

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 9th September, 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 Dean(substitute), T Fox, S Gardner,
M Hardy, A Harewood and L Jeuda

OFFICERS PRESENT

Nick Turpin (Principal Planning Officer)
Tim Driver (Planning Solicitor)
Neil Jones (Principal Development Officer)
Phil Mason (Senior Enforcement Officer)
Gaynor Hawthornthwaite (Democratic Services Officer)

37 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M Beanland,
S Gardiner, G Hayes, O Hunter, J Macrae and N Mannion.

38 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 15/2704M, Councillor
M Hardy declared that he was a Director of Everybody Sport and
Recreation Trust, which is responsible for running Knutsford Leisure
Centre and would leave the room prior to consideration of the application.

39 MINUTES OF THE MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the
Chairman.

40 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

- 41 **15/1758M - EXTENSIONS TO THE EXISTING CARE HOME TO PROVIDE AN INCREASE IN THE NUMBER OF BEDROOMS. THERE ARE 40 EXISTING BEDROOMS, THE EXTENSIONS WILL ALLOW 27 BEDROOMS TO BE ADDED TO PROVIDE A TOTAL OF 67 BEDROOMS. THE EXTENSIONS INCLUDE ADDING A FLOOR TO THE MAIN BUILDING, THE ADDITIONAL FLOOR WILL BE IN THE FORM OF A MANSARD. THE EXISTING SINGLE STOREY WING CLOSE TO RISELEY STREET WILL BECOME TWO STOREY. ADDITIONAL PARKING AREAS. (RE SUBMISSION OF 13/1365M WHICH APPROVED EXTENSIONS TO ALLOW 69 BEDROOMS): TRINITY COURT, RISLEY STREET, MACCLESFIELD, SK10 1BW**

Consideration was given to the above application.

(Ms Y Huntington (an objector) and Mr E Carley (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. A01LS - Landscaping – compliance with submitted details
2. A04HP - Provision of cycle parking
3. A04LS - Landscaping (implementation)
4. A05EX - Materials – compliance with those submitted
5. A17MC - Decontamination of land
6. A22GR - Protection from noise during construction (hours of construction)
7. ALS61 - Landscaping – compliance with submitted details
8. ATRA1 - Tree retention
9. All arboricultural works shall be carried out in accordance with Cheshire Woodlands Arboricultural Statement
10. Lighting
11. Bin and Cycle Store in accordance with approved details
12. Dust control
13. Mirrored glass in first floor windows facing/overlooking Footprints Nursery.
14. The landscape plan to reflect the requirements of application 13/1365M.

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 & 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.

- 42 **15/3155M - THE PROVISION OF NEW CAR PARKING AND ASSOCIATED SITE ACCESS ON GREEN SPACE ADJACENT TO SILK COURT. THE CAR PARK WILL PROVIDE 277 NO. STANDARD PARKING BAYS, 6 NO. DISABLED BAYS AND 5 NO. ELECTRIC CAR CHARGING BAYS: ASTRAZENECA, CHARTER WAY, MACCLESFIELD, CHESHIRE, SK10 2NA:**

Consideration was given to the above application.

RESOLVED:

That the application be delegated to the Planning and Enforcement Manager in consultation with the Chairman and Ward Councillor to APPROVE subject to receipt of further information on the number of disabled parking spaces throughout the whole site, to ensure that a satisfactory ratio of disabled spaces are provided throughout the site and 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. Drainage
5. Landscape scheme submitted
6. Implementation of landscaping

Informative: encourage use of permeable surfacing of the car park area.

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- 43 **15/1100C - CHANGE OF USE FROM GARAGE AND WORKSHOP TO VEHICLE AND PLANT MAINTENANCE/TESTING, STORAGE OF EQUIPMENT AND PLANT SOIL TESTING LABORATORY (GEOTECHNICAL), OFFICES FOR RUNNING DRILLING COMPANY AND WORKSHOPS, TOILETS AND CANTEEN: JODRELL BANK SERVICE STATION, KNUTSFORD ROAD, HOLMES CHAPEL, CW4 8HU**

Consideration was given to the above application.

(Councillor A Kolker (Ward Councillor), Councillor M Hodge (Representing Cranage Parish Council), Mr J Perkin (objector) and Mr S Comrie (on

behalf of the applicant) 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 Ward Councillor to APPROVE subject to receipt of a layout plan which provides a turning area for large vehicles and to the following conditions:

1. Standard (3 years)
2. Approved plans
3. External lighting
4. Hours of operation
5. Staff parking restricted to 5 vehicles
6. Submission of a Noise Management Plan
7. Hours of use to be 8.00 am to 6.30 pm Monday to Friday and 8.00 am to 2.30 pm on Saturday – no working Sundays or Bank Holidays.
8. Details of any external lighting to be submitted

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(The meeting adjourned for a short break)

- 44 **15/2704M - REMOVAL AND REPLACEMENT OF 8 NO. EXTERNAL FLOODLIGHTS FITTINGS TO EXISTING SPORTS PITCH MOUNTED ON EXISTING COLUMN. REPLACEMENT / ADDITIONAL EXTERNAL LIGHTING TO CAR PARKING AREA. WORKS COMPRISE OF INSTALLATION OF NEW LIGHTING COLUMNS WITH LED FITTINGS (4 NO.) AND REPLACEMENT OF EXISTING EXTERNAL LIGHT FITTINGS TO EXISTING COLUMNS WITH LED TYPE TO CAR PARK AREA (10 NO.):KNUTSFORD LEISURE CENTRE, WESTFIELD DRIVE, KNUTSFORD, CHESHIRE, WA16 0BL**

Prior to consideration of this item, as stated in his declaration, Councillor M Hardy left the meeting and did not return.

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. A02FP - Commencement of development
2. A01AP - Development in accord with approved plans
3. Lighting Plan
4. Lighting Times of operation

Informative:

Contam Land

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The meeting commenced at 10.13 am and concluded at 12.32 pm

Councillor G M Walton (Chairman)