

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 7th September, 2016 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, T Fox, H Gaddum, S Gardiner,
A Harewood and N Mannion

OFFICERS

Patricia Evans (Senior Planning and Highways Lawyer)
Neil Jones (Principal Development Officer)
Matthew Keen (Senior Planning Officer)
Paul Wakefield (Principal Planning Officer)
Gaynor Hawthornthwaite (Democratic Services Officer)

33 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors L Durham and
P Findlow.

34 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor G Walton declared that he had called in application 16/3798M
and in accordance with the Code of Conduct he would exercise his right to
speak as the Ward Councillor and then leave the table and sit in the public
gallery until he had heard all of the speakers. He would then leave the
room and return once a decision had been made.

In the interest of openness in respect of applications 16/3798M and
16/0914M, Councillor S Gardiner declared that he knew the agents who
had registered to speak, as they were former work colleagues. It was
noted that some Members of the Committee also knew the agents.

35 MINUTES OF THE PREVIOUS MEETING

That the minutes of the meeting held on 10th August 2016 be approved as
a correct record and signed by the Chairman, subject to the recording of
Councillor Dean's apologies for absence.

(Councillor S Gardiner requested it be recorded that he abstained from
approval of the minutes of the previous meeting as he was not present at
that meeting)

36 PUBLIC SPEAKING

That the public speaking procedure be noted.

37 16/3798M - LAND ADJACENT TO HIGHLANDS, CONGLETON ROAD, ALDERLEY EDGE, CHESHIRE SK9 7AD: CONSTRUCTION OF ONE PART TWO-STOREY, PART THREE-STOREY DETACHED INFILL DWELLING WITH DETACHED GARAGE, NEW ACCESS AND LANDSCAPING (RESUBMISSION OF 15/4117M) FOR MR & MRS N MCGUINESS

Having made a declaration, Councillor G Walton vacated the chair in favour of the Vice-Chairman and did not take part in the debate or vote.

(Councillor G Walton (Ward Councillor), Mr M Toulmin (objector) and Mr R Gascoigne (the agent) attended the meeting and spoke in respect of the application).

Councillor Walton left the meeting and returned following consideration of this application.

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

RESOLVED

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

The proposal is an inappropriate form of development within the Green Belt, which reduces openness, due to the development not complying with the definition of limited infilling in a village under paragraph 89 of the National Planning Policy Framework. The development is therefore contrary to guidance within the National Planning Policy Framework and policy GC1 of the Macclesfield Borough Local Plan and would cause harm to the objectives of those policies.

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 and 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.

**38 16/0834M - 1 BUTLEY LANES, PRESTBURY, CHESHIRE SK10 4HU:
DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 NEW
HOUSES (RESUBMISSION OF 15/2163M) FOR BCL HOMES LTD**

(Mr N Griffiths (Objector) attended the meeting and spoke in respect of the application). In addition a statement was read out on behalf of the Ward Councillor P Findlow, who was unable to attend the meeting)

The Committee considered a report regarding the above application.

RESOLVED

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

- Overdevelopment of the site – the proposed development would have insufficient space to provide outdoor amenity space consistent with that of the established character of the area.
- Impact on trees
- Impact upon amenity of neighbouring properties

**39 16/0914M - CHERRY BARROW FARM, CONGLETON ROAD, MARTON,
CHESHIRE SK11 9HF: OUTLINE APPLICATION FOR
CONSTRUCTION OF TWO DETACHED, 3-BEDROOM HOUSES ON
LAND TO THE WEST OF CHERRY BARROW FARM FOR MRS W
BASNETT**

(Mr A Ellis (Agent) attended the meeting and spoke in respect of the application).

The Committee considered a report regarding the above application.

RESOLVED

That for the reasons set out in the report, the application be APPROVED subject to:

Referral of intention to grant permission to University of Manchester Jodrell Bank, in accordance with the Jodrell Bank Directive

and the following conditions:

1. Submission of Reserved Matters (Appearance, Landscaping, Layout and Scale)
2. Time Limit for submission of reserved matters
3. Time limit for outline permission
4. Development informed by approved plans

5. Details of materials to be submitted for approval
6. Existing and Proposed Site Levels
7. Foul and surface water shall be drained on separate systems
8. Surface water drainage scheme to be submitted
9. Sustainable drainage management and maintenance plan to be submitted
10. Reserved matters application for scale to include section and streetscene to show relationship with Cherry Barrow Farm and Church Farm
11. Connections to broadband services
12. Electromagnetic Protection (Jodrell Bank)

(Councillor S Gardiner requested it be minuted that he voted against the motion to approve the application).

The meeting commenced at 10.00 am and concluded at 12.30 pm

Councillor G M Walton (Chairman)