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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 20th November, 2013 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors L Brown, B Burkhill, K Edwards, H Gaddum, O Hunter, L Jeuda,
D Mahon, D Neilson and P Raynes

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr P Hooley (Northern Area Manager), Mr N
Jones (Principal Development Manager), Mrs E Tutton (Principal Planning
Officer) and Mr J Williamson (Planning Officer)

63 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Miss C Andrew,
Mrs A Harewood and W Macrae.

64 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 13/3596M and
12/4814M, Councillor Mrs H Gaddum declared that she knew Mr Yates
who had registered to speak on both of the applications as he was the
former Chief Planning Officer at Macclesfield Borough Council and he
lived in her Ward. In addition she declared that she knew the applicant
mother by virtue of the fact that she used to be a Councillor.

In the interest of openness in respect of the same applications Councillor
D Neilson declared that he had worked on a Ward matter with Mr P Yates
who was speaking on the applications.

In the interest of openness in respect of application 13/2645N, all
Members declared that they knew the applicant's wife as she was a
Member of Cheshire East Council.

65 MINUTES OF THE MEETING

RESOLVED

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

66 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

67 13/3596M-RETENTION OF A RANGE OF BUILDINGS, HARDSTANDING AND PARKING AREAS, HORSE WALKER AND CHANGE OF USE OF LAND FOR EQUESTRIAN PURPOSES, FLORENCE STABLES, WOODFORD LANE, NEWTON, MACCLESFIELD, CHESHIRE FOR MR PAUL JACKSON

Consideration was given to the above application.

(Samia Hirstwood, an objector, Fiona Daniel, a Supporter and Mr Yates, 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. A01AP - Development in accord with approved plans
2. A12MC - No additional external lighting permitted without express consent from the LPA
3. A03HP - Retention of existing parking/turning area
4. 5 hectares of grazing land included within the application site shall be used solely in respect of the 18 horses stabled at Florence Stables, and shall be limited to use by 18 horses only. The land shall not be sold off, rented out or disposed of separately to Florence Stables.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Northern Area Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority shall be delegated to the Northern Area Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

68 12/4814M-REGULARISATION OF STABLES AND YARD, TWO ADDITIONAL STABLES, HORSE WALKER, CHANGE OF USE OF STORE INTO STABLES, FLORENCE STABLES, WOODFORD LANE, NEWTON, MACCLESFIELD, CHESHIRE FOR MR PAUL JACKSON

Consideration was given to the above application.

RESOLVED

That for the reasons provided in the oral update to Committee the application be approved subject to the completion of a Section 106 Agreement to tie the land to the stables and to limit the use of the land to the 18 horses stabled at Florence stables and subject to the following conditions:-

1. A01AP - Development in accord with approved plans
2. A12MC - No additional external lighting permitted without express consent from the LPA
3. A03HP - Retention of existing parking/turning area

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Northern Area Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority shall be delegated to the Northern Area Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

(There was a change in the Officer's original recommendation from one of refusal to one of approval).

69 13/2073M-PROPOSED RESIDENTIAL DEVELOPMENT FOR 14 NO. TOWNHOUSES, THE TOWERS, PARK GREEN, PARK STREET, MACCLESFIELD FOR WELBECK LAND

(Prior to consideration of the item, the Northern Area Manager gave a summary to Members regarding the recent Planning Inspector's decisions on a number of appeals prior to consideration of the following item).

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report the application be approved subject to the completion of a Section 106 Agreement securing the following:-

£14000 commuted sum towards public realm improvements in the Park Green Area.

And subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A02AP - Detail on plan overridden by condition
3. A02EX - Submission of samples of building materials (external surfaces)
4. A07EX - Sample panel of brickwork to be made available
5. A11EX - Details to be approved (eaves, rainwater goods, doors, chimney stacks, etc.)
6. A20EX - Submission of details of windows
7. A18EX - Specification of window design / style
8. A01GR - Removal of permitted development rights
9. A01LS - Landscaping - submission of details
10. A04LS - Landscaping (implementation)
11. A13LS - Details of walls, piers, gates, fencing , steps, railings, copings to be submitted
12. A02TR - Tree protection (details to be submitted)
13. A22GR - Protection from noise during construction (hours of construction)
14. Noise mitigation scheme to be submitted
15. Details of mechanical ventilation and heat recovery scheme to be submitted
16. Dust control (details to be submitted)
17. Floor floating (details, if undertaken)
18. Contaminated land Phase II Study to be submitted
19. Drainage (to comply with united utilities requirements) details to be submitted
20. Details of existing and proposed levels to be submitted
21. Submission of a Construction Method Statement
22. Bin storage

70 13/2559M-PROPOSED DEMOLITION OF THE EXISTING TOWER BLOCK, THE TOWERS, PARK GREEN, PARK STREET, MACCLESFIELD FOR WELBECK LAND

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. A03CA - Standard Time Limit
2. A02CA - Demolition as precursor of redevelopment

71 13/2645N-EXTENSION TO TIME LIMIT OF APPLICATION 10/2328N FOR CONVERSION OF THREE BARNs TO SEVEN DWELLINGS WITH THREE DETACHED GARAGE BLOCKS, ACCESS ROADS, REFUSE COLLECTION BAYS AND DEMOLITION OF OTHER AGRICULTURAL BUILDINGS, UPPER LIGHTWOOD GREEN FARM, AUDLEM FOR MR STEVEN BAILEY

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. Standard time limit 3 years
2. Details of all materials to be used on the development to be submitted to the LPA and approved in writing
3. Details of all surfacing materials to be used on the development to be submitted to the LPA and approved in writing
4. Landscaping details to be submitted including native hedgerow to all boundaries, with removal of Permitted Development for hedgerow removal
5. Landscape to be completed in accordance with the approved details
6. Retention of garage spaces
7. Removal of all Permitted Development
8. Drainage details to be submitted to the LPA and approved in writing
9. Contaminated land survey to be submitted to the LPA and approved in writing
10. Windows and doors to be timber with a minimum 55mm reveal
11. All roof lights to be Conservation Area roof lights
12. The proposed development to proceed in accordance with the recommendations made by the submitted Ecological Survey report dated September 2013 unless varied by a European Protected Species license subsequently issued by Natural England.
13. Prior to the commencement of development an inspection should be carried out to ensure no nesting birds are using the site
14. If protected species are found, works are to stop and qualified Ecologist is to be contacted to be contacted
15. Restoration and repair of the buildings only
16. Limit residential curtilage to that shown on the submitted plans
17. Removal of modern agricultural buildings prior to the occupation of the barns

18. Details of 2 passing places to be provided on the eastern and western side of the existing drive at 100m and 200m from the farmhouse
19. Bin storage details to be submitted and approved in writing by the Local Planning Authority
20. Retention of open bays to barn 3 which shall not be enclosed
21. Approved Plans
22. Hours of construction restricted to 08:00 to 18:00 hours on Monday to Friday, 08:00 to 13:00 hours on Saturday, with no work at any other time including Sundays and Public Holidays.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Northern Area Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority be delegated to the Northern Area Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

The meeting commenced at 2.00 pm and concluded at 3.36 pm

Councillor R West (Chairman)