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## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 23rd January, 2013 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, L Jeuda, J Macrae, D Mahon, D Neilson, P Raynes and  
D Stockton

### **OFFICERS IN ATTENDANCE**

Miss J Adeniran (Planning Solicitor), Mr P Hooley (Northern Area Manager),  
Mr N Jones (Principal Development Officer) and Mr P Wakefield (Principal  
Planning Officer)

### **94 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Mrs O Hunter.

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

None.

### **96 MINUTES OF THE MEETING**

RESOLVED

That the minutes of the meeting held on 19 December 2012 be approved  
as a correct record and signed by the Chairman.

### **97 PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

### **98 12/4247M-THE USE OF LAND FOR THE STATIONING OF CARAVANS FOR RESIDENTIAL PURPOSES FOR 1NO - GYPSY PITCH, TOGETHER WITH THE FORMATION OF ADDITIONAL HARD STANDING AND UTILITY/DAYROOM ANCILLARY TO THAT USE, LAND TO THE NORTH WEST OF, MOOR LANE, WILMSLOW FOR JOHN ALLAN**

Consideration was given to the above application.

(Councillor G Barton, the Ward Councillor attended the meeting and spoke in respect of the application).

RESOLVED

That for the reason set out in the report the application be refused for the following reason:-

1. The site lies within the North Cheshire Green Belt as defined by the Development Plan. The proposed development is inappropriate development in the Green Belt, and results in a loss of openness and encroachment into the countryside. It is not considered that the unmet need for gypsy accommodation in the area and other material considerations advanced by the applicant amount to very special circumstances that would clearly outweigh the identified harm to the Green Belt. The proposal is therefore contrary to policies GC1 and DC31 of the Macclesfield Borough Local Plan, the National Planning Policy Framework and Planning policy for traveller sites.

**99 12/4294M-DEMOLITION OF THE EXISTING DWELLING AND CONSTRUCTION OF A REPLACEMENT 2 & 1/2 STOREY DWELLING WITH A BASEMENT AND ATTACHED TRIPLE GARAGE AND ASSOCIATED LANDSCAPING, 20, FLETSAND ROAD, WILMSLOW, CHESHIRE FOR S MULCHAND**

Consideration was given to the above application.

(Councillor R Menlove, the Ward Councillor and Christian Brenninkmeijer, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. The proposal, by virtue of excessive scale, massing, footprint and site coverage would be out of scale with adjoining buildings, the site itself and the character of the low density housing area. The proposal is therefore contrary to policies DC1 and H12 of the Macclesfield Borough Local Plan (which are consistent with chapter 7 of the NPPF, requiring good design).
2. The scale, massing and siting of the proposed development would be overbearing to neighbouring property, in particular No. 22 Fletsand Road, causing a significant injury to amenity contrary to policy DC3 of the Local Plan and bullet point 4 of paragraph 17 (core principles) of the NPPF.

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

- 100      **WITHDRAWN-12/4169M-DEMOLITION OF EXISTING GARAGE, ERECTION OF SIDE AND REAR EXTENSIONS TO FORM NEW INTEGRAL AND DETACHED GARAGING, EXTENDED LIVING ACCOMMODATION INCLUDING REMODELLING OF ELEVATIONS, TOGETHER WITH ASSOCIATED LANDSCAPE WORKS, 2, HOLT GARDENS, BLAKELEY LANE, MOBBERLEY, KNUTSFORD, CHESHIRE FOR MR GARETH RUSSELL**

This application was withdrawn prior to the meeting.

- 101      **12/4353M-FULL PLANNING PERMISSION FOR THE DEMOLITION OF THE EXISTING FORMER COUNTY HOTEL BUILDING AND CONSTRUCTION OF 14 NO. RESIDENTIAL UNITS WITH CAR PARKING AND ASSOCIATED LANDSCAPING AND EXTERNAL WORKS, COUNTY HOTEL, HARDEN PARK, ALDERLEY EDGE, CHESHIRE FOR THE SEDDON PENSION SCHEME**

Consideration was given to the above application.

RESOLVED

That the application be delegated to Development Management & Building Control Manager in consultation with the Chairman & Ward Councillor to approve subject to the completion of a S106 Agreement comprising the following Heads of Terms:-

63,000 for additions, enhancements and improvements at the following existing play and amenity sites; Alderley Park, Beech Road Play area, Chorley Hall, Beech Road and Heyes Lane Allotments, and;

£7,000 for the off-site provision of recreation/outdoor sport (outdoor sports facilities and pitches, courts, greens and supporting facilities/infrastructure) at Alderley Park and Chorley Hall Playing Field

Affordable Housing commuted sum in lieu of affordable housing for the provision of affordable housing within Alderely Edge such to be agreed.

And subject to the following conditions:-

1. A03FP    - Commencement of development (3 years)
2. A01AP    - Development in accord with approved plans
3. A02EX    - Submission of samples of building materials
4. A06EX    - Materials as application
5. A23GR    - Pile Driving (details to be submitted)
6. A22GR    - Protection from noise during construction (hours of construction)

7. A01LS - Landscaping - submission of details
8. A04LS - Landscaping (implementation)
9. Scheme for noise mitigation to be submitted (acoustic survey)
10. Gas protection measures to be submitted
11. Arboricultural works to be carried out with submitted Arboricultural Statement
12. Development shall be carried out in full accordance with submitted Ecological Scoping Survey
13. Breeding birds survey to be submitted

(The meeting adjourned at 4.05 pm and reconvened at 4.10pm).

102      **12/3845M-VARIATION OF CONDITION 2 & 17 PLANNING APPLICATION 10/2927M RELATING TO WINDOWS AND TREES, ST JOHN THE BAPTIST CHURCH, CHURCH STREET, BOLLINGTON, CHESHIRE FOR THE SIMPLY GROUP**

Consideration was given to the above application.

**RESOLVED**

That for the reasons set out in the report the application be approved subject to the Deed of variation to the legal agreement attached to the original planning permission 10/2927P to refer to this application (reference number 12/3845M) and subject to the following conditions:-

1. A03FP - Commencement of development
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A11EX - Details to be approved - bin store
5. A02HA - Construction of access
6. A08HA - Gates set back from footway/carriageway
7. A01TR - Tree retention
8. A02TR - Tree protection
9. A01LS - Landscaping - submission of details with replacement tree(s) of appropriate species
10. A04LS - Landscaping (implementation)
11. A03TR - Construction specification/method statement
12. A21EX - Roof lights set flush
13. Contaminated land
14. Enhancement for bats
15. External lighting details to be approved

16. Sample of air vent to be submitted

103      **12/4636C-GARAGE      COVERSION      INTO      ANCILLARY  
ACCOMMODATION, 33, MILLMEAD, RODE HEATH, STOKE ON  
TRENT, CHESHIRE FOR MR ANDREW BARRATT**

Consideration was given to the above application.

RESOLVED

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

1. A03FP      - Commencement of development (3 years)
2. A01AP      - Development in accord with approved plans
3. A06EX      - Materials as application
4. Use to remain ancillary to dwelling known as 33 Millmead

The meeting commenced at 2.00 pm and concluded at 4.32 pm

Councillor R West (Chairman)

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