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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 26th November, 2014 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors C Andrew, B Burkhill, H Gaddum, S Gardiner, A Harewood,
O Hunter, L Jeuda, D Mahon, D Neilson, L Roberts and A Thwaite

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr P Hooley (Planning and Enforcement
Manager), Mr N Jones (Principal Development Officer), Mr P Wakefield
(Principal Planning Officer) and Miss B Wilders (Principal Planning Officer)

69 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors L Brown and J
Macrae.

70 DECLARATIONS OF INTEREST/PRE DETERMINATION

In respect of application 14/3619M, Councillor Mrs H Gaddum declared a
pecuniary interest as the building next to the application site was owned by
her husband's family. She left the meeting prior to consideration of the
application.

In the interest of openness in respect of application 14/3531M, Councillor
D Neilson declared that he knew Mr Dicken who was speaking on the
application as he was a Governor of a School alongside him but he had
not spoken to him about the application.

In the interest of openness in respect of application 14/3619M, Councillor
D Neilson declared that one of the speakers was a neighbour of his and he
had had meetings with the speakers wife as they were both Governors of
a local School, however he had not discussed the planning application
with the speaker.

In the interest of openness respect of application 14/3954M, Councillor D
Neilson declared that the site was in his Ward and that he had
corresponded with constituents but had advised them of the facts only.

In the interest of openness in respect of application 14/3531M, Councillor S Gardiner declared that the agent for the applicant was a former colleague.

In the interest of openness in respect of application 14/2147M, Councillor Mrs A Harewood declared that the application was in her Ward and that she lived near the application site. She had spoken to residents about the application but had not pre-determined it.

In the interest of openness in respect of applications 14/3242M and 14/3536M, Councillors Miss C Andrew, D Mahon, S Gardiner and L Jeuda all declared that they were members of The National Trust.

In the interest of openness in respect of application 14/3531M, Councillor Mrs H Gaddum declared that she knew Rawdon Gascoigne, Mr Dicken and Parish Councillor Mrs T Jackson who were all speaking on the application.

In the interest of openness in respect of the same application, Councillor R West declared that he also know Mr Dicken and Parish Councillor Mrs T Jackson speaking on the application.

In the interest of openness in respect of application 14/3242M, Councillor D Neilson declared that Styal Mill had been discussed at a Board meeting of Tatton Park which he had attended.

In respect of application 14/2147M, Councillor R West declared a non pecuniary interest as he was on the Board of Directors at Peaks and Plans. He left the meeting prior to consideration of the application.

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

71 MINUTES OF THE MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman subject to the inclusion of Councillor P Raynes and Mr Topping as people who attended the meeting and spoke in respect of application 14/3720M. This information was omitted from the minutes in error.

72 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

73 14/2049C-DEMOLITION OF EXISTING INDUSTRIAL BUILDING AND REDEVELOPMENT TO PROVIDE RESIDENTIAL DEVELOPMENT,

NEW ACCESS, OPEN SPACE AND RECONFIGURED CAR PARK, SIEMENS HOUSE, VAREY ROAD, CONGLETON FOR SIEMENS PLC

Consideration was given to the above application.

(Mrs A Martin, an objector and Paula Stratford, 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 completion of a Section 106 Agreement securing the following:-

- The provision of a NEAP facility (comprising a minimum of 8 items of equipment)
- Management details for the maintenance of all amenity greenspace / public open space, public footpaths and greenways within the site, play areas, and other areas of incidental open space not forming private gardens or part of the adopted highway in perpetuity.
- Submission of landscape and habitat management plan
- Provision of 30% affordable housing with 65% to be provided as social/affordable rent and 35% provided as intermediate tenure
- Phasing of affordable housing
- The payment of £10,163 for habitat creation/enhancement works in the locality, to offset loss of biodiversity
- Financial contribution of £125,000 towards highway improvement works along A34 corridor
- Financial contribution of £25,000 towards bus stop improvements and other sustainable transport modes

And subject to the following conditions:-

1. A01OP Submission of reserved matters
2. A02OP Implementation of reserved matters
3. A03OP Time limit for submission of reserved matters
4. A06OP Commencement of development
5. A08OP Ground levels / sections to be submitted with reserved matters application
6. A32HA Submission of construction method statement (including hours of construction)
7. A19MC Refuse storage facilities to be approved
8. Foul and surface water drainage details to be submitted
9. Submission of remediation strategy if contamination is found during construction
10. Hedgerow to Eaton Bank boundary to be retained
11. Submission of a method statement to safeguard the Local Wildlife Sites during the construction process
12. Lighting scheme for the site to be submitted
13. Submission of details for safeguarding hedgehogs

14. Breeding birds survey to be submitted
15. Features for nesting birds and roosting bats to be incorporated into the proposed development.
16. Arboricultural Impact Assessment to accompany the reserved matters application
17. Phase II contaminated land investigation to be submitted
18. Travel plan to be submitted
19. Electric vehicle charging points to be provided
20. Environmental Management Plan (dust control) to be submitted
21. Noise mitigation details to be submitted
22. Reserved matters to include provision for pedestrians and cyclists through the site
23. Written scheme of archaeological investigation to be submitted
24. The residential properties shall not back on to the boundaries shared with the Local Wildlife Sites

It was requested that an informative be included to make reference to parking arrangements. In addition Officers agreed to clarify if the application was required to be referred to the Secretary of state as a departure from policy.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

(The meeting adjourned for a short break).

74 14/3531M-PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF 6 APARTMENTS AND 4 DWELLINGS (RESUBMISSION 14/0111M), FORD HOUSE, THE VILLAGE, PRESTBURY FOR MR & MRS J ELDER

Consideration was given to the above application.

(Councillor P Findlow, the Ward Councillor, Parish Councillor Mrs T Jackson, representing Prestbury Parish Council, Judy McCoskery, representing Prestbury Amenity Society, Mr Carol Hamilton, representing Prestbury Business Forum, James Ireland, an objector, Andy Frost, a supporter and Rawdon Gascoigne, 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 the application be approved subject the completion of a Section 106 Agreement securing the following:-

- 20,000 for off-site provision of Public Open Space for improvements, additions and enhancement of existing Public Open Space and amenity facilities in Prestbury; and
- £7,000 for the off-site provision of recreation/outdoor sport (outdoor sports facilities and pitches, courts, greens and supporting facilities/infrastructure) for improvements, additions and enhancements of existing recreation / outdoor sports facilities in Prestbury.
- £29,500 to provide support and opportunities for young people and youth clubs and organisations in and around Prestbury.

And subject to the following conditions:-

1. A03FP Commencement of development (3 years)
2. A01AP Development in accord with approved plans
3. A02EX Submission of samples of building materials
4. A01GR Removal of permitted development rights
5. A07EX Sample panel of brickwork to be made available
6. A10EX Rainwater goods
7. A12EX Fenestration to be set behind reveals
8. A17EX Specification of window design / style
9. A20EX Submission of details of windows
10. A21EX Roof lights set flush
11. A22GR Protection from noise during construction (hours of construction)
12. A23GR Pile Driving
13. A25GR Obscure glazing requirement
14. A02HA Construction of access
15. A01HP Provision of car parking
16. A07HA No gates - new access
17. A32HA Submission of construction method statement
18. A01LS Landscaping - submission of details
19. A04LS Landscaping (implementation)
20. A12LS Landscaping to include details of boundary treatment
21. A01TR Tree retention
22. A02TR Tree protection
23. A04TR Tree pruning / felling specification
24. A19MC Refuse storage facilities to be approved
25. A02CA Demolition as precursor of redevelopment
26. Bat mitigation (including bat loft) to be provided
27. Breeding Bird Survey to be submitted
28. Provision and management of undeveloped ecological buffer zone
29. Scheme to minimise dust emissions arising from demolition / construction activities to be submitted
30. Phase II contaminated land survey to be submitted
31. Details of foul and surface water drainage to be submitted
32. Written scheme of archaeological investigation to be submitted
33. Details of existing and proposed ground levels to be submitted with finished floor levels of the buildings set at a minimum of 101.78 m

AOD, and no alteration of existing ground levels within the 1% flood outline

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

(The meeting was adjourned for a short break. Prior to consideration of the following item, Councillor B Burkhill left the meeting and did not return).

- 75 **14/3242M-UPPER GARDEN: REDEVELOPMENT OF THE UPPER GARDEN, INCLUDING THE RESTORATION OF THE HISTORIC GLASSHOUSE AND BACK SHEDS, INCLUDING PROVISION OF AN ANCILLARY RETAIL OFFER WITHIN ONE OF THE RESTORED BACK SHEDS, THE TEMPORARY PROVISION OF A STRUCTURE FOR CATERING AND LANDSCAPE RESTORATION WORKS. CONSTRUCTION OF A NEW GARDENER'S BUILDING AND COMPOUND. QUARRY BANK HOUSE: CHANGE OF USE OF QUARRY BANK HOUSE FROM C3 (DWELLINGHOUSE) TO D2 (ASSEMBLY & LEISURE). STYAL VILLAGE PROPERTIES: CHANGE OF USE AND LISTED BUILDING CONSENT FOR 13 OAK COTTAGES FROM C3 (DWELLINGHOUSE) TO D2 (ASSEMBLY AND LEISURE) AND CONVERSION AND ADAPTATION OF EXISTING COLLECTION STORE TO USE AS AN INTERPRETATION FACILITY. NORTHERN WOODS: RESTORATION OF PATHS AND BRIDGES INCLUDING THE REMOVAL OF MODERN PATHS. CAR PARK: RECONFIGURATION AND EXTENSION OF THE EXISTING CAR PARK, WITH ASSOCIATED LANDSCAPING WORKS. WELCOME BUILDING: PROVISION OF A NEW SINGLE STOREY VISITOR WELCOME BUILDING, QUARRY BANK MILL, QUARRY BANK ROA**

Consideration was given to the above application.

(Louise Gardiner, an objector and Stephen Anderson, 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 consultation with the Secretary of State and subject to the following conditions:-

1. Commencement of development (3 years).
2. Development in accord with approved plans.
3. Details of materials to be submitted.
4. Tree retention.
5. Tree protection details to be submitted.

6. Arboricultural construction specification/method statement to be submitted.
7. Development to be carried out in accordance with the recommendations made in the submitted Great Crested Newt Survey.
8. Method statement for reptile mitigation measures to be submitted.
9. Breeding birds survey to be submitted.
10. Written scheme of archaeological investigation to be submitted.
11. Cafe building - temporary for 5 years
12. Detailed drainage design to be submitted
13. Implementation of landscaping scheme submitted with application

It was requested that an informative be included which encouraged the National Trust to do as much as possible to help the tenanted farmer in respect of access to his fields.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

76 14/3536M-LISTED BUILDING CONSENT FOR THE RESTORATION OF THE HISTORIC GLASSHOUSE AND BACK SHEDS; CHANGE OF USE OF NUMBER 13 OAK COTTAGES FROM C3 (DWELLINGHOUSE) TO D2 (ASSEMBLY AND LEISURE) AND CONVERSION AND ADAPTATION OF EXISTING COLLECTION STORE TO USE AS AN INTERPRETATION FACILITY, QUARRY BANK MILL, QUARRY BANK ROAD FOR THE NATIONAL TRUST

Consideration was given to the above application.

RESOLVED

That the application be approved subject to the following conditions:-

1. A07LB Standard Time Limit
2. A01AP Development in accord with approved plans
3. A05EX Details of materials to be submitted

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

(Prior to consideration of the following item, Councillor Mrs H Gaddum left the meeting and did not return).

77 14/3619M-CONSTRUCTION OF NEW BUILD THREE STOREY OFFICE BLOCK WITH GROUND FLOOR RETAIL USE ON PART OF THE EXISTING CAR PARK AT KING EDWARD HOUSE, CAR PARK, KING EDWARD HOUSE, KING EDWARD STREET, MACCLESFIELD FOR NIC LEWIS, COTTON ESTATES LTD

Consideration was given to the above application.

(Nic Lewis, the applicant and David Wilcock, 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 expiry of the additional publicity period and the receipt of any additional consultation/representation responses and subject to the following conditions:-

1. A03FP Commencement of development (3 years)
2. A01AP Development in accord with approved plans
3. A02EX - Material to be submitted and agreed
4. A07EX Sample panel of brickwork to be made available
5. A11EX Details to be approved (railings)
6. A20EX Submission of details of windows
7. A32HA Submission of construction method statement
8. A17MC Decontamination of land
9. Details of piling
10. Dust Control
11. Floor Floating
12. Archaeological works
13. Method statement to ensure protection of adjacent listed buildings during construction works
14. Recess depth of window and door frames to be agreed.

(Councillor S Gardiner requested that it be minuted that he voted against approval of the application).

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

(Prior to consideration of the following item, Councillor R West left the room and Councillor B Livesley took over the Chair).

78 14/2147M-DEMOLITION OF EXISTING GARAGES AND ERECTION OF NEW THREE STOREY BLOCK OF APARTMENTS AND TWO STOREY

HOUSES, GARAGES AND OPEN LAND, TENBY ROAD, MACCLESFIELD FOR PEAKS AND PLAINS

Consideration was given to the above application.

(Nigel Bennett, representing the applicant attended the meeting and spoke in respect of the 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:-

Commuted sums of £24,000 for POS in lieu of onsite provision

And subject to the following conditions:-

1. A03FP Commencement of development (3 years)
2. A03AP Development in accord with revised plans (unnumbered)
3. A02EX Submission of samples of building materials
4. A01LS Landscaping - submission of details
5. A05LS Landscaping – implementation
6. A12LS Landscaping to include details of boundary treatment
7. A02TR Tree protection
8. A06NC Protection for breeding birds
9. A23MC Details of ground levels to be submitted
10. A22GR Protection from noise during construction (hours of construction)
11. A23GR Pile Driving
12. A13HA Construction of junction/highways
13. A19MC Refuse storage facilities to be approved
14. A32HA Submission of construction method statement
15. Tree method statement for the removal of the existing garages and hard standing within the identified retained trees Root Protection Areas
16. Floor floating
17. A scheme to minimise dust emissions
18. Bin and cycle store
19. Parking to be provided and made available prior the occupation of the dwellings and permanently so maintained. Prior to the provision of parking an amended layout plan is required showing the re-location of the three proposed spaces away from the open space
20. Amendment to layout plan to re-locate the proposed footpath located to the south of the proposed 7 parking spaces
21. Details of play area to be submitted and agreed, provided prior to occupation and permanently so maintained
22. Drainage details
23. Contaminated land

24. Affordable housing

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should this application be the subject of an appeal, authority shall be delegated to the Planning and Enforcement 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.

(Prior to consideration of the following item, Councillor B Livesley vacated the Chair and Councillor R West returned to the Chair).

79 **14/3954M-DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF 3NO. TWO AND A HALF STOREY TERRACED DWELLINGS. (RESUBMISSION OF 14/1304M), 60, JODRELL STREET, MACCLESFIELD FOR MR KIERAN VYE & NICK CONWAY, SELETAR PROPERTIES LTD**

Consideration was given to the above application.

(Kath Brickell, an objector 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 including reference to the fact that proposed garages do not meet standards meaning that they would not be useable as garages.

(This decision as contrary to the Officer's recommendation of approval).

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

80 **14/4806M-PRIOR APPROVAL OF SINGLE STOREY KITCHEN EXTENSION TO REPLACE EXISTING KITCHEN AND OUTBUILDINGS EXTENDING 5.2M BEYOND THE REAR WALL, MAXIMUM HEIGHT OF**

**3.5M AND EAVES HEIGHT OF 2.5M, 7, ALBERT STREET,
MACCLESFIELD FOR MR JULIAN BROADHURST**

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the update to Committee it was confirmed that prior approval was not required.

**81 14/4535C-SINGLE STOREY SIDE EXTENSION, 110, BRADWALL
ROAD, SANDBACH FOR PETER HULLAND**

Consideration was given to the above application.

RESOLVED

That the application be delegated to the Planning and Enforcement Manager for approval subject to clarification regarding the existing access to the garage is not restricted 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

**82 URGENT ITEM - 14/4807M - 13, HALLSIDE PARK, KNUTSFORD WA16
8NQ: PRIOR APPROVAL OF A SINGLE STOREY EXTENSION TO
REAR OF DETACHED HOUSE, OPEN PLAN OAK FRAMED
STRUCTURE TO REPLACE EXISTING CONSERVATORY EXTENDING
4.2M BEYOND THE REAR WALL, MAXIMUM HEIGHT OF 3.5M AND
EAVES HEIGHT OF 2.2M FOR MR PETER RAYNES**

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the update to Committee it was confirmed that prior approval was not required.

The meeting commenced at 2.00 pm and concluded at 7.45 pm

Councillor R West (Chairman)

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