

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 9th August, 2023 in the The Capesthorpe Room - Town  
Hall, Macclesfield SK10 1EA

## **PRESENT**

Councillor D Jefferay (Chair)  
Councillor F Wilson (Vice-Chair)

Councillors S Adams, M Beanland, T Dean, K Edwards, M Gorman,  
S Holland, T Jackson, N Mannion, J Place and J Smith

## **OFFICERS IN ATTENDANCE**

Paul Wakefield, Planning Team Leader  
Matthew Keen, Senior Planning Officer  
Thomas Higon, Senior Planning Officer  
Nicky Folan, Planning Solicitor  
Neil Jones, Principal Development Officer  
Gaynor Hawthornthwaite, Democratic Services Officer

## **18 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

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

No declarations of interest were made.

## **20 MINUTES OF THE PREVIOUS MEETING**

That the minutes of the previous meeting held on 5 July 2023 be approved as a correct record and signed by the Chair.

## **21 PUBLIC SPEAKING**

That the public speaking procedure be noted.

## **22 21/0423M - BRUNDRED FARM, 45, CASTLE HILL, PRESTBURY, SK10 4AS: THE PROPOSAL INVOLVES THE CONSTRUCTION OF TWO NEW DWELLINGS IN THE GARDEN OF BRUNDRED FARM. ERECTION OF ONE DETACHED DWELLING AMENDED FROM PREVIOUS PERMISSIONS (PLOT 1), DEMOLITION OF EXISTING EXTENSION TO BRUNDRED FARMHOUSE AND INTERNAL REDESIGN INTO A GUEST ACCOMMODATION AND GYM AND**

## **ERECTION OF AN ADJACENT DETACHED DWELLING (PLOT 2) FOR ADAM LODGE**

Consideration was given to the above application.

(Councillor Marilyn Leather (Prestbury Parish Council) and Caroline Payne (Agent) 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 an amendment to the description, to be agreed with the applicant, and the following conditions:

1. Commencement of development (3 years)
2. Development in accordance with approved plans
3. Materials as application
4. Landscape scheme to be submitted
5. Implementation of approved landscape scheme
6. Removal of Permitted Development rights
7. Arboricultural works to be carried out in accordance with Arboricultural statement
8. Tree protection
9. Nesting birds survey
10. Ecological enhancement
11. Details of boundary treatment to be submitted
12. Surface water drainage scheme to be submitted
13. Prevention of birds during construction – details to be submitted
14. Prevention of birds post construction – details to be submitted
15. No upward light spill on exterior lighting
16. No residential use of the ancillary outbuilding during 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 Head of Planning, 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 and in the event of any subsequent appeal.*

*The Committee adjourned for a short break.*

- 23 **WITHDRAWN 22/4743M - 22, LONDON ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7JS: CHANGE OF USE FROM OFFICES TO FOUR RESIDENTIAL UNITS ON FIRST AND SECOND FLOORS ACCESSED VIA A NEW BRICK ENTRANCE WITH STAIRS, A SCHEME OF CRITICAL STRUCTURAL REPAIRS TO THE BUILDING AND CLOCK, AS WELL AS REPAIRS TO MAKE THE BUILDING WATERTIGHT. THE GROUND AND BASEMENT WILL BE USE CLASS E(A), E(B), E(C) FOR MR PHIL BRADBY, MANGO HOMES**

This item was WITHDRAWN from the agenda by Officers prior to the meeting.

- 24 **WITHDRAWN 22/4744M - 22, LONDON ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7JS: LISTED BUILDING CONSENT FOR CHANGE OF USE FROM OFFICES TO FOUR RESIDENTIAL UNITS ON FIRST AND SECOND FLOORS ACCESSED VIA A NEW BRICK ENTRANCE WITH STAIRS, A SCHEME OF CRITICAL STRUCTURAL REPAIRS TO THE BUILDING AND CLOCK, AS WELL AS REPAIRS TO MAKE THE BUILDING WATERTIGHT. THE GROUND AND BASEMENT WILL BE USE CLASS E(A), E(B), E(C) FOR MR PHIL BRADBY, MANGO HOMES**

This item was WITHDRAWN from the agenda by Officers prior to the meeting.

- 25 **22/0692M - ADDERS MOSS, MACCLESFIELD ROAD, OVER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4UD: REPLACEMENT OF EXISTING DWELLING AND OUTBUILDINGS WITH A NEW DWELLING AND OUTBUILDINGS OF EXCEPTIONAL DESIGN QUALITY. INCLUDING LANDSCAPING SCHEME AND NEW VEHICLE ACCESS FROM PRESTBURY ROAD, AND ASSOCIATED DEVELOPMENT FOR HARES**

Consideration was given to the above application.

(Ben Kettle (Agent) and Robbie Kerr (Architect) attended the meeting and spoke in respect of the application).

**RESOLVED:**

That for the reasons set out in the report and update report, the application be REFUSED for the following reasons:

1. The proposal would represent an inappropriate form of development in the Green Belt which would reduce openness. Substantial weight is given to this harm. Very special circumstances that would clearly outweigh the harm do not exist. The proposed development would therefore be contrary to Cheshire East Local Plan Strategy policy PG 3; Site Allocations and Development Policies Document policy RUR 13; and the provisions of Chapter 13 of the National Planning Policy Framework.
2. The size and appearance of the proposed Classical, country estate style dwellinghouse would appear out of scale within the context of the relatively modest plot in which it would be located. Together with the inappropriate proposed gated access and perimeter boundary treatment, the development would fail to make a positive contribution to the area and it would fail to preserve the character and appearance of the wider landscape. The proposed development would therefore be contrary to Cheshire East Local Plan Strategy policies SD 1, SD 2, SE 1 and SE 4; Site Allocations and Development Policies Document policies GEN 1 and

RUR 13; and the provisions of Chapters 12 and 15 of the National Planning Policy Framework.

3. The proposed development would have a moderate-high impact upon a maternity colony and minor roost of bats, which are protected and priority species. The reasons for or benefits of the proposed development do not outweigh the adverse impacts of the proposed development upon these species and so the proposals are contrary to Cheshire East Local Plan Strategy policy SE 3; Site Allocations and Development Policies Document policy ENV 2; and Chapter 15 of the National Planning Policy Framework. In considering the application under the Habitat Regulations, the proposed development is not of overriding public interest and there are suitable alternatives to the proposal which would have a reduced impact upon bats. The application therefore fails to comply with the licensing tests in the Habitat Regulations. Natural England would consequently be unlikely to grant a protected species license in this instance.

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The meeting commenced at 10.00 am and concluded at 12.35 pm

Councillor D Jefferay (Chair)