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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 29th June, 2011 at The Assembly Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

Councillor B Moran (Chairman)
Councillor W Livesley (Vice-Chairman)

Councillors C Andrew, G Boston, L Brown, B Burkhill, D Druce, H Gaddum,
A Harewood, P Hoyland, O Hunter, L Jeuda, P Raynes and L Roberts

OFFICERS PRESENT

Mrs A Berry (Senior Planning Officer), Mrs N Folan (Planning Solicitor), Mr P
Hooley (Northern Area Manager), Mr C Hudson (Senior Arboricultural and
Landscape Officer), Ms S Orrell (Principal Planning Officer), Mr N Jones
(Principal Development Officer)

12 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor D Stockton.

13 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor Mrs H M Gaddum declared that she had pre determined
application 11/1180M - Lynton, Jarman Road, Sutton, Macclesfield, SK11
0HJ: Single Storey Rear Extension to Replace Existing Lean To and
Pitched Roof to Existing Flat Roof Area (Retrospective) for Mr and Mrs H
Marshall and in accordance with the Code of Conduct she exercised her
right to speak as Ward Councillor and then left the meeting during
consideration of the application.

14 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the
Chairman. Councillor L Brown requested that future minutes refer to her
as Councillor L Brown and not Councillor Mrs L Brown.

15 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

- 16 **11/1115M - WINDMILL WOOD, CHELFORD ROAD, OLLERTON, KNUTSFORD WA16 8RX: ERECTION OF A DWELLING AND TWO OUTBUILDINGS IN ASSOCIATION WITH THE MANAGEMENT OF WINDMILL WOOD INCLUDING THE DEMOLITION OF A BRICK BUILT WAREHOUSE, ONE SHED AND TWO OPEN STORES FOR MR AND MRS PANAYI**

This application was withdrawn prior to the meeting.

- 17 **11/1239M - LAND OFF TUDOR DRIVE, PRESTBURY, MACCLESFIELD, SK10 4UU: NEW DWELLING WITH DETACHED GARAGE AND ASSOCIATED ACCESS, HARDSTANDING AND LANDSCAPING FOR PROFESSOR UPTON HUNTER ESTATES LTD**

Consideration was given to the above application.

(Councillor J P Findlow, the Ward Ward Councillor, Parish Councillor Mrs Jackson, representing Prestbury Parish Council, Mrs Everatt, an objector, Mr Taylor, an objector and Mrs Emery, 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:-

1. The proposed development would not be sympathetic to the character of the established Low Density Housing Area by virtue of the scale and form of the new dwellinghouse, the density of development within the plot, and the removal of existing tree and ground cover of public amenity value. The proposed development is therefore contrary to policy H12 of the Macclesfield Borough Local Plan 2004.

2. The proposed development by virtue of its size and siting would result in the direct loss of a number of existing trees, three of which are the subject of a Tree Preservation Order. The loss of these trees is considered unacceptable because of the impact upon the general amenity and character of the area in which the application site is located. Whilst mitigation measures have been put forward, these are not considered to provide an identifiable net environmental gain. The mitigation measures would be located to the rear of the site where they would not be highly visible from public vantage points and therefore would not offer the same amenity value as the existing trees that are proposed to be removed. The development is therefore contrary to policy DC9 of the Macclesfield Borough Local Plan 2004.

(This decision was contrary to the Officers recommendation of approval).

- 18 **11/1121M - LAND OFF BENTSIDE ROAD, DISLEY, SK12 2AJ: ERECTION OF THREE BEDROOM DWELLING FOR MR AND MRS BRAIDSHAW**

Consideration was given to the above application.

(Mr Walker, an objector and Mr Maclean, the agent for the applicant attended the meeting and spoke in respect of the application).

(During the debate the meeting adjourned for 5 minutes).

RESOLVED

That the application be approved subject to the following conditions:-

1. Contaminated Land
2. Commencement of development (3 years)
3. Submission of samples of building materials
4. Decontamination of land
5. Protection from noise during construction (hours of construction)
6. Landscaping - submission of details
7. Landscaping (implementation)
8. Tree retention
9. Tree protection
10. Construction specification/method statement
11. Pedestrian visibility at access (dimensions)
12. Development in accord with approved plans
13. Highways Note
14. Public Right of Way Note
15. Nesting Birds
16. Removal of Permitted Development Rights

19 11/1180M - LYNTON, JARMAN ROAD, SUTTON, MACCLESFIELD, SK11 0HJ: SINGLE STOREY REAR EXTENSION TO REPLACE EXISTING LEAN TO AND PITCHED ROOF TO EXISTING FLAT ROOF AREA (RETROSPECTIVE) FOR MR AND MRS H MARSHALL

Consideration was given to the above application.

(Councillor Mrs H M Gaddum, the Ward Councillor and Mrs Marshall, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the following conditions:-

1. Commencement of development (3 years)
2. Materials as application

20 11/1014M - TESCO STORES LTD, HIBEL ROAD, MACCLESFIELD, CHESHIRE, SK10 2AB: EXTENSION TO TIME LIMIT ON PLANNING PERMISSON 08/0906P FOR TESCO STORES LTD

Consideration was given to the above application.

(During consideration of the application Councillor D Druce left the meeting and did not return).

(Mr Smith, an objector and Mr Wheeler, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the completion of a Section 106 Agreement comprising of the following Heads of Terms:-

Clause to require the submission of details and delivery of improvements to Middlewood Way.

Clause to require car park/access queue monitoring and the removal of parking spaces at the request of the Highway Authority.

Clause to secure funding for the provision of a Traffic Regulation Order in respect of alterations to existing speed limits.

Clause for the requirement to enter into a S278 with the Highways Authority for works on or contiguous with the public highway.

Clause to facilitate the construction and future maintenance of a footway/cycleway crossing of the river Bollin between land under Tesco's control and the Barracks Mill site adjoining, when that development comes forward

and subject to the following conditions:-

1. A01AP - Development in accord with approved plans
2. A02FP - Commencement of development
3. A05EX - Details of materials to be submitted
4. cycle stands to be provided
5. levels
6. hours of construction
7. footway to be completed prior to roundabout

8. oil interceptor
9. replacement trolley store
10. river protection
11. lighting to be shielded
12. pile driving
13. landscaping scheme including buffer to be submitted
14. replacement recycling facilities to be provided

The meeting commenced at 2.00 pm and concluded at 4.33 pm

Councillor B Moran (Chairman)

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