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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 3rd September, 2014 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, S Gardiner,
A Harewood, O Hunter, L Jeuda, J Macrae, D Mahon, D Neilson and
A Thwaite

OFFICERS IN ATTENDANCE

Ms B Wilders (Principal Planning Officer), Mrs N Folan (Planning Lawyer),
Mr N Jones (Principal Development Officer) and Mr J Williamson (Planning Officer)

40 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor C Andrew.

41 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests of openness in respect of application number 14/2950M,
Councillor Gardiner declared that he was a former colleague of the agent. He
had greeted the agent today and had no further discussions with him.

42 MINUTES OF THE MEETING

RESOLVED - That the minutes of the meeting held on 6th August 2014 be
approved and signed by the Chairman.

43 PUBLIC SPEAKING

RESOLVED – That the public speaking procedure be noted.

44 WITHDRAWN 14/3121M - MERE COURT HOTEL AND CONFERENCE CENTRE, WARRINGTON ROAD, MERE, KNUTSFORD, WA16 0RW: PROPOSED 2 STOREY BEDROOM EXTENSION TO EXISTING HOTEL PREMISES. REMODELLING OF EXISTING COACH-HOUSE FOR FUNCTION USE ASSOCIATED WITH THE HOTEL

This item was withdrawn from the agenda prior to the meeting.

- 45 **WITHDRAWN 14/3170M - MERE COURT HOTEL AND CONFERENCE CENTRE, WARRINGTON ROAD, MERE, WA16 0RW: LISTED BUILDING CONSENT FOR PROPOSED 2 STOREY BEDROOM EXTENSION TO EXISTING GRADE II LISTED HOTEL PREMISES. INTERNAL REMODELLING OF EXISTING COACH-HOUSE FOR FUNCTION USE ASSOCIATED WITH THE HOTEL (WITHIN CURTILAGE OF LISTED BUILDING)**

This item was withdrawn from the agenda prior to the meeting.

- 46 **14/2950M - 2, FLETSAND ROAD, WILMSLOW, SK9 2AB: DEMOLITION OF EXISTING HOUSE AND ERECTION OF 2 NO. FAMILY DWELLING HOUSES**

Councillor R Menlove (the Ward Councillor), Dr. Michael Dyer (an objector) and Stephen Harris (the agent for the applicant) attended the meeting and addressed the Committee on this matter.

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. A01TR - Tree retention.
4. A02TR - Tree protection.
5. A03TR - Construction specification/method statement - where impact on RPAs.
6. A01LS - Landscaping - submission of details.
7. A04LS - Landscaping (implementation).
8. A12LS - Landscaping to include details of boundary treatment.
9. A26HA - Prevention of surface water flowing onto highways.
10. A32HA - Submission of construction method statement.
11. A23MC - Details of ground levels to be submitted.
12. Details of materials to be submitted - brick, stone, roof tiles.
13. Hours of operation - noise generative activity.
14. Dust control details.
15. Pile driving details.
16. Floor floating details.
17. Acoustic report re air conditioning units
18. Removal of permitted development rights (Classes A, B & E).

47 14/3194M - UNIT 4, EPSOM AVENUE, HANDFORTH, SK9 3RL: PART CHANGE OF USE TO CAR SHOWROOM (SUI GENERIS) AND MOTOR VEHICLE SERVICE/REPAIR GARAGE (INCLUDING MOT TESTING) (USE CLASS B2) WITH ANCILLARY OFFICES AND EXTENSION TO EXISTING UNIT WITH ASSOCIATED WORKS

Consideration was given to the above 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. A03FP - Commencement of development (3 years).
2. A01AP - Development in accord with approved plans.
3. A06EX - Materials as application.
4. Preliminary risk assessment and site investigation scheme to be submitted (contaminated land).
5. Verification report demonstrating completion of any works required by results from the investigations required by condition 4 (above) to be submitted.
6. The display of cars for sale shall not take place outside of the area shown as used car display on drawing number PL06B. Customer and staff parking as shown on drawing number PL06B shall be provided prior to the commencement of the use hereby approved and shall be retained at all times thereafter, unless otherwise approved by the Local Planning Authority.

48 14/2746C - 18, LAWTON STREET, CONGLETON, CW12 1RP: CHANGE OF USE FROM SHOP WITH FIRST FLOOR FLAT TO BAR WITH ANCILLARY STAFF ACCOMMODATION

Councillor P Bates (on behalf of Congleton Town Council) and Mr C Carsons (the applicant) attended the meeting and addressed the Committee on this matter.

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. A06EX - Materials as application
3. A01AP - Development in accord with approved plans
4. A13GR - Business hours (including Sundays)

The meeting commenced at 2.00 pm and concluded at 4.00 pm

Councillor R West (Chairman)