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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 31st July, 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, O Hunter, L Jeuda, D Mahon, D Neilson, P Raynes and
D Stockton (Substitute)

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Lawyer) Mr P Hooley (Northern Area Manager), Mr N Jones (Principal Development Officer), Mr T Poupard (Senior Planning Officer) Mr A Ramshall (Senior Conservation Officer), Miss L Thompson (Senior Planning Officer) and Mrs E Tutton (Principal Planning Officer)

17 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor J Macrae.

18 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 13/2288M, Councillor L Brown declared that she was the Ward Councillor, that her children used to go to the School and that she had attended a consultation meeting with the Northern Area Manager whereby she had asked questions in relation to the application but had not expressed an opinion on the proposals.

In the interest of openness in relation to the same application, Councillor Miss C Andrew declared that she was one of the first Governors of Fallibroome High School when it was first established.

In respect of application 13/2082M, Councillor K Edwards declared that he had pre determined the application. He exercised his right so speak under the public speaking procedure as a visiting Councillor and then took a seat in the public gallery whilst the application was debated and a decision made.

In the interest of openness in respect of application 13/1949M, Councillor B Burkhill that he was the Ward Councillor and that he had advised residents on the planning procedures but had not expressed a view on the proposals.

In the interest of openness in relation to the same application, Councillor D Mahon declared that he was a Ward Councillor and had been to visit the site and spoken to the residents of the property nearest the application but had not expressed a view.

In the interest of openness In respect of the same application and application 13/2103M, Councillor D Stockton declared that he was the Ward Councillor for application 13/2103M and that part of the application site fell within his ward in relation to application 13/1949M, however he had not expressed a view on either of the applications.

In the interest of openness in relation to application 13/2103M, Councillor R West declared that he knew one of the objectors speaking.

It was noted that Members had received correspondence in relation to various applications on the agenda.

19 MINUTES OF THE MEETING

RESOLVED

That the minutes be approved as a correct record.

20 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

21 13/0932M-GOLF ACADEMY AND DRIVING RANGE, HIGH LEGH GOLF CLUB, WARRINGTON ROAD, CHESHIRE FOR MR A VAUGHAN

Consideration was given to the above application.

(Councillor S Wilkinson, the Ward Councillor, John Hunt, an objector and Mr Vaughan, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. A03FP - Commencement of development (3 years)
2. A06EX - Materials as application
3. A01AP - Development in accord with approved plans
4. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)

6. A02TR - Tree protection
7. A22GR - Protection from noise during construction (hours of construction)
8. A23GR - Pile Driving
9. A13GR - Business hours (Hours of use Monday- Friday 9am-9pm Saturday, Sunday and Bank Holidays- 10am-7pm)
10. A12MC - (Hours of floodlighting and berm lighting) Monday- Friday 9am-9pm
Saturday, Sunday and Bank Holidays- 10am-7pm (March to October only)

Monday- Friday 9am-7pm
Saturday, Sunday and Bank Holidays- 10am-7pm (November to February only). No additional lighting without approval from the LPA.
11. Floor Floating Details
12. Illumination validation test independently verified before submission
13. Details of Screens and Blockages
14. Details of Berm Mounds
15. Removal of Floodlights on Existing Clubhouse

22 13/2103M-PROPOSED NEW DOMESTIC RESIDENCE ON LAND ADJACENT TO 66 LACEY GREEN WILMSLOW, LAND ADJACENT TO 66, LACEY GREEN, WILMSLOW FOR MR T MIRZA

Consideration was given to the above application.

(Mr O'Neill, an objector and Mr Allen, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Planning and Place Shaping Manager in consultation with the Chairman and relevant Ward Councillor for approval subject to the receipt of revised plans showing the removal of the front porch to allow adequate space between the development and highway and subject to the following conditions:-

1. A01AP - Development in accord with approved plans
2. A01GR - Removal of permitted development rights Classes A-E
3. A01LS - Landscaping - submission of details
4. A03FP - Commencement of development (3 years)

5. A04LS - Landscaping (implementation)
6. A05EX - Details of materials to be submitted
7. A07GR - No windows to be inserted- first floor rear and side elevations
8. A25GR - Obscure glazing requirement
9. Retention of existing 2m rear boundary fence
10. Restriction on the hours of construction
11. Pile driving- details required
12. Construction method statement required
13. Retention of car parking area

(The meeting adjourned for a short break).

23 13/2346M-ERECTION OF A MARQUEE AT MOTTRAM HALL HOTEL, MOTTRAM HALL HOTEL, WILMSLOW ROAD, MOTTRAM ST ANDREW, MACCLESFIELD FOR MR ANDREW O'BRIEN, DE VERE HOTELS & LEISURE

(During consideration of the application, Councillor Mrs A Harewood left the meeting and did not return).

Consideration was given to the above application.

(Councillor P Findlow, the Ward Councillor and James Stewart, the Managing Director of the Hotel attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. R04LP - Contrary to Green Belt - No Very Special Circumstances
2. R02LB - Adverse impact on character and appearance of Listed Building
3. R03LB - Adverse impact on setting of Listed Building
4. Harm to historic garden setting contrary to policy NE5

24 13/2369M-LISTED BUILDING CONSENT FOR ERECTION OF A MARQUEE AT MOTTRAM HALL HOTEL MOTTRAM HALL HOTEL, WILMSLOW ROAD, MOTTRAM ST ANDREW, MACCLESFIELD FOR MR ANDREW O'BRIEN, DEVERE HOTELS & LEISURE

Consideration was given to the above application.

RESOLVED

That the application be refused for the following reasons:-

1. R02LB - Adverse impact on character and appearance of Listed Building
2. R03LB - Adverse impact on setting of Listed Building

- 25 **13/1365M-EXTENSIONS TO THE EXISTING CARE HOME TO PROVIDE AN INCREASE IN THE NUMBER OF BEDROOMS. THERE ARE 40 EXISTING BEDROOMS, THE EXTENSIONS WILL ALLOW 29 BEDROOMS TO BE ADDED TO PROVIDE A TOTAL OF 69 BEDROOMS. THE EXTENSIONS INCLUDE ENLARGING THE BUILDINGS FOOTPRINT TO THE EAST AND WEST, AND ADDING AN EXTRA FLOOR (THIRD FLOOR) TO MOST OF THE BUILDING - THE ADDITIONAL FLOOR WILL BE IN THE FORM OF A MANSARD. THE EXISTING SINGLE STOREY WING, CLOSEST TO RISELEY STREET, WILL BE ALTERED TO BE THREE**

This item was taken off the agenda in order to address issues raised on the site visit. Members were informed it would be considered at a future meeting of the Committee.

- 26 **13/2288M-ERECTION OF A NEW TWO STOREY BLOCK TO PROVIDE SIXTH FORM, DINING, AND ADMINISTRATION ACCOMMODATION, WITH RELOCATION OF EXISTING GAMES COURTS AND NEW SITE ACCESS ROAD, FALLIBROOME HIGH SCHOOL, PRIORY LANE, MACCLESFIELD FOR ROBERT MACNEILL, THE FALLIBROOME ACADEMY**

Consideration was given to the above application.

(Mrs Wilson, representing 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. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Details and samples of materials to be submitted and approved prior to use of facing materials. Requirement for the roof colour/materials to be sympathetic to the existing building. (Members requested consultation on materials with the Chairman and Ward Councillor, however the Officer advised that this could

not be included as part of the condition as it could not be enforced, however the requested was noted)

4. No development until tennis courts made available for use
5. Community Use Scheme
6. A22GR - Protection from noise during construction (hours of construction)
7. A23GR - Pile Driving
8. In accordance with Great Crested Newt Appraisal
9. A01LS - Landscaping - submission of details
10. A02LS - Submission of landscaping scheme
11. Arboricultural Impact Assessment A05TR Arboricultural method statement & tree protection
12. New access to be one way and include signage to indicate this.

27 13/2082M-REPLACEMENT OF EXISTING FOOTBALL PITCH AND PROVISION OF TWO NEW MINI FOOTBALL PITCHES AND ASSOCIATED FACILITIES INCLUDING ADDITIONAL CAR PARKING AND MULTI-USE GAMES AREA. CHANGE OF USE FROM AGRICULTURAL LAND TO RECREATION FOR PART OF THE AREA, BOLLINGTON LEISURE CENTRE, HEATH ROAD, BOLLINGTON FOR PAUL GIBBONS, BOLLINGTON UNITED JUNIOR FOOTBALL CLUB

(Councillor D A Neilson left the meeting briefly during the introduction of the application and returned).

Consideration was given to the above application.

(Councillor K Edwards spoke in respect of the application as a visiting Councillor and not as a Member of the Committee).

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. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. Site to be locked after hours
4. Hours of use of floodlights/pitches
5. No lighting on football pitches
6. Sport England - Design of MUGA
7. A06TR - Levels survey

8. A14TR - Protection of existing hedges
9. Surface water drainage scheme

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

28 13/1949M-VARIATION OF CONDITION 2 OF 11/4367M, REGARDING APPROVED PLANS FOR THE REDEVELOPMENT OF GARDEN CENTRE TO INCLUDE MAIN RETAIL BUILDING, RESTAURANT, OPEN-SIDED CANOPY, STORE AND ASSOCIATED EXTERNAL WORKS AND LANDSCAPING; ALLOW THE RETENTION OF GROUND LEVEL IRRIGATION TANK AND VARIOUS ALTERATIONS TO THE EXTERNAL APPEARANCE OF THE GARDEN CENTRE BUILDING, WILMSLOW GARDEN CENTRE, MANCHESTER ROAD, WILMSLOW FOR DAVID YARDLEY, KLONDYKE PROPERTIES LIMITED

Consideration was given to the above application.

(Mr Barlow, an objector attended the meeting and spoke in respect of the application).

RESOLVED

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

1. A04AP - Development in accord with approved plans
2. A04HP - Provision of cycle parking
3. A04LS - Landscaping and woodland management(implementation)
4. A05HP - Provision and retention of shower, changing, locker and drying facilities
5. A06EX - Materials as application
6. lighting to be in accordance with approved details
7. Product restriction
8. Boundary fencing to Sefton Drive
9. Operation of garden centre in accordance with approved renewable energy statement
10. Implementation of approved staff travel plan
11. Ancillary restaurant use and hours of operation
12. Water pumps only to be operated/on between 7am and 9pm-Monday-Sunday and shall not be operated at any time outside of these hours.
13. Screening/housing of irrigation tank as detailed on approved plans.

14. Management plan for service yard and maintenance strip adjacent boundary fence (the area between the fencing shown on the approved plans and the site boundary shared with properties on Manchester Road, Sefton Drive and Carlton Avenue) to be submitted to and approved by the LPA within 3 months of the date of this permission. The management plan shall detail how the areas within the service yard and maintenance strip shall be maintained, including the management of any site waste within those areas.

The meeting commenced at 2.00 pm and concluded at 7.30 pm

Councillor R West (Chairman)