

Consideration was given to the above application.

(Mrs Pass, an objector and Kerren Phillips, the agent for 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 completion of a Section 106 agreement securing the following:-

- Education contributions in line with permission 14/0007M
- Public open space provision and contributions in line with permission 14/0007M
- Recreation and outdoor sport provision in line with permission 14/0007M
- Provision affordable housing in line with permission 14/0007M

And subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Implementation of landscaping scheme submitted with application
5. Construction method statement
6. Pile Driving
7. Hours of construction
8. Tree retention
9. Tree protection
10. Site shall be drained on a separate system
11. Development to proceed in accordance with the recommendation made by the submitted Bat Survey and Pond Scoping Survey Report
12. Incorporation of features into the scheme suitable for use by breeding birds
13. Residential travel plan
14. Implementation of noise mitigation measures
15. Bin storage facilities to be provided
16. Details of a minimum 10% reduction in energy use through a building fabric first approach to be submitted.
17. No gates

(Informative required to link back to original permission).

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.

(The meeting adjourned for lunch from 1pm until 1.30pm).

- 94 **17/0181M BRUNDRED FARM, 45, CASTLE HILL, PRESTBURY, SK10 4AS: ERECTION OF 1NO. DETACHED DWELLING; EXTENSION OF EXISTING PRIVATE ROAD TO FORM NEW ACCESS TO THE PROPOSED DWELLING AND ASSOCIATED EXTERNAL WORKS FOR MR ANDREW HALL, HC DEVELOPMENT CO 7 LTD.**

Consideration was given to the above application.

(Richard Healey, an objector, Pamela Foster, representing Prestbury Amenity Society and Alice Routledge, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

1. Over development and over intensification of use causing harm to the character and appearance of the Low Density Housing Area.

(This decision was contrary to the Officer's recommendation of approval).

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 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.

- 95 **16/5743M KINGSLEY, 10, HOUGH LANE, WILMSLOW, CHESHIRE, SK9 2LQ: SUBDIVISION OF AN EXISTING BUILDING COMPRISING A DWELLING AND ASSOCIATED B&B INTO 3 DWELLINGS AND THE CONSTRUCTION OF A TWO-STOREY SIDE EXTENSION, SINGLE-STOREY SIDE CAR PORT EXTENSION, DORMER WINDOW, REAR CONSERVATORY AND DETACHED GARAGE FOR MR JEREMY LEVY**

Consideration was given to the above application.

(Nick Smith, the agent for the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of the Ward Councillor, R Menlove).

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. Materials as application
4. Removal of permitted development rights
5. Tree protection details to be submitted
6. Permission invalidated by exercise of PD rights
7. Broadband
8. Bin store details to be submitted

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, 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.

- 96 **16/3041M STYAL MOSS NURSERIES, 38 , MOSS LANE, STYAL, SK9 4LG: REDEVELOPMENT OF THE SITE TO FORM A LANDSCAPING CONTRACTORS BUSINESS (TO INCLUDE THE REMOVAL OF ALL BUILDINGS/UNITS ON SITE AND THEIR REPLACEMENT WITH ONE SINGLE STOREY BUILDING TO INCLUDE OFFICE/WORKSHOP AND STORE WITH ANCILLARY PARKING) AND FOR THE PARKING OF AIRPORT RELATED MOTOR VEHICLES UNCONNECTED WITH THE LANDSCAPE CONTRACTORS BUSINESS FOR PETER DAVIES, PETER ASHLEY LIMITED**

Consideration was given to the above application.

(Parish Councillor Ron Dixon, representing Styal Parish Council and Carl Copestake, agent for 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. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Landscaping - submission of details
5. Landscaping (implementation)
6. Removal of permitted development rights

7. No car parking or external storage outside of allocated areas
8. Breeding birds survey to be submitted
9. Knee rails to be provided prior to first use
10. Only 229 cars in area B
11. Phasing plan for construction to be submitted
12. Lighting details to be submitted
13. Parking area for mini bus with shelter to be provided
14. Electric car charging points
15. Any imported soil to be tested for contamination

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 Head of Planning (Regulation) 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.

97 16/2807M LOW RIDGE, 58, TRAFFORD ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7DN: DEMOLITION OF BUILDING COMPRISING TWO DWELLINGS AND GARAGE BLOCK AND ERECTION OF BESPOKE BUILDING COMPRISING THREE APARTMENTS, TOGETHER WITH THE ERECTION OF A BLOCK OF THREE GARAGES AND CAR PARKING/MANOEUVRING SPACE FOR MRS SALLY CLOWES

Consideration was given to the above application.

(Councillor C Browne, the Ward Councillor, Parish Councillor Myles Garbett, representing Alderley Edge Parish Council and Mike Gibson, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the written update to Committee, the application be approved subject to the following conditions:-

1. Standard Time Limit 3 Years
2. Approved Plans
3. Material Details to be submitted, to include windows doors and rainwater goods.
4. Development to be carried out in accordance with Planting Plan DEP 3011.05. revision B.
5. A04LS Landscape implementation and five year replacement
6. A17LS Prior to commencement, a schedule of landscape maintenance for minimum period of 10 years shall be submitted to ensure that the existing mature vegetation and the proposed new

planting along the Macclesfield Road and Trafford Road boundaries are properly maintained.

7. All arboricultural works shall be carried out in accordance with Murray Tree Consultancy Tree Report ref PM/15/12/16 received by the Local Authority on the 9th January 2017.
8. The proposed development is to be carried out in full accordance with 'Section 10 Recommendations and Implications' of the supporting ecology report (dated 4th March 2016).
9. Construction Traffic Management Plan to be submitted
10. Details of bin storage
11. Piling method statement
12. Dust control measures to be submitted
13. Floor Floating details to be submitted
14. Levels to be submitted
15. Drainage details to be submitted
16. Broadband

Informatives:

1. Environmental Health Piling Informative
2. Environmental Health Contaminated Land Informative
3. Construction Hours of Operation

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.

98 16/6123M PRESTON COTTAGE, BROOK LANE, ALDERLEY EDGE, ALDERLEY EDGE, CHESHIRE, SK9 7QQ: DEMOLITION OF EXISTING GARAGE, ERECTION OF REPLACEMENT GARAGE AND EXTENSION TO EXISTING DWELLING TOGETHER WITH AMENDED SITE ACCESS AND LANDSCAPING WORKS FOR MCPHERSON

Consideration was given to the above application.

(Parish Councillor Myles Garbett , representing Alderley Edge Parish Council and James Mellor, the Architect for 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. Commencement of development (3 years)
2. Development in accord with approved plans
3. Samples of materials to be submitted
4. Landscaping - submission of details

5. Landscaping (implementation)
6. Construction Method Statement (trees)
7. Arboricultural works
8. Removal of garage prior to completion of the new garage
9. Construction management plan
10. Method statement for connecting glazed link to listed building
11. Closure of existing access

(The Chairman used his casting vote for approval).

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 Head of Planning (Regulation) 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.

99 16/6124M PRESTON COTTAGE, BROOK LANE, ALDERLEY EDGE, ALDERLEY EDGE, CHESHIRE, SK9 7QQ: LISTED BUILDING CONSENT FOR DEMOLITION OF EXISTING GARAGE, ERECTION OF REPLACEMENT GARAGE AND EXTENSION TO EXISTING DWELLING TOGETHER WITH AMENDED SITE ACCESS AND LANDSCAPING WORKS FOR MCPHERSON

Consideration was given to 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. Samples of materials to be submitted
3. Development in accord with approved plans
4. Method statement for connecting glazed link to 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 Head of Planning (Regulation) 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 10.00 am and concluded at 4.30 pm

Councillor G M Walton (Chairman)