

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 5th April, 2017 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 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 K Foster (Principal Planning Officer), Mrs  
N Wise (Ford (Principal Planning Officer) and Mr N Jones (Principal  
Development Officer)

### 100      **APOLOGIES FOR ABSENCE**

None.

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

It was noted that all Members had received an email from Heidi Gilks in  
respect of application 17/0163M.

In the interest of openness in respect of application 15/0795M, Councillor  
S Gardiner declared that he was a friend of the All Party Parliamentary  
Group on leaseholding and co-ownership.

In the interest of openness in respect of application 16/5475M, Councillor  
S Gardiner declared that the owners of the site 3G, were a previous client  
of his.

### 102      **MINUTES OF THE MEETING**

#### **RESOLVED**

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

### 103      **PUBLIC SPEAKING**

#### **RESOLVED**

That the public speaking procedure be noted.

104      **15/0795M-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, LAND  
SOUTH OF COPPICE WAY, HANDFORTH 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 for the reasons set out in the report and in the written update to the Committee, the application be approved subject to the following conditions:-

1. To comply with outline permission
2. Development in accord with approved plans
3. Submission of details of building materials
4. Obscure glazing requirement
5. Tree retention
6. Tree protection
7. Unexpected contamination
8. Implementation of acoustic mitigation scheme
9. Use of cranes during construction
10. Bird hazard safeguarding measures to be incorporated
11. Development to be carried out in accordance with the Great Crested Newt Mitigation Strategy
12. Updated badger survey to be submitted
13. Proposals for improvements to footpath 89 and the section of footpath 127 within the application site to be submitted
14. Details of lighting to south west access point of the site on the plans to be submitted.
15. Details of anti motor vehicle measures across footpath 89 to be submitted
16. Broadband

Informative: The reserved matters application for Landscaping must include details of a landscaping solution to remove accessibility for motor vehicles on the south west access point of the site on the plans.

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.

(Councillor S Gardiner requested it be minuted that he voted against the motion to approve the application as he considered the application to be inappropriate development which failed to meet the needs of all of the people living in Cheshire East particularly the old and disabled).

105      **16/5475M-THE RETENTION OF EXISTING MOVEABLE GROUND BASED COMMUNICATIONS EQUIPMENT FOR A TEMPORARY PERIOD OF NINE MONTHS, TELEPHONE EXCHANGE, 22 MOSS LANE, ALDERLEY EDGE FOR MR MATTHEW WAUGH, ARQIVA LTD (FOR EE LTD & HUTCHISON 3G UK)**

Consideration was given to the above application.

(Parish Councillor Christine Munro, representing Alderley Edge Parish Council and Richard Stewart, an objector attended the meeting and spoke in respect of the application).

**RESOLVED**

That for the reasons in the report the application be approved subject to the following conditions:-

1. Temporary period - 9 months from the date the application was submitted. The equipment shall only be used until 31 August 2017 and then removed from the site by 30 September 2017.
2. Development in accord with approved plans

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.

(The meeting adjourned for a short break).

106      **17/0163M-GENERAL PURPOSE AGRICULTURAL BUILDING TO STORE MACHINERY AND PRODUCE (RE-SUBMISSION OF 16/1388M), WHITE PEAK ALPACA FARM, PADDOCK HILL LANE, MOBBERLEY, KNUTSFORD FOR MR A HODGSON**

Consideration was given to the above application.

(Councillor J Macrae, the Ward Councillor, Parish Councillor John Unterhalter, representing Mobberley Parish Council and Heidi Gilks, an 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. Standard Time Limit (3 years)
2. Development to be carried out in accordance with approved plans
3. Materials in accordance with application
4. Landscaping conditions (Scheme, Implementation). Scheme to be submitted prior to commencement of the development and implemented prior to the first occupation.
5. Building is to only be used to store agricultural material, not livestock.
6. The proposed building will not be enclosed without the prior consent of the 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 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.

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

107      **17/0837M-THE ERECTION OF AN ANNEX TO CREATE TEN BEDROOMS, ALONG WITH ALTERATIONS TO EXISTING PUBLIC HOUSE INCLUDING THE CONVERSION AND EXTENSION OF EXISTING BARN TO FORM NEW RESTAURANT AND 4 HOTEL BEDROOMS, THE STAGS HEAD HOTEL, MILL LANE, LITTLE WARFORD, ALDERLEY EDGE FOR RIBBLE VALLEY INNS LTD**

Consideration was given to the above application.

(Councillor J Macrae, the Ward Councillor, Parish Councillor Peter Halman, representing Great Warford Parish Council, Donald Strathdee, a supporter and Neil Culkin, representing the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be delegated to the Head of Planning (Regulation) in consultation with the Chairman of the Northern Planning Committee and the Ward Member to approve subject to resolving design issues; subject to securing a mechanism to ensure community use of the site and subject to conditions.

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.

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

The meeting commenced at 10.00 am and concluded at 1.30 pm

Councillor G M Walton (Chairman)