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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 23rd October, 2013 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor W Livesley (Chairman)

Councillors C Andrew, L Brown, B Burkhill, H Gaddum, A Harewood,
O Hunter, 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 (Senior Planning Officer) and Miss L Thompson (Senior Planning Officer)

54 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors K Edwards, P Raynes and R West.

55 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 13/2655M, Councillor D Neilson declared that he knew one of the tenants who occupied a unit on the site.

56 MINUTES OF THE MEETING

RESOLVED

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

57 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

58 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, CHESHIRE FOR J C WOOD

(Prior to consideration of the item, Councillor L Brown arrived to the meeting).

(Town Councillor Amanda Stott, representing Bollington Town Council attended the meeting and spoke in respect of the application).

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 completion of a Section 106 Agreement comprising the following Heads of Terms:-

- Commuted sums of £24k to mitigate for the loss of existing open space and for POS in lieu of onsite provision.

And subject to the following conditions:-

1. A06OP - Commencement of development
2. A01OP - Submission of reserved matters
3. A03OP - Time limit for submission of reserved matters
4. A01AP - Development in accord with approved plans
5. A09OP - Height restriction (Max 2 storeys)
6. A02TR - Tree protection
7. A04NC - Details of drainage (seperate)
8. A22GR - Protection from noise during construction (hours of construction)
9. A23GR - Pile Driving
10. Dust Control
11. Contaminated Land
12. Re-use of existing stone

59 **13/3251M-NEW GLASSHOUSE (RE-SUBMISSION OF 12/4295M), LES HALMAN NURSERY, PARKSIDE FARM, CROWN LANE, LOWER PEOVER, CHESHIRE FOR L HALMAN, LES HALMAN NURSERIES LTD**

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. A03EX - Materials to match existing
3. A01AP - Development in accord with approved plans
4. A04LS - Landscaping (implementation)

60 WITHDRAWN-13/3276M-VARIATION OF CONDITION 2 OF 11/0533M TO ALLOW THE SUBMISSION OF AMENDED PLANS, SITE OF 2 & 4 HOLLY ROAD NORTH, WILMSLOW FOR MR WAYNE SEDDON

This item was withdrawn prior to the meeting.

61 13/3605M-VARIATION OF CONDITION 10 ATTACHED TO PLANNING PERMISSION 13/0932M. (BEFORE THE USE OF LIGHTING IS COMMENCED, AN ARTIFICIAL LIGHT/ILLUMINATION VALIDATION TEST SHALL BE COMPLETED AND THE RESULTS SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY). GOLF ACADEMY AND DRIVING RANGE, THE HIGH LEGH PARK GOLF CLUB, WARRINGTON ROAD, MERE, CHESHIRE FOR MR ANDREW VAUGHAN

Consideration was given to the above application.

(Mr Hunt, an objector and Mr Beddows, 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 oral update to Board the application to vary condition 10 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. Floor Floating Details
10. Illumination Validation Test –

Prior to the installation of any lighting associated with the development hereby permitted, an Artificial Light/ Illumination Validation Test shall be completed and the results submitted to and approved in writing by the Local Planning Authority.

Such validation test shall:

- a) Be completed in accordance with an approved method statement.
- b) Be completed by a suitably qualified Lighting Engineer/ Consultant approved by the Local Planning Authority.
- c) Demonstrate that no additional artificial light overspill associated with the development hereby permitted occurs at the boundary of the residential properties to the North of the golf driving range.
- d) In the event of light overspill from the golf driving range, a further scheme of artificial light (illumination) attenuation works capable of achieving “no additional artificial light overspill associated with the development hereby permitted occurs at the boundary of the residential properties to the North of the golf driving range” shall be submitted to and approved in writing by the Local Planning Authority.
- e) The Validation Test scheme of works shall be installed as approved in writing by the Local Planning Authority before the use of the lighting is commenced and shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.

11.A13GR - Business hours (including Sundays)

12. Details of Screens and Blockages

13. Details of Berm Mounds

14. Removal of Floodlights on Existing Clubhouse

15.A12MC - Hours of illumination and no additional lighting

(During consideration of the item the meeting was adjourned for a short break in order for Officers to seek Legal advice).

(Councillor B Burkhill requested it be recorded that he voted against the application to vary condition 10).

62 WITHDRAWN-13/3884N-CONSTRUCTION OF TWO PAIRS OF SEMI-DETACHED 2 BEDROOM 4 PERSON AFFORDABLE DWELLINGS AND ASSOCIATED ACCESS AND PARKING ARRANGEMENTS, LAND TO REAR OF 55, SUNNYBANK ROAD, CREWE FOR ADELE SUMNER, WULVERN HOUSING LTD

Due to an extended consultation period and outstanding information from consultees this application was withdrawn by officers from the agenda and would be deferred to a future Committee meeting.

The meeting commenced at 2.00 pm and concluded at 3.35 pm

Councillor W Livesley (Chairman)

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