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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 25th September, 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, A Harewood, L Jeuda,
J Macrae, D Mahon and D Neilson

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr P Hooley (Northern Area Manager), Mr N Jones (Principal Development Officer), Mr T Poupard (Principal Planning Officer) and Mr N Turpin (Principal Planning Officer)

41 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs H Gaddum, Mrs O Hunter and P Raynes.

42 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 13/1365M, Councillors J Macrae and D Neilson declared that they had a minor association with a neighbouring property on Riseley Street.

In the interest of openness in respect of application 13/1236M, Councillor J Macrae declared that he had a minor association with the site due to property he previously owned near to the site.

In the interest of openness in respect of application 13/2655M, Councillor K Edwards declared that he was a member of Bollington Town Council who had considered the application and whilst he had been present at the meeting when the Town Council had considered the application he had not given any views on the proposals. As a result he reserved his right of debate.

In the interest of openness in respect of application 13/3160M, Councillor J Macrae declared that he had an association with the site as he knew some of the neighbours in the area.

In the interest of openness in respect of application 13/3525C, all Members declared that they knew the applicant Councillor S McGrory.

In respect of application 13/1071M, Councillor L Brown, declared a non pecuniary interest by virtue of the fact that they she was a Governor at Kings School. She left the meeting prior to consideration of the application.

In respect of application 13/0987M, Councillor R West declared a non pecuniary interest as he was a Board Member of the Peaks and Plains Housing Trust who were in the process of purchasing the land. He left the room prior to consideration of the application.

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

43 MINUTES OF THE MEETING

RESOLVED

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

44 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

45 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 STOREYS (CURRENTLY ONE STOREY), WHERE IT FACES THE SITE CAR PARK TOWARD THE WEST, HOWEVER THE ROOF OF THIS PART SLOPES DOWN TO RETAIN THE SINGLE STOREY BUILDING CLOSEST TO THE HOUSES ON GROSVENOR STREET, TRINITY COURT, RISLEY STREET, MACCLESFIELD FOR EDMUND CARLEY, OAKLYN CONSTRUCTION LTD

Consideration was given to the above application.

(Councillor Mrs J Jackson, the Ward Councillor, Simon Plowman, the agent for the applicant and Mr Carley, 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 oral update to Committee the application be approved subject to the completion of a Section 106 Agreement comprising the following Heads of Terms:-

- The delivery of a site Travel Plan and monitoring fees. It is considered that these measures are necessary to limit the severity of the proposed development on the amenity of surrounding residential streets:
 - The Travel Plan would look to achieve the following, not only from the perspective of limiting impact upon local parking, but also in terms of the commercial benefits to the operator:

Provision of a suitable parking management plan, identifying relative priority for the following user groups:

- Residents (including those with disabilities)
- Staff (including lone or vulnerable users on late shifts)
- Visitors
- Emergency Vehicles
- Promotion of sustainable measures to staff and visitors:
- Information for walking, cycling and public transport
- Viable incentives to use of sustainable modes (discounted travel, national bike schemes etc)

(It was noted that reference in the report to a commuted sum for public open space was no longer required).

And subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A05EX - Details of materials to be submitted
3. ATRA1 - Tree retention
4. ALS61 - landscaping - details of boundary treatment
5. A01LS - Landscaping - submission of details
6. A04LS - Landscaping (implementation)
7. A22GR - Protection from noise during construction (hours of construction)
8. A17MC - Decontamination of land
9. A04HP - Provision of cycle parking
10. All arboricultural works shall be carried out in accordance with Cheshire Woodlands Arboricultural Statement
11. Bin and Cycle Store in accordance with approved details

12. Dust control

13. Plan to be submitted which shows location for service / emergency vehicles to park

14. Lighting

46 13/1236M-RETENTION OF TREE HOUSE, SPINNEY END, CHELFORD ROAD, KNUTSFORD FOR HADDOW

Consideration was given to the above application.

(Councillor S Gardiner, the Ward Councillor, Mr Morse the agent for the objectors and Alison Freeman, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. A01AP - Development in accord with approved plans
2. Additional screening/planting to be completed within 2 months and retained thereafter
3. Remove of lighting within 2 months
4. No additional external lighting

(The meeting adjourned for a short break. Councillor D Neilson left the meeting).

47 13/2655M-OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT COMPRISING UP TO 6 NO DWELLINGS INCLUDING DEMOLITION OF ALL EXISTING BUILDINGS ON SITE, OVENHOUSE FARM, HENSHALL ROAD, BOLLINGTON, MACCLESFIELD FOR J C WOOD

Consideration was given to the above application.

(Liz Cowdray, the Planning Consultant for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the application be deferred for further information in respect of the future relocation of the existing businesses on the site. The decision for deferral was taken following the agreement by the Planning Consultant for the applicant that discussions with Council officers would be possible on this point.

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

(During consideration of the following application, Councillor D Neilson returned to the meeting. As a result he did not take part in the debate or vote).

48 13/3160M-VARIATION OF CONDITION 17 ON PLANNING PERMISSION 13/2105M TO RETAIN THE EXISTING SQUASH COURT IN A MODIFIED FORM TO PROVIDE A 'PALM HOUSE' OR GARDEN ROOM FOR THE DWELLING THAT IS CURRENTLY UNDER CONSTRUCTION, THE COACH HOUSE, SPARROW LANE, KNUTSFORD FOR JOHN ROSS

Consideration was given to the above application.

(Councillor S Gardiner, the Ward Councillor and Alison Freeman, 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 written 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. A01TR - Tree retention
4. A04LS - Landscape
5. A04NC - Details of drainage in accordance with previously approved plan
6. A08HA - Gates set back from footway/carriageway
7. A23GR - Pile Driving
8. A25GR - Obscure glazing requirement
9. A32HA - Construction method statement in accordance with approved details
10. Birds
11. Tree Protection Scheme as approved
12. Bat Mitigation as approved
13. Bats
14. Landscape Plan as approved
15. PROW Obligations
16. Materials-In accordance with approved and to be submitted for outbuilding

17. Hours

18. The alterations to the squash club building, required to form the proposed palm house building, shall be substantially completed in accordance with the approved plans by 1st April 2014. For the avoidance of doubt "substantially complete" means the completion of all structural works, the completion of external building works so that the appearance of the building is as per the approved drawings and the building is watertight.

19. Doors to Bedroom None Opening

20. The proposed palm house building shown on the approved plans shall be ancillary to the dwellinghouse on the site and shall be retained as such thereafter.

21. Removal of permitted development rights for new outbuildings (Class E)

(Councillor D Mahon left the meeting and did not return).

49 13/2551M-CHANGE OF USE FROM (A1) SHOPS TO A2 (FINANCIAL & PROFESSIONAL SERVICES) TO GROUND FLOOR & BASEMENT, 56-58, MILL STREET, MACCLESFIELD, CHESHIRE FOR MR E TAYLOR, JOHN TAYLOR (MACCLESFIELD) LTD

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the oral update to Board 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. Window displays

(Prior to consideration of the following item, Councillor J Macrae left the meeting and did not return. Councillor Miss C Andrew also left the room and returned to the meeting during consideration of the following application. As a result she did not take part in the debate or vote).

50 13/2704M-CHANGE OF USE OF LAND TO AIRPORT PARKING FOR A PERIOD OF 6 MONTHS USE OF THE YEAR (APRIL TO OCTOBER) - FOR A TEMPORARY PERIOD OF 3 YEARS, LAND AT WILKIN FARM, 77, MOSS LANE, STYAL FOR MR T MITCHESON

Consideration was given to the above application.

(Alison Freeman, 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. Inappropriate development in the Green Belt, harm to openness and encroachment contrary to policy. Very special circumstances do not exist
2. Contrary to Local Plan policy for airport infrastructure – T21 and T23
3. Significant harm to residential amenity through noise and disturbance contrary to policy DC3 of the Local Plan

51 13/3525C-PROPOSED FIRST FLOOR EXTENSION OVER EXISTING SINGLE STOREY SECTION OF DWELLING, 39, WHITE PARK CLOSE, MIDDLEWICH, MIDDLEWICH, CHESHIRE FOR MR S MCGRORY

Consideration was given to the above application.

RESOLVED

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

1. Standard Time
2. Materials to match existing dwelling
3. Approved plans
4. 3 car-parking spaces to be provided on site and retained thereafter.

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

52 13/1071M-REORGANISATION OF EXISTING PLAYING FIELDS/ SPORTS PITCHES INCLUDING PROVISION OF FLOODLIGHTING TO HOCKEY PITCH. RELOCATION AND REORIENTATION OF SPORTS PAVILION. RELOCATION OF SCHOOL PARKING AND COACH DROP OFF, TO INCLUDE A NEW ACCESS AND EGRESS ONTO WESTMINSTER ROAD. REPLACEMENT OF EXISTING GROUND MAINTENANCE BUILDINGS AND ASSOCIATED HARDSTANDING, KINGS SCHOOL, CUMBERLAND STREET, MACCLESFIELD CHESHIRE FOR JONATHAN SPENCER-PICKUP, KING'S SCHOOL, MACCLESFIELD

Consideration was given to the above 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. A03FP - Commencement of development (3 years)
2. A02AP - Detail on plan overridden by condition
3. A05EX - Details of materials to be submitted
4. A03TR - Construction specification/method statement
5. A01LS - Landscaping - submission of details
6. A04LS - Landscaping (implementation)
7. Lighting Report/ Details
8. Hockey Backboards
9. Use of facilities
10. Floodlights
11. Birds
12. Pitch Details
13. Community Use
14. Trees
15. Hours of Construction
16. Pile Foundations
17. Land Contamination
18. Visibility Splays
19. Drainage
20. Construction method and Phasing Statement
21. Badgers
22. Low Level Lighting

(Prior to consideration of the following application, Councillor R West vacated the Chair and Councillor B Livesley took over the Chair).

53 13/0987M-ERECTION OF 38 AFFORDABLE DWELLINGS - INCLUDES DEMOLITION OF EXISTING BUILDINGS ON SITE, PRIORS HILL CHILDREN'S HOME, 26 KENNEDY AVENUE, MACCLESFIELD, CHESHIRE FOR JOANNE FALLON, AFFORDABLE HOMES CONSULTANCY

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the oral update to Committee the application be approved subject to either an agreement under S.111 of the Local Government Act 1972 in which the applicant will covenant to enter into a Section 106 Agreement as soon as the land is transferred from the Council to the applicant or subject to the completion of a S106 Agreement securing the following Heads of terms:-

- Mechanism to ensure that the proposed dwellings provide affordable housing in perpetuity and are of an appropriate tenure
- Commuted sums of £15,000 to mitigate for the loss of existing open space and for POS in lieu of onsite provision

And subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A01GR - Removal of permitted development rights
4. A05EX - Details of materials to be submitted
5. A01LS - Landscaping - submission of details
6. A04LS - Landscaping (implementation)
7. A12LS_1 - Landscaping to include details of boundary treatment
8. A01TR - Tree retention
9. A02TR - Tree protection
10. A05TR - Arboricultural method statement
11. A06NC - Protection for breeding birds
12. A04NC - Details of drainage
13. A22GR - Protection from noise during construction (hours of construction)
14. A23GR - Pile Driving
15. Bird and Bat Boxes
16. Bin and Cycle Store in accordance with approved details
17. Details of levels to be submitted prior to commencement of the development

(The following condition to be included only if a S111 agreement was necessary):-

18. No development pursuant to this permission shall be commenced on the Site unless and until all interests in that land are subject to and bound by the terms of a section 106 planning obligation in the form of the draft s106 planning obligation appended to the s111 agreement dated [XX] September 2013 relating to this planning permission.

The meeting commenced at 2.00 pm and concluded at 5.35 pm

Councillor R West (Chairman)