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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 15th July, 2015 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor G M Walton (Chairman)
Councillor C Browne (Vice-Chairman)

Councillors C Andrew, E Brooks, T Fox, S Gardiner, M Hardy, A Harewood,
G Hayes, O Hunter and L Jeuda

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr N Jones (Principal Development Officer)
and Mr N Turpin (Principal Planning Officer)

14 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M Beanland, S
Gardner, J Macrae and N Mannion.

15 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness Cllr S Gardiner declared that the agent for the
applicant on applications 14/5635M and 14/2777M was a former work
colleague and that he was also known to three of the public speakers at
the meeting; Councillor J Jackson, Councillor P Findlow and Town
Councillor C Dodson.

In the interest of openness, in respect of application 15/0711M, Councillor
M Hardy declared that he attended meetings with a number of residents to
discuss various issues, including this application.

In the interest of openness, in respect of application 14/5159M Councillor
E Brooks declared that she was known to Town Councillor Christopher
Dodson who was speaking on the application.

Councillor A Harewood declared a non pecuniary interest in application
15/2544M, as her husband's daughter worked at Park Royal Community
School and in the interest of openness, in respect of application 14/2147M,
she declared that she had met with residents.

In the interest of openness, in respect of application 15/2265C, Councillor
G Hayes, declared that he knew the applicant.

In the interest of openness in respect of application 14/5159M, Councillor Mrs O Hunter declared that she knew Town Councillor Christopher Dodson who was speaking on the application.

16 MINUTES OF THE MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman subject to the following amendments:-

- (i) In respect of application 14/5471M condition 19 to be amended to use the words 'bin storage' rather than 'refuse'.
- (ii) In respect of application 15/1581M condition 28 to be amended to use the words 'bin storage' rather than 'refuse'.
- (iii) In respect of application 15/0646M to include reference to the fact that a statement was summarised on behalf of Councillor Mrs J Jackson, the Ward Councillor.
- (iv) In respect of applications 15/0334M and 15/0335M, the words 'the Ward Councillor' to be inserted after Councillor Mrs J Jackson.

17 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

18 15/0585M-ERECTION OF RESIDENTIAL DEVELOPMENT (75 UNITS) SET IN ATTRACTIVE LANDSCAPING WITH ASSOCIATED CAR PARKING, CONSTRUCTION OF A NEW ROUNABOUT ACCESS FROM CHESTER ROAD AND LANDSCAPE AND ECOLOGICAL ENHANCEMENTS TO THE ADJOINING OPEN SPACE, FORMER TA CENTRE, CHESTER ROAD, MACCLESFIELD FOR THE HOUSE MAKER (MACC) LIMITED

Consideration was given to the above application.

(Councillor Mrs Janet Jackson, the Ward Councillor and Caron Corden, 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 S106 agreement securing the following:-

- 20% Affordable Housing (i.e. 15 units as proposed);

- Provision of £50 000.00 towards Public Open Space.
- Grassland Habitat to be maintained in perpetuity

And subject to the following conditions:-

1. A01GR - Removal of permitted development rights
2. A01HP - Provision of car parking
3. A01LS - Landscaping - submission of details
4. A02EX - Submission of samples of building materials
5. A02FP - Commencement of development
6. A02LS - Submission of landscaping scheme
7. A03AP - Development in accord with revised plans
(unnumbered)
8. A04LS - Landscaping (implementation)
9. A04NC - Details of drainage
10. A06HP - Use of garage / carport
11. A06NC - Protection for breeding birds
12. A07HP - Drainage and surfacing of hardstanding areas
13. A12LS - Landscaping to include details of boundary
treatment
14. A15HA - Construction of highways - submission of details
15. A17LS - Submission of landscape management plan
16. A17MC - Decontamination of land
17. A21HA - Submission of details of turning facility
18. A22GR - Protection from noise during construction (hours
of construction)
19. A23GR - Pile Driving
20. A23MC - Details of ground levels to be submitted
21. A30HA - Protection of highway from mud and debris
22. A32HA - Submission of construction method statement
23. Acoustic mitigation
24. Flood Risk Assessment compliance
25. Travel Plan
26. Cycle Parking
27. Arboricultural Impact Assessment / Construction Management Plan,
28. Grass land habitats – Ecological Management Plan
29. Applicant to submit proposals for the fencing off and safeguarding
of the retained marshy grassland habitats during the construction
process
30. Habitat Survey – further survey required
31. Updated badger survey
32. Submission of bin storage details
33. Levels to be submitted
34. Details of a Construction Management Plan (Environmental Health)

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, 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.

- 19 **15/0711M-RESERVED MATTERS APPLICATION FOR THE ERECTION OF A TWO STOREY OFFICE BUILDING TO ACCOMMODATE B1 AND ANCILLARY D1 (CLINICAL AND MEDICAL USES) AND PROVIDING 1190 SQ M OF FLOORSPACE (OUTLINE APPROVAL 12/3786M), MACCLESFIELD D G HOSPITAL, PRESTBURY ROAD, MACCLESFIELD FOR MR STUART BINKS, KEYWORKERHOMES (MACCLESFIELD) LTDTDP**

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the written update to Committee, the application be approved subject to the following conditions:-

1. A05RM - Time limit following approval of reserved matters
2. A02RM - To comply with outline permission
3. A01AP - Development in accord with approved plans
4. A04LS - Landscaping (implementation)
5. A06EX - Materials as application
6. Cycle parking
7. Submission of Construction Management Plan

- 20 **15/2544M-DEMOLITION OF TWO EXISTING SINGLE STOREY BUILDINGS CURRENTLY USED AS PART OF THE PRIMARY SCHOOL (NURSERY AND EARLY YEARS TEACHING AND SCHOOL DINING). ERECTION OF A NEW SINGLE STOREY DINING EXTENSION TO THE EAST SIDE OF THE MAIN SCHOOL BUILDING. ERECTION OF A NEW TWO STOREY EXTENSION EARLY YEARS CENTRE TEACHING AND ADMINISTRATION WING ATTACHED TO THE SOUTH OF THE MAIN SCHOOL BUILDING. TEMPORARY MOBILE CABIN BUILDING FOR SCHOOL ADMINISTRATION STAFF USE DURING COURSE OF BUILDING CONTRACT, PARKROYAL COMMUNITY SCHOOL, LYON STREET, MACCLESFIELD FOR CARON CORDEN**

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. A01AP - Development in accord with approved plans
2. A02FP - Commencement of development
3. A05EX - Details of materials to be submitted

4. Construction Management Plan to be submitted and agreed prior to commencement to detail HGV movements, contractors compound and staff car park.
5. Access position to remain as existing and revised parking layout to be submitted
6. Contaminated land
7. Hours of operation
8. Dust control
9. Floor floating
10. Pile driving

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, 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.

(During consideration of the application, Councillor S Gardiner left the meeting and returned, however he did not take part in the debate and abstained during the vote).

21 14/5316M-CONSTRUCTION OF 18NO. 1 & 2 BEDROOM APARTMENTS ON THE SITE OF FORMER COUNCIL-OWNED DEPOT, FORMER DEPOT AT JUNCTION OF GREEN STREET AND CUCKSTOOLPIT HILL, MACCLESFIELD, CHESHIRE FOR MS JO FALLON

Consideration was given to the above application.

RESOLVED

That the application be delegated to the Head of Planning (Regulation) for approval subject to clarification on the number of dwellings as 17 or 18 as the Committee report was unclear.

And subject to the following conditions:-

1. A01LS - Landscaping - submission of details
2. A02LS - Submission of landscaping scheme reference to recycle stone from boundary wall into the landscaping of the site (where possible)
3. A03AP - Development in accord with revised plans (unnumbered)
4. A03FP - Commencement of development (3 years)
5. A05EX - Details of materials to be submitted
6. A07GR - No windows to be inserted
7. A12LS - Landscaping to include details of boundary treatment
8. A25GR - Obscure glazing requirement
9. A30HA - Protection of highway from mud and debris

10. A32HA - Submission of construction method statement
11. Piling-Hours and details to be submitted
12. Parking-Number of spaces
13. Dust Control
14. Hours of Construction
15. Development in accordance with noise impact assessment
16. Contaminated Land
17. Drainage
18. No Gates
19. Levels
20. Cycle Storage
21. Visibility access splay to be provided at Cuckstoolpit Hill
22. Submission of Construction Management Plan

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.

22 15/0053C-CONSTRUCTION OF 4 NEW HOUSES, BIG STONE CATTERY, GOOSTEY LANE, CRANAGE FOR MR ROBERT NEWTON

Consideration was given to the above application.

(Miss Julia Ashall, 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 to the following conditions:-

1. Time Limit
2. Development in accordance with approved plans
3. Prior submission of facing and roofing material details
4. Prior submission of surfacing material details
5. Prior submission of a foul and surface water drainage scheme
6. Hours of Piling and prior submission of a piling method statement
7. Prior submission of a dust mitigation scheme
8. Implementation of acoustic insulation scheme
9. Prior submission of land contamination report (Phase I)
10. Prior submission of boundary treatment details to include closure of access onto the A50
11. Submission of landscaping scheme and implementation
12. Development to proceed in accordance with tree works specification and tree protection measures
13. Electromagnetic screening measures for Jodrell Bank
14. Scheme for the provision of high speed broadband

15. Withdrawal of permitted development rights for extensions and outbuildings
16. Submission of a Construction Management Plan
17. Submission of bin storage details

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. Prior to consideration of the following application, Councillor S Gardiner left the meeting and did not return).

23 14/5159M-TWO STOREY EXTENSION AT REAR TO PROVIDE FIRST FLOOR REHEARSAL ROOM WITH STORAGE AREAS AT GROUND FLOOR, 85, CHAPEL LANE, WILMSLOW FOR WILMSLOW GREEN ROOM THEATRE

Consideration was given to the above application.

(Town Councillor Christopher Dodson, representing Wilmslow Town Council, Craig Barker, an objector, Jonathan Bradley an objector and Ronnie Dykstra, representing the Wilmslow Green Room Society, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

1.The approval of the development proposed would be contrary to the provisions of the Development Control chapter of the Macclesfield Borough Local Plan, in particular policies DC3 and DC38 and would thereby cause harm to the objectives of those policies by virtue of the proposed being overbearing and overdevelopment of the land. The proposed would also be contrary to one of the core principles of the NPPF (securing a good standard of amenity for occupants of buildings), which is a material consideration in the determination of the application.

(The meeting adjourned for lunch from 1.00pm until 1.30pm).

24 15/2069M-PROPOSED 4 BEDROOM HOUSE USING EXISTING ACCESS, WILLOWMEAD, WILLOWMEAD DRIVE, PRESTBURY FOR GEMMA SCHOFIELD, WILLOWMEAD LLP

Consideration was given to the above application.

(Councillor P Findlow, the Ward Councillor, David Hawkins, an objector and Gemma Schofield, 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 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. A02TR - Tree protection
7. A04TR - Tree pruning / felling specification
8. A15LS - Submission of additional landscape details
9. A04NC - Details of drainage
10. A23MC - Details of ground levels to be submitted
11. A01GR - Removal of permitted development rights
12. A06GR - No windows to be inserted
13. A26GR - Obscure glazing requirement
14. A06HP - Use of garage / carport
15. A03HA - Vehicular visibility at access (dimensions)
16. Contaminated Land
17. Pile Foundations
18. Dust Control
19. Floor Floating
20. Construction Hours
21. No dig construction for driveway
22. Submission of Construction Management Plan (to cover Environmental Health and Highways issues).

It was also noted that an informative be included relating to drainage.

25 14/5635M-OUTLINE APPLICATION FOR PROPOSED DEMOLITION OF ARMITT STREET WORKS AND THE ERECTION OF 10 NO. TERRACED HOUSES, CHESHIRE WINDOWS AND GLASS, ARMITT STREET, MACCLESFIELD FOR MR D HARPER

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. A01OP - Submission of reserved matters
3. A06OP - Commencement of development

4. A10OP - Details to be submitted - restriction on 2 storey opposite existing 3 storey dwellings on Hatton Street and Armitt Street.
5. A02EX - Submission of samples of building materials
6. A22GR - Protection from noise during construction (hours of construction)
7. A01GR - Removal of permitted development rights
8. A08OP - Ground levels to be submitted with reserved matters application
9. A32HA - Submission of construction method statement
10. A19MC - Refuse storage facilities to be approved
11. Foul drainage / surface water drainage
12. Piling - contractor to be members of the Considerate Construction Scheme
13. Hours of construction/noise generative works
14. Contaminated land
15. A scheme to minimise dust emissions
16. Units to be up to a maximum of 10
17. Visibility Splays

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.

26 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.

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. 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. Details of Bin and cycle store to be submitted
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.

27 14/2777M-OUTLINE APPLICATION FOR PROPOSED ERECTION OF 10NO. TERRACED HOUSES, LAND TO THE NORTH OF, PARK ROYAL DRIVE, MACCLESFIELD FOR MR D HARPER

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. A06OP Commencement of development
2. A03OP Time limit for submission of reserved matters
3. A01OP Submission of reserved matters- appearance, landscaping, layout, scale
4. A01AP - Development in accord with approved plans
5. A05EX - Details of materials to be submitted
6. A01LS - Landscaping - submission of details

- 7. A04LS - Landscaping (implementation)
- 8. A07GR - No windows to be inserted
- 9. A06TR - Levels survey
- 10. A05TR - Arboricultural method statement
- 11. A04TR - Tree pruning / felling specification
- 12. A02TR - Tree protection
- 13. A01TR - Tree retention
- 14. A07TR - Service / drainage layout
- 15. A11EX - Details to be approved-Bin Stores
- 16. A30HA - Protection of highway from mud and debris
- 17. A32HA - Submission of construction method statement
- 18. A04NC - Details of drainage
- 19. A12LS - Landscaping to include details of boundary treatment
- 20. Contaminated Land
- 21. Dust Control
- 22. Piling Method Statement
- 23. Piling
- 24. No Gates
- 25. Ground Levels
- 26. Hours of Construction
- 27. Turning Facility
- 28. Parking to be surfaced and marked out
- 29. Public Sewer
- 30. Planting around public sewers
- 31. Cycle Storage
- 32. Structural Information

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

28 15/2265C-RELOCATION OF EXISTING KITCHEN AND DINING ROOM FACILITIES WHICH WILL INVOLVE THE FOLLOWING: DEMOLITION OF EXISTING CANTEEN BUILDING; EXTENSION TO PROVIDE NEW STORE FOR TABLE STORAGE (15SQM); EXTERNAL AIR HANDLING UNITS FOR NEW KITCHEN INSTALLATION, RECONFIGURATION OF PLAY AREA FENCING IN PRESCHOOL AREA; RECONFIGURATION OF CAR PARKING LAYOUT AND NEW EXIT RAMPS; NEW SAFETY FENCING TO BANK, DAVEN PRIMARY SCHOOL, NEW STREET, CONGLETON FOR M LORD, DAVEN PRIMARY SCHOOL

Consideration was given to the above application.

(Brian Lewis, 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 to the following conditions:-

1. Standard Time Limit (3 years)
2. Development to be carried out in accordance with approved plans
3. Development to be carried out in accordance with submitted details
4. Prior to their installation, submission of details of acoustic enclosure of fans / compressors for external air handling units

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, 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 commenced at 10.00 am and concluded at 2.47 pm

Councillor G M Walton (Chairman)