

# Northern Planning Committee

## Agenda

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**Date:** Wednesday, 2nd December, 2020  
**Time:** 10.00 am  
**Venue:** Virtual

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### How to Watch the Meeting

For anybody wishing to watch the meeting live please click in the link below:

[Click here to watch the live meeting](#)

or dial in via telephone on 141 020 33215200 and enter Conference ID: 459 292 83# when prompted.

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**Please note that members of the public are requested to check the Council's website the week the Northern Planning Committee meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.**

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and in the report.

It should be noted that Part 1 items of Cheshire East Council decision-making meetings are live recorded and the recordings are uploaded to the Council's website.

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

#### **1. Apologies for Absence**

To receive any apologies for absence.

#### **2. Declarations of Interest/Pre Determination**

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**Please Contact:** Sarah Baxter 01270 686462  
**E-Mail:** [sarah.baxter@cheshireeast.gov.uk](mailto:sarah.baxter@cheshireeast.gov.uk) with any apologies or request for further information  
[Speakingatplanning@cheshireeast.gov.uk](mailto:Speakingatplanning@cheshireeast.gov.uk) to arrange to speak at the meeting

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests and for Members to declare if they have a pre-determination in respect of any item on the agenda.

3. **Minutes of the Previous Virtual Meeting** (Pages 5 - 10)

To approve the minutes of the virtual meeting held on 4 November 2020 as a correct record.

4. **Public Speaking-Virtual Meetings**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Planning Committee
- The relevant Town/Parish Council

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the planning committee and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **20/0113M-Hybrid application comprising: Full planning permission for the development of the upper quarry including, improvements to site access, the erection of 8 no. industrial / storage units, proposed landscaping and ecological mitigation works. Outline planning permission for the development of the lower quarry to provide up to 13 no. of additional units, Hawkshead Quarry, Leek Old Road, Sutton, Cheshire for A M Bell (Properties) Ltd** (Pages 11 - 30)

To consider the above application.

6. **20/4003M-Demolition of existing dwelling and its replacement with a detached dwelling and detached infill dwelling, Rydal, 8, Moss Road, Alderley Edge, Wilmslow, Cheshire for Mr & Mrs Hirst** (Pages 31 - 42)

To consider the above application.

7. **20/1866M-Demolition of existing dwelling and construction of replacement building comprising 6 apartments, Fairways, 70, Macclesfield Road, Prestbury for Mrs Brenda Crothers** (Pages 43 - 56)

To consider the above application.

8. **20/3684M-Change of use of existing Hotel (C1) to Sui Generis; house in multiple occupation and two residential apartments (C3), Longview Hotel, 51-55, Manchester Road, Knutsford for Massoud Ahooie, Longview Hotel (Pages 57 - 68)**

To consider the above application.

9. **20/3505M-Change of use from C1 (Hotel) to C4 (HMO), 4, Victoria Street, Knutsford for Mr Massoud Ahooie, Longview Hotel (Pages 69 - 78)**

To consider the above application.

10. **Cheshire East Borough Council (Knutsford - 2 Grassfield Way) Tree Preservation Order 2020 (Pages 79 - 126)**

To consider the above Tree Preservation Order.

11. **Performance of the Planning Enforcement Service First Two Quarters 2020-2021 (Pages 127 - 146)**

To consider the above report.

**Membership:** Councillors L Braithwaite, C Browne (Chairman), T Dean (Vice-Chairman), JP Findlow, A Harewood, S Holland, J Nicholas, I Macfarlane, N Mannion, B Murphy, B Puddicombe and L Smetham