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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 19th March, 2014 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, J Macrae, D Mahon, D Neilson and P Raynes

OFFICERS IN ATTENDANCE

Mr N Curtis (Principal Development Officer), Mrs N Folan (Planning Solicitor),
Mr T Poupard (Senior Planning Officer) and Mr N Turpin (Principal Planning
Officer)

102 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Mrs L Jeuda.

103 **DECLARATIONS OF INTEREST/PRE DETERMINATION**

In respect of application 14/0004C, Councillor Mrs H Gaddum declared
that she and a number of Councillors on the Committee had received
email correspondence in respect of the application.

In the interest of openness in respect of applications 14/0046M and
14/0004C, Councillor Mrs A Harewood declared that her former profession
was in Nursing.

104 **MINUTES OF THE MEETING**

RESOLVED

That the minutes of the meeting held on 19 February 2014 be approved as
a correct record and signed by the Chairman.

105 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

106 **WITHDRAWN 14/0111M-PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF 6 APARTMENTS AND 4**

**DWELLINGS, FORD HOUSE, THE VILLAGE, PRESTBURY,
MACCLESFIELD, CHESHIRE FOR MR & MRS J ELDER**

This application was withdrawn prior to the meeting.

- 107 **14/0046M-DEMOLITION OF MOT TESTING CENTRE AND GARAGE AND RE-DEVELOPMENT FOR USE CLASS C2 RESIDENTIAL ACCOMMODATION WITH CARE COMPRISING 47 APARTMENTS FOR PERSONS AGED 60 AND OVER WITH COMMUNAL FACILITIES, PARKING AND ASSOCIATED PRIVATE AMENITY SPACE, FORMER GARAGE, BUXTON ROAD, MACCLESFIELD FOR MRS P SMITH, ADLINGTON AND CANAL AND RIVER TRUST**

Consideration was given to the above application.

(Mr Chris Still, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for further consideration to take place with the agent regarding highways safety, access, parking, servicing and pedestrian safety.

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

(Prior to consideration of the following application the meeting adjourned for a short break. Councillor D Neilson arrived to the meeting. As Councillor R West had to leave the meeting part way through consideration of the item, Councillor B Livesley took over the Chair).

- 108 **13/3684M-DEMOLITION OF EXISTING BUILDINGS AND CHANGE OF USE OF LAND FOR THE SITING OF UP TO 7 PARK HOMES INCLUDING ACCESS IMPROVEMENTS, CROFT PARK, NEWTON HALL LANE, MOBBERLEY, KNUTSFORD, KNUTSFORD, CHESHIRE FOR W. FLANNIGAN, FLANNIGAN ENTERPRISES LIMITED**

Consideration was given to the above application.

(Sid Blain, an objector and Alan Knott, 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 delegated to the Northern Area Manager in consultation with the Chairman of the Northern Planning Committee for approval subject to the receipt of amended plans to remove

the egress and for that area to be landscaped and subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. The site shall be used for sitting of no more than 7 park homes;
4. No park homes shall be sited within 2 metres of a road, 3 metres of the boundary or 6 metres from another park home;
5. Removal of existing dropped kerb prior to first occupation;
6. A01LS - Landscaping - submission of details
7. A04LS - Landscaping (implementation)
8. A12LS - Landscaping to include details of boundary treatment
9. A17MC - Decontamination of land(Phase II report);
10. Contaminated Land - Site Completion Report
11. A04NC - Details of drainage
12. A12MC - No lighting without permission
13. Development in accordance with ecology statement' to 'additional Barn Owls survey prior to commencement'.
14. Bin details
15. Tree protection

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 Interim Planning and Place Shaping 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 Interim Planning and Place Shaping 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.

(During consideration of the application, Councillor R West left the meeting and did not return).

109 **14/0004C-THE CONSTRUCTION OF 10 SERVICE APARTMENTS ANCILLARY TO PARK HOUSE CARE HOME AND THE CONVERSION OF NUMBER 12 PARK HOUSE MEWS INTO A COMMUNITY FACILITY FOR THE RESIDENTS WITHIN THE COMPLEX, PARKHOUSE RESIDENTIAL HOUSE, CONGLETON ROAD, SANDBACH FOR EDWARD DALE**

Consideration was given to the above application.

RESOLVED

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

1. Time scale – 3 years
2. Comprehensive drawings required 1:50 scale
3. Materials – full schedule required
4. Hours of construction
5. Piling
6. Parking plan required including surfacing materials
7. Landscape scheme required
8. Landscape mitigation
9. Noise mitigation
10. Tree protection for retained trees and hedge to the eastern boundary
11. No dig construction measures for the extended parking area where works extend into tree protection areas

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 Planning and Place Shaping 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 Interim Planning and Place Shaping 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.

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

110 WITHDRAWN - 13/5221C - ERECTION OF 13 DWELLINGS, LAND TO THE NORTH OF CHURCH LANE, SANDBACH FOR CHELMERE HOMES LTD

This application was withdrawn prior to the meeting.

111 14/0081C-OUTLINE PLANNING FOR THE CONSTRUCTION OF NEW RESIDENTIAL DEVELOPMENT OF UP TO 26 DWELLINGS, LAND TO THE EAST OF, HERMITAGE LANE, CRANAGE FOR ESTATE OF S.H DARLINGTON (DECEASED)

Consideration was given to the above application.

(Councillor A Kolker, the Ward Councillor, Parish Councillor Cath McCubbin, representing Goostrey Parish Council, Caroline Goodchild, an objector and Mr Ian Pleasant, 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. Housing Land Supply / Open Countryside
2. Impact on Jodrell Bank
3. Inappropriate road layout

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 Interim Planning and Place Shaping 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 Interim Planning and Place Shaping 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.

112 **14/0483C-PROPOSED DEMOLITION OF EXISTING REAR EXTENSION AND REPLACE WITH TWO STOREY REAR EXTENSION TO FORM NEW MAIN ENTRANCE, SALES OFFICES, GROUND FLOOR ACCESSORIES SHOP, PARTS DEPARTMENT, CAFE & GROUND AND FIRST FLOOR OFFICES, ARCHIVE, MEETING ROOM AND STORAGE AREAS, SPINNEY MOTOR HOMES, KNUTSFORD ROAD, CRANAGE FOR MR B HOLLAND, SPINNEY MOTOR HOMES**

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. A05EX - Details of materials to be submitted
4. A04MC - Electromagnetic protection (Jodrell Bank)
5. Dust

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 Interim Planning and Place Shaping 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 Interim Planning and Place Shaping 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 5.25 pm

Councillor R West (Chairman)