

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 13th January, 2016 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors C Andrew, M Beanland, E Brooks, T Fox, S Gardiner, S Gardner,
M Hardy, A Harewood, G Hayes, O Hunter, J Jackson (substitute), J Macrae
and N Mannion

OFFICERS

Nicky Folan (Planning Solicitor)
Ian Fray (Planning Officer)
Peter Hooley (Planning and Enforcement Manager)
Neil Jones (Principal Development Officer – Highways)
Matthew Keen (Planning Officer)
Louise Whinnett (Senior Planning Officer)
John Williamson (Senior Planning Officer)

84 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor L Jeuda.

85 DECLARATIONS OF INTEREST/PRE DETERMINATION

In respect of application numbers 15/3674M and 15/2780M Councillor S Gardiner declared a non pecuniary interest on the grounds that the agents for these applications were his former employer.

With regard to application number 15/4693M Councillor S Gardiner declared a non pecuniary interest on the grounds that the agent for this application is known to him.

In the interest of openness in respect of application number 15/3674M Councillor J Jackson declared that during the last term of office she had an acquaintance as a Ward Member with Councillor K Edwards, who was speaking on this application

It was noted that Members of the Committee had received correspondence relating to application number 15/3674M.

86 MINUTES OF THE MEETING

That the minutes of the meeting held on 2nd December 2015 be approved as a correct record and signed by the Chairman.

87 PUBLIC SPEAKING

That the public speaking procedure be noted.

88 15/3674M - 127 WELLINGTON ROAD, BOLLINGTON, MACCLESFIELD, CHESHIRE SK10 5HT: PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF A NEW BUILDING (FOR A1 AND A3 USE) FOR S PRICE, CHESHIRE TAVERNS RETIREMENT BENEFIT SCHEME

The Committee considered a report and written update regarding the above application.

(Councillors A Stott and J Weston (Ward Members), Councillor K Edwards (on behalf of Bollington Town Council), Ms H Reid and Mr R BoSmith (objectors) and Mr S Price (agent) attended the meeting and spoke in respect of the application)

RESOLVED

That, contrary to the Planning Officer's recommendation for approval, the application be REFUSED for the following reasons:

1. Highway safety
- 2 Insufficient off street parking

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 Chair (or in his absence the Vice Chair) 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.

(Note: Councillor S Gardiner asked for his vote against refusal for this application to be recorded in the minutes)

Following consideration of this application there was a 5 minute break.

89 15/2780M - ALSTONFIELD, CASTLE HILL, MOTTRAM ST ANDREW, CHESHIRE SK10 4AX: OUTLINE APPLICATION FOR CONSTRUCTION OF ONE TWO-STOREY INFILL DWELLING WITH ASSOCIATED SHARED ACCESS FOR MR AND MRS R SYM

The Committee considered a report regarding the above application.

(Councillor P Findlow (Ward Member), Councillor B Pilkington (on behalf of Mottram St Andrew Parish Council), Ms K Bowker (objector) and Mr N Smith (agent) attended the meeting and spoke in respect of the application)

RESOLVED

That, contrary to the Planning Officer's recommendation for approval, the application be REFUSED for the following reasons:

- Inappropriate development in the Green Belt (not infilling within a village)

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 & Enforcement Manager has delegated authority to do so in consultation with the 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 be delegated to the Principal Planning Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S111 of the Local Government Act 1972.

During consideration of this application Councillor G Hayes left the meeting and did not return.

Following consideration of this application Councillors M Hardy and N Mannion left the meeting and did not return.

Following consideration of this application the meeting adjourned for lunch from 12.45 pm until 13.15 pm.

90 **15/3058M - YEW TREE FARM, MOOR LANE, WILMSLOW, CHESHIRE SK9 6BX: PROPOSED RESIDENTIAL DEVELOPMENT OF LAND COMPRISING AN ABATTOIR AND ANCILLARY BUILDINGS AT MOOR LANE, WILMSLOW FOR CHERYL WOOD, STEWART MILNE GROUP LTD**

The Committee considered a report regarding the above application.

(Councillor G Barton (Ward Member) and Ms A Williams (objector) attended the meeting and spoke in respect of the application)

RESOLVED

That for the reasons set out in the report the application be REFUSED for the following reasons:

1. Inappropriate development in the Green Belt. Impact on openness of the Green Belt. Encroachment into the Green Belt. No very special circumstances.
2. Detrimental impact on residential amenity
3. Insufficient information re highways and flood risk

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

91 **15/4693M - 18 MOOR LANE, WILMSLOW, CHESHIRE SK9 6AP: FIRST FLOOR ADDITION, GARAGE CONVERSION TO NEW DWELLING AND WIDENING THE EXISTING ACCESS OFF THE HIGHWAY FOR MR MARK CURBISHLEY**

The Committee considered a report regarding the above application.

(Councillor G Barton (Ward Member), Mr T Eaton (objector) and Mr A Ellis (Planning Consultant – on behalf of 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. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials
4. Landscaping - submission of details
5. Landscaping (implementation)
6. Removal of permitted development rights
7. Obscure glazing requirement
8. No windows to be inserted
9. Provision of car parking

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 Chair) 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 2.10 pm

Councillor G M Walton (Chairman)