

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 15th January, 2020 at The Capesthorne Room - Town  
Hall, Macclesfield SK10 1EA

### **PRESENT**

Councillor C Browne (Chairman)  
Councillor T Dean (Vice-Chairman)

Councillors JP Findlow, A Gregory, A Harewood, S Holland, I Macfarlane,  
N Mannion, B Murphy, B Puddicombe and L Smetham

### **OFFICERS IN ATTENDANCE**

Mrs S Baxter (Democratic Services Officer), Mrs K Carsberg (Head of Housing), Mr A Crowther (Major Applications Team Leader), Mrs N Folan (Planning Solicitor), Mr N Hulland (Principal Planning Officer), Mr N Jones (Principal Development Officer), Mr M Keen (Senior Planning Officer) and Mr P Wakefield (Principal Planning Officer)

### **60 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor L Braithwaite.

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

In the interest of openness in respect of application 18/5544M, Councillor B Puddicombe declared that he attended Gawsworth Parish Council meetings as part of the area fell within his ward. He had heard the application being discussed at a meeting of Gawsworth Parish Council, however had not taken part in any discussions or pre determined the application.

In the interest of openness in respect of application 18/5544M, Councillor N Mannion declared that as the land in question was in his portfolio he had a conflict of interest and therefore would leave the room prior to consideration of the application.

In the interest of openness in respect of application 19/3831M, Councillor A Gregory declared that he had received email correspondence from Town Councillor J Newall who was speaking on the application and that Councillor J Newall was also a former business associate. He had read the email but had made no comment.

In the interest of openness in respect of application 18/5544M, Councillor L Smetham declared that she was the ward Councillor. She lived within the locality of the site but it was not considered to be close enough to affect her judgment. She had been aware of this planning application for some time and, in her role as ward Councillor, she had attended a number

of meetings and had also been involved with Gawsworth's Neighbourhood Plan. She had been in contact with individuals about different matters at different times. She had not expressed any views and had not voted for or against proposals at any stage. She had provided advice on the planning process or signposted people to the correct section to deal with their matter. Her comments had been restricted to planning matters without expressing an opinion. She had not voted either for or against any proposals. She was attending the meeting with an open mind to balance the information and views that she heard today to reach a view on the application.

In the interest of openness in respect of application 18/5544M, Councillor S Holland declared that she had been contacted by a member of the Parish Council who was down on the list to speak at the meeting. She had not discussed the application or pre determined it and had merely provided advice as to the processes which needed to be followed.

In the interest of openness in respect of application 19/3950M, Councillor T Dean declared one of the speakers Mr B Philips was known to him and that he worked with the company who had assisted with the Neighbourhood Plan for Knutsford.

In the interest of openness in respect of application 18/5544M, Councillor P Findlow declared that he knew Andy Frost the agent for the applicant speaking on the application.

It was noted that Members had received various correspondence in respect of all of the applications on the agenda.

## **62 MINUTES OF THE PREVIOUS MEETING**

### **RESOLVED**

That the minutes of the meeting held on 4 December 2019 be approved as a correct record and signed by the Chairman subject to it being noted under application 19/4475M, that Parish Councillor M Dudley-Jones represented Alderley Edge Parish Council and not the applicant and that Craig Jones also attended and spoke as the applicant.

## **63 PUBLIC SPEAKING**

### **RESOLVED**

That the public speaking procedure be noted.

## **64 19/3831M-DEMOLITION OF EXISTING 2 DETACHED PROPERTIES AND ERECTION OF 60-BEDROOM CARE HOME WITH ASSOCIATED LANDSCAPING, CAR PARK AND ACCESS (REVISED SCHEME), 51, HANDFORTH ROAD, WILMSLOW FOR NEW CARE PROJECTS LLP**

Consideration was given to the above application.

(Councillor B Burkhill, the Ward Councillor, Town Councillor Jon Newell representing Wilmslow Town Council, Glynn Traynor, an objector, Kaeren Browning, an objector and Cath Fairhurst, the CEO at Newcare, representing the applicant attended the meeting and spoke in respect of the application).

## **RESOLVED**

That the application be refused for the following reason:-

The proposed development would lead to an overdevelopment of the site by reason of its scale, mass and bulk, which in turn, would detrimentally impact the character and appearance of the area. Material considerations are not deemed sufficient to outweigh the harm. The proposal would therefore fail to adhere with policies; SD2 (Sustainable Development Principles) and SE1 (Design) of the Cheshire East Local Plan Strategy.

(This decision was contrary to the officers recommendation of approval. During consideration of the application there was a 20 minute adjournment in order for officers to seek clarification on the figures relating to need referred to on page 15 of the agenda pack. Prior to consideration of the following application, Councillor N Mannion left the meeting and did not return).

### **65 18/5544M-DEVELOPMENT OF 10 DWELLINGS AND ASSOCIATED INFRASTRUCTURE, LAND OFF DARK LANE, GAWSWORTH, LAND OFF DARK LANE, GAWSWORTH, MACCLESFIELD FOR MR M THOMPSON, ENGINE OF THE NORTH**

Consideration was given to the above application.

(Parish Councillor Paul Woods, the Chairman of Gawsworth Parish Council, Linda Miller, an objector and Andy Frost, the agent for the applicant attended the meeting and spoke in respect of the application).

## **RESOLVED**

That the application be refused for the following reasons:-

The proposed development fails to adhere with all of the requirements of Policy SC6 of the CELPS which supports rural exceptions housing for local needs in the Green Belt. The development subsequently represents inappropriate development in the Green Belt. Furthermore, there would be additional harm created by reason of openness. The proposal would therefore be contrary to Policy SC6 and subsequently Policy PG3 of the CELPS and the NPPF.

(This decision was contrary to the officers recommendation of approval. The meeting was adjourned for lunch from 2.30pm until 3.10pm. During consideration of the application Councillor A Harewood left the meeting and did not return. Councillor T Dean also left the meeting and returned once a decision had been made. Prior to consideration of the following application, Councillor B Murphy left the meeting and did not return).

**66 19/3950M-ERECTION OF TWO DETACHED DWELLINGS WITH ASSOCIATED ACCESS AND LANDSCAPING, LAND BETWEEN 4 AND 6 SHRIGLEY ROAD NORTH, POYNTON FOR ABODE PROPERTY DEVELOPMENTS LTD, ABODE PROPERTY DEVELOPMENTS**

Consideration was given to the above application.

(Town Councillor Laurence Clarke, representing Poynton Town Council and Bob Phillips, 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 and verbal update to the Committee, 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. Submission of landscaping scheme
6. Landscaping (implementation)
7. Breeding birds
8. Parking to be provided and retained
9. Hedgerows
10. Ecological enhancement
11. Broadband
12. Soil to be tested for contamination
13. In accordance with arboricultural statement
14. Unidentified contamination to be reported
15. Electric vehicle infrastructure
16. Scope of works for the addressing risks posed by land contamination to be submitted
17. Verification report to be submitted
18. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance
19. Scheme of intrusive site investigations / remedial work to be submitted
20. Curtilage defined

21. Prior to first development, site access visibility should be provided in accordance with the details illustrated in Randle White Architects drawing number 17-088 (FPL) 400 Rev D
22. Details of bin storage to be submitted
23. Detailed drainage plans
24. Ground levels and finished floor levels to be agreed in writing

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Acting Head of Planning in consultation with the Chair of Northern (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

## **67 PLANNING APPEALS**

Consideration was given to the above report.

### **RESOLVED**

That the report be noted.

The meeting commenced at 10.00 am and concluded at 4.00 pm

Councillor C Browne (Chairman)