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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 11th June, 2014 at The Capesthorpe Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

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

Councillors C Andrew, L Brown, B Burkhill, S Gardiner, 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) and
Mr N Jones (Principal Planning Officer)

9 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors K Edwards, Mrs H Gaddum and A Thwaite.

10 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 14/2066M, Councillors Miss C Andrew, L Brown, S Gardiner and Mrs A Harewood all declared that they knew Councillor M Hardy who was speaking on the application. In addition in respect of the same application, Councillor L Brown declared that she was the Ward Councillor and had met with residents but had made no comments on the application.

In the interest of openness in respect of application 14/0656M, Councillors Miss C Andrew, S Gardiner, Mrs Harewood and R West all declared that they knew Town Councillor Mrs V Davies who was speaking on the application. In addition Councillor S Gardiner declared that he had pre determined the application and therefore would exercise his right to speak as the Ward Councillor under the public speaking procedure and then would leave the room once he had spoken and only return after a decision had been made.

In the interest of openness in respect of applications 14/1693M and 14/1687M, Councillors Miss C Andrew, S Gardiner and B Livesley all declared that they knew Town Councillor C Dodson who was speaking on each of the applications.

In the interest of openness in respect of application 14/1304M, Councillor D Neilson declared that he was the Ward Councillor and that he had

numerous conversations advising people how they could put their views forward on the application.

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

11 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 21 May 2014 be approved as a correct record and signed by the Chairman.

12 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

13 14/1304M - 60 JODRELL STREET, MACCLESFIELD SK11 7BB: DEMOTION OF EXISTING BUILDINGS AND CONSTRUCTION OF 4 NO. TWO AND A HALF STOREY TERRACED DWELLINGS FOR MR KIERAN VYE & NICK CONWAY

Consideration was given to the above application.

(Kath Brickell, an objector and Chris Bailey, 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:-

Overdevelopment of site with impact on residential amenity and insufficient car parking provision.

(This application was refused contrary to the Officer's recommendation of approval).

14 14/0656M - ALDI STORE, BROOK STREET, KNUTSFORD, CHESHIRE, WA16 8BN: PROPOSED CAR PARK EXTENSION TO EXISTING FOODSTORE AND MINOR CHANGE TO EXISTING CAR PARK LAYOUT FOR B RICHARDS, ALDI STORE UK LTD

Consideration was given to the above application.

(Councillor S Gardiner, the Ward Councillor, Clive Cunio, agent for the applicant and Iain Miller, the Highways Consultant 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 verbal update to Committee the application be approved subject to the following conditions:-

1. A01AP - Development in accord with approved plans
2. A01LS - Landscaping - submission of details
3. A03FP - Commencement of development (3 years)
4. A04LS - Landscaping (implementation)
5. A07HA - No gates - new access
6. A12LS - Landscaping to include details of boundary treatment
7. A22GR - Protection from noise during construction (hours of construction)
8. A23MC - Details of ground levels to be submitted
9. A26HA - Prevention of surface water flowing onto highways
10. A33HA - Details to be approved (i.e. external lighting)
11. Car park extension subjected to same hours of operation and restriction as existing car park
12. Travel Plan to be updated
13. Road marking and signage

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 Enforcement Manager has delegated authority to do so in consultation with the Chairman and Vice Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(The meeting adjourned for a short break).

- 15 **14/1693M - WILMSLOW SERVICE STATION, PARSONAGE GREEN, WILMSLOW, CHESHIRE, SK9 1HT: REDEVELOPMENT OF EXISTING PETROL FILLING STATION TO INCLUDE NEW SALES BUILDING, CANOPY, FUEL PUMPS, STORAGE TANKS, CAR PARKING SPACES, MINOR BOUNDARY TREATMENTS AND ANCILLARY REARRANGEMENTS TO FORECOURT, AND REMOVAL OF CAR WASH FOR BP OIL (UK) LTD**

Consideration was given to the above application.

(Town Councillor Christopher Dodson, representing Wilmslow Town Council and Isla Longmuir, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the for the reasons set out in the report and in the written update to Committee, the application be approved subject to the Strategic Highway's Managers' approval of the revised plan and subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)
6. Drainage
7. Lighting
8. Dust Control
9. Land Contamination
10. Hours of Demolition/Construction
11. Hours of Use

16 **14/2066M - ST ALBANS RC PRIMARY SCHOOL, PRIORY LANE, MACCLESFIELD, CHESHIRE, SK10 3HJ**

Consideration was given to the above application.

(Councillor M Hardy, the Ward Councillor, Scott Thomson, an objector and Angela Lear, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Planning and Enforcement Manager in consultation with the Chairman and Vice Chairman of the Northern Planning Committee for approval subject to receipt of any further representations on the revised plans and subject to the following conditions:-

1. A01AP - Development in accord with approved plans
2. A03FP - Commencement of development (3 years)
3. A06EX - Materials as application
4. A04TR Tree Pruning/Felling Specification

5. Maximum height of fence 2.1 metres above ground level

In addition it was agreed that information on landscaping be included in the informative.

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 Enforcement Manager has delegated authority to do so in consultation with the Chairman and Vice 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 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 D Neilson left the meeting and did not return. Prior to consideration of the following application, Councillors B Burkhill, S Gardiner, L Jeuda and J Macrae left the meeting and did not return).

17 **14/1687M - BRYBOUR LODGE KENNELS, ALTRINCHAM ROAD, WILMSLOW, SK9 4LY: CONVERSION TO FORM OFFICE ACCOMMODATION, AMENDMENTS TO APPROVAL 13/2906M REDEVELOPMENT OF SITE FROM KENNELS TO OFFICE ACCOMMODATION FOR ADEL LABABEDI, PEARL CONSTRUCTION**

Consideration was given to the above application.

(Town Councillor Christopher Dodson, representing Wilmslow Town Council attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Planning and Enforcement Manager in consultation with the Chairman and Vice Chairman of the Northern Planning Committee for approval subject to any outstanding responses from neighbouring properties and subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A02AP - Approved plans and detail on plans overridden by condition
3. A06EX - Materials as application

4. A02EX - Submission of samples of building materials
5. A01TR - Tree retention
6. A02TR - Tree protection
7. A03TR - Construction specification/method statement - car park area
8. A02LS - Submission of landscaping scheme
9. A04LS - Landscaping (implementation)
10. A02HP - Provision of car parking (scheme to be submitted)
11. A01GR - Removal of permitted development rights
12. Noise generative demolition & construction restrictive hours
13. Dropped kerb and access
14. Levels of the Land
15. New buildings not to exceed 5.7 Metres

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 Enforcement Manager has delegated authority to do so in consultation with the Chairman and Vice 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 Interim Planning and Enforcement Manager in consultation with the Chairman and Vice 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)