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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 28th November, 2012 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor R West (Chairman)
Councillor W Livesley (Vice-Chairman)

Councillors C Andrew, L Brown, B Burkhill, K Edwards, H Gaddum,
A Harewood, O Hunter, L Jeuda, D Mahon, D Neilson, P Raynes and
D Stockton

OFFICERS IN ATTENDANCE

Miss J Adeniran (Lawyer), Mr P Hooley (Northern Area Manager), Mr N Jones
(Principal Development Officer) and Miss B Wilders (Principal Planning
Officer)

72 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor W Macrae.

73 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 12/3418N and
12/2631M Councillor D Mahon declared that one of the speakers speaking
against the applications was a family friend.

74 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting be approved as a correct record and
signed by the Chairman.

75 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

76 12/3418N-DEVELOP SITE TO PROVIDE A PERMANENT CAR PARK WITH A TOTAL OF 478 PARKING SPACES, LAND ON PYMS LANE, CREWE FOR GARTH ROBERTS, BENTLEY MOTORS LTD

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the update report to Committee the application be approved subject to the following conditions:-

1. Standard 3 year time limit
2. Accordance with Approved Plans inc. Levels (unless any variation first agreed)
3. Details of the proposed finishes and hard landscape treatments
4. Landscaping submission – to include retention of boundary hedges and mature tree towards rear of site
5. Landscaping implementation
6. Breeding bird survey to be carried out prior to commencement of any works during nesting season
7. Scheme of Surface water Drainage to be submitted
8. Construction of Access in accordance with approved plans
9. Submission of Construction Method Statement
10. Submission of details of scheme to minimise dust emissions during demolition
11. Submission of details of external lighting
12. Accordance with revised Green Travel Plan

(During consideration of the following item, Councillors K Edwards, B Livesley and D Stockton arrived to the meeting. They did not take part in the debate or vote on the application).

77 12/2631M-USE OF LAND AS A TEMPORARY CAR PARK, LAND AT ROYAL LONDON HOUSE, ALDERLEY ROAD, WILMSLOW FOR ROYAL LONDON GROUP

Consideration was given to the above application.

(Mr Kinsey, an objector and Mr Moffat, the agent for the applicant attended the meeting and spoke in respect of the application. In addition a statement from Councillor R Menlove, the Ward Councillor was read out by the Northern Area Manager).

RESOLVED

That for the reasons set out in the report and in the update to Committee the application be approved subject to the following condition:-

1. Temporary use (3 years)

78 12/4016M-RETROSPECTIVE PLANNING CONSENT FOR TEMPORARY LIGHTS TO ILLUMINATE EXISTING TEMPORARY CAR PARK, LAND

**AT ROYAL LONDON HOUSE, ALDERLEY ROAD, WILMSLOW FOR
ROYAL LONDON GROUP**

Consideration was given to the above application.

(Mr Redgard, an objector and Mr Moffat, 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 update to Committee the application be approved subject to the following conditions:-

1. Removal of floodlights after 3 years
2. Hours of use

**79 12/3671M-REDEVELOPMENT OF EXISTING GOLF CLUB
COMPRISING DEMOLITION OF CLUBHOUSE AND ASSOCIATED
BUILDINGS, ERECTION OF SINGLE DETACHED DWELLING HOUSE
WITH ANCILLARY GRANNY ANNEX, DETACHED GARAGE
BUILDING, LANDSCAPING, ASSOCIATED EXTERNAL WORKS AND
RETENTION OF EXISTING 9 HOLE GOLF COURSE FOR USE IN
CONNECTION WITH THE ENJOYMENT OF THE PROPOSED COUNTY
MANOR HOUSE DWELLING (RESUBMISSION OF APPLICATION
REFERENCE 12/0596M). MOBBERLEY GOLF CLUB, BURLEYHURST
LANE, MOBBERLEY, KNUTSFORD FOR OLLERTON LEISURE**

Consideration was given to the above application.

(Mr Williams, the agent for the applicant attended the meeting and spoke in respect of the application. In addition a statement by Councillor Macrae, the Ward Councillor was read out by the Northern Area Manager).

RESOLVED

For the reasons set out in the report and in the update to Committee the application be approved subject to the completion of a Section 106 Agreement comprising of the following Heads of terms:-

1. The use and enjoyment of the existing 9 hole golf course should be incidental to the proposed dwelling.
2. At no time should the golf course be used for commercial purposes.
3. Upon commencement of the development any other consents that remain extant at that time i.e. 06/0053P and 09/2857M, shall be rescinded.

And 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. Removal of permitted development rights
5. Landscaping - submission of details
6. Landscaping (implementation)
7. Submission of landscape/woodland management plan
8. Implementation of ecological report
9. Tree retention
10. Decontamination of land
11. Submission and implementation of ecological enhancement of the golf course
12. If golf course use ceases, land to be returned to agricultural use

80 12/3280M-CONSTRUCTION OF A NEW FISH & EEL PASS, AND HYDRO ELECTRIC POWER SCHEME ADJACENT TO STYAL WEIR ON THE BOLLIN AT QUARRY BANK MILL, QUARRY BANK MILL, QUARRY BANK ROAD, STYAL, CHESHIRE FOR TOM SLATER, NATIONAL TRUST

Consideration was given to the above application.

(At this point Councillor Miss C Andrew declared that she was life member of the National Trust).

(Sara Burdett, the Project Manager for the National Trust and Neil Forsythe, representing the Environment Agency 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. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Construction specification/method statement
5. Tree protection
6. Access Track

And subject to the following additional ecological conditions:-

Hedgerows / Landscaping

Prior to the installation of the turbine; a scheme for suitable re-planting of the hedgerows that are to be removed to facilitate the development shall be submitted to and agreed by the Local Planning Authority.

Non-invasive species

Prior to commencement of development a method statement for the removal of non-native invasive species shall be submitted to and agreed by the Local Planning Authority.

Breeding Birds

Standard breeding birds condition.

Contamination of the Bollin and fish mortality

Prior to the commencement of development a Sediment Management Method Statement shall be submitted.

Prior to the installation of the Fish Pass; details of appropriate intake fish screens shall be submitted to and agreed by the Local Planning Authority.

Bats

The proposed development to be undertaken in strict accordance with the submitted ecological mitigation proposals supplied by Ecologically bats.

(The meeting adjourned at 3.55pm and reconvened at 4.00pm).

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

81 12/3489M-VARIATIONS OF CONDITIONS 4 (HOURS OF OPENING) & 5 (HOURS OF DELIVERIES) OF 08/0315P, WAITROSE LTD, 89 PARK LANE, POYNTON FOR MR KEN WILLIAMS, WAITROSE LTD

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the update report to Committee the application be approved subject to the following conditions:-

1. Development in accord with revised plans (numbered)
2. Business hours
3. Hours of deliveries
4. Landscaping (implementation and maintenance)
5. No gates - access
6. Retention of service facility

7. Retention of car parking
8. Retention of cycle parking
9. Retention of motorcycle parking
10. Drainage and surfacing of hardstanding areas
11. Lighting as approved
12. Park Lane elevation retained as approved
13. Retention of recycling facilities as approved
14. Surface water drainage
15. Shower/changing facilities
16. Information of alternative transport
17. No storage in parking/turning areas
18. Retention of noise control measures

82 12/3481M--REMOVAL OF CONDITIONS 1 AND 2 OF PLANNING CONSENT 5/5/O.8863 TO ALLOW 12 MONTH HOLIDAY SEASON, EASTWOOD CARAVAN PARK, SCHOOLFOLD LANE, ADLINGTON, MACCLESFIELD, CHESHIRE FOR LISA FIRBANK

Consideration was given to the above application.

(Mr Moss, a Supporter and Rachel Whaley, 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 the update to Committee, the application be approved subject to the following conditions:-

1. Caravans occupied for holiday purposes only
2. Caravan's not occupied as a person's sole or main residence
3. The owners/operators shall maintain an up-to-date register for the caravan site to include the following details:
 - (a) the names of all owners/occupiers of individual caravans (or cabins/chalets) on the site and of their main home addresses;
 - (b) the start date and end date of their stay.This information shall be made available at all reasonable times to the local planning authority.

The meeting commenced at 2.00 pm and concluded at 5.10 pm

Councillor R West (Chairman)

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