

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 10th August, 2016 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors E Brooks, L Durham, S Edgar (Substitute), JP Findlow, T Fox,
A Harewood, N Mannion and G Merry (Substitute)

OFFICERS IN ATTENDANCE

Miss S Bartoli (Planning Officer), Mr M Coburn (Planning Officer), Mr N Folan
(Planning Solicitor), Mr K Foster (Principal Planning Officer), Mr N Jones
(Principal Development Officer), and Mrs N Wise-Ford (Principal Planning
Officer)

24 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors C Andrew,
H Gaddum and S Gardiner.

25 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor C Browne declared that he had pre determined application
16/0605M for the reasons stated within his call-in and in accordance with
the Code of Conduct he exercised his right to speak as Ward Councillor
and then left the table and sat in the public gallery until he had heard all of
the speakers. He then left the room and only returned once a decision
had been made.

Councillor L Durham declared that she had pre determined applications
16/2622M and 15/5536M for the reasons stated within both her call-ins
and that she was a Member of Macclesfield Town Council Planning
Committee and in accordance with the Code of Conduct she exercised her
right to speak as Ward Councillor and then left the table and sat in the
public gallery whilst the application was considered. She only returned to
the table once a decision had been made in respect of each of the
applications.

Councillor T Fox declared that she had pre determined application
15/5026M for the reasons stated within her call-in and in accordance with
the Code of Conduct she exercised his right to speak as Ward Councillor
and then left the table and sat in the public gallery until she had heard all
of the speakers. She then left the room and only returned once a decision
had been made.

In the interests of openness in respect of application 15/5536M, Councillor A Harewood declared that she knew some of the people at the Belong Care Home, however she had not pre determined the application. However during the public speaking part of the application she declared that she felt she had pre determined the application and in accordance with the Code of Conduct she exercised her right to speak as a visiting Councillor and then left the table and sat in the public gallery whilst the application was considered. She only returned to the table once a decision had been made in respect of the application.

26 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 6 July 2016 be approved as a correct record and signed by the Chairman.

27 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

28 15/5026M-DEMOLITION OF TWO DETACHED DWELLINGS AND THE CONSTRUCTION OF THREE TWO-STOREY DETACHED DWELLINGS WITH ASSOCIATED ACCESSES, 12 AND 14, OVERHILL ROAD, WILMSLOW, CHESHIRE FOR MATTHEW GIBBONS

Consideration was given to the above application.

(Councillor T Fox, the Ward Councillor, Town Councillor David Pincombe, representing Wilmslow Town Council, David Teale, an objector and Nick Smith, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

The proposal will result in an overdevelopment of the site to the detriment of the character and appearance of the streetscene and the surrounding urban form, therefore the proposals are contrary to policies BE1 and DC1 of the Macclesfield Borough Local Plan, Guidance set out in the Three Wilmslow Parks SPG and guidance set out in the NPPF.

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.

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

29 16/2622M-DEVELOPMENT OF A NEW HOUSE WITHIN THE EXISTING SITE BOUNDARY, 109, WHIRLEY ROAD, MACCLESFIELD FOR MR & MRS FURY

Consideration was given to the above application.

(Councillor L Durham, the Ward Councillor, Town Councillor Gareth Jones, representing Macclesfield Town Council and Denise Norbury, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused due to the overbearing impact of the development on existing dwellings on Whirley Road due to the levels difference with specific reference to policy DC3.

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.

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

(The meeting adjourned for a 5 minute break).

30 16/0605M-DEMOLITION OF AN EXISTING 1970S RESIDENTIAL PROPERTY AND REPLACEMENT TO PROVIDE A NEW FAMILY HOME, BRIDGEPOOL, MACCLESFIELD ROAD, ALDERLEY EDGE FOR MATT MAGUIRE

Consideration was given to the above application.

(Councillor C Browne, the Ward Councillor, Parish Councillor Ilana Higham, representing Alderley Edge Parish Council and Mr Standen, an objector attended the meeting and spoke in respect of the 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. A03FP - Commencement of development (3 years)

2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A32HA - Submission of construction method statement
5. A01LS - Landscaping - submission of details
6. A12LS - Landscaping to include details of boundary treatment
7. A25GR - Obscure glazing requirement
8. Pile foundations
9. Dust
10. Tree protection
11. Broadband
12. Wheel washing facility
13. Submission of swept movement plan side garage could be used and a turn in the site take place

(The meeting adjourned for lunch from 12.50pm until 1.30pm).

31 16/1636M-ERECTION OF A TWO STOREY SIDE EXTENSION, CLUMBER HOUSE NURSING HOME, 81, DICKENS LANE FOR MR B OWEN, UNITED CARE SOUTH

Consideration was given to the above application.

(Councillor J Saunders, the Ward Councillor, Annie Moorhead, an objector and Claire Coombs, the agent for the applicant attended the meeting and spoke in respect of the application.

RESOLVED

That the application be deferred in order to consider a suitable robust landscaping scheme to be developed in consultation with the local residents and local Ward Members prior to the scheme being brought back to Committee.

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

(Prior to consideration of the following application, Councillor G Merry left the meeting and did not return).

32 15/5536M-TO PROVIDE A NEW 30 SPACE SURFACE CAR PARK, LAND ADJACENT TO BELONG CARE HOME, 103, KENNEDY AVENUE, MACCLESFIELD FOR MR NIGEL FRANKLIN, BELONG CONSTRUCTION LTD

Consideration was given to the above application.

(Councillor L Durham, the Ward Councillor, Town Councillor Gareth Jones, Geoff Naylor, a supporter, John Evans, a supporter, Lynne Wallace, a supporter, Anna Meredith, the Architect for the applicant and Nigel Franklin, the applicant attended the meeting and spoke in respect of the

application. In addition Councillor L Durham read out a statement on behalf of Councillor M Hardy, the Ward Councillor).

RESOLVED

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

1. Management and maintenance in respect of the car parking scheme to be submitted
2. Details of water surface drainage
3. Diversion of PRow
4. Details of lighting
5. Boundary treatments
6. Standard time limit
7. Approved plans

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 Planning (Regulation), 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 be delegated to the Head of Planning (Regulation) 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 should they be required.

(This decision was contrary to the Officer's recommendation of refusal).

The meeting commenced at 10.00 am and concluded at 3.00 pm

Councillor G M Walton (Chairman)