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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 30th November, 2016 at The Assembly Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors C Andrew, E Brooks, T Dean, L Durham, P Findlow, H Gaddum,
S Gardiner, A Harewood, N Mannion and M Warren

OFFICERS IN ATTENDANCE

Mr M Coburn (Planning Officer), Mrs N Folan (Planning Solicitor), Mr N Jones
(Principal Development Officer) and Mr P Wakefield (Principal Planning
Officer)

56 APOLOGIES FOR ABSENCE

None.

57 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 16/4651, Councillor S
Gardiner declared that one of the speakers was a former work colleague.
He also knew Town Councillor C Dodson who was speaking on the
application.

In the interest of openness in respect of application 16/4861M, Councillor
S Gardiner declared that he knew Parish Councillor Mrs T Jackson who
was speaking on the application.

In the interest of openness in respect of application 16/4749C, Councillor
S Gardiner declared that Councillor G Williams who was speaking on the
application was a colleague.

In the interest of openness in respect of application 16/4861M, Councillor H
Gaddum declared that she knew Parish Councillor Mrs T Jackson who
was speaking on the application. She also knew the agent for the
applicant speaking on the same application as he had prepared some
drawings for her a few years ago in respect of a separate development,
however she had not discussed the application with him.

In the interest of openness in respect of application 16/4861M, Councillor
C Andrew declared that he knew Councillor G Williams and Parish
Councillor Mrs T Jackson who was speaking on the application.

In the interest of openness in respect of application 16/4861M, Councillor E Brooks declared she knew Town Councillor C Dodson and two of the speakers who were speaking on the application, but she had no pre determination.

In the interest of openness in respect of application 16/4651M, Councillor C Browne knew one of the speakers as a personal friend and that he was a trustee of the Wilmslow Civic Trust who had objected to the application but had not taken part in any discussions or in the meeting so therefore there was no pre-determination.

58 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 2 November 2016 be approved as a correct record and signed by the Chairman.

59 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

60 WITHDRAWN-16/4388M-PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF A NEW BUILDING (FOR A1 AND A3 USE), 127, WELLINGTON ROAD, BOLLINGTON FOR MR S PRICE, CHESHIRE TAVERNS RETIREMENT BENEFIT SCHEME

This application was withdrawn prior to the meeting.

61 16/4861M-DEMOLITION OF EXISTING 2 STOREY HOUSE TO PROVIDE TWO NEW DETACHED DWELLINGS, 4, LITTLE MEADOW CLOSE, PRESTBURY FOR ATHERTON

Consideration was given to the above application.

(Parish Councillor Mrs T Jackson, representing Prestbury Parish Council, Frank Gannon, an objector and David Wilcock, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the 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. Commencement of development (3 years)
2. Details of materials to be submitted
3. Development in accord with approved plans

4. Provision of car parking
5. Prevention of use of flat roof as balcony
6. Details of ground levels to be submitted
7. Obscure glazing requirement
8. Arboricultural works to be carried out in accordance with submitted impact assessment and Method Statement
9. Piling details to be submitted
10. Dust suppression measures to be submitted
11. Standard Broadband connection condition
12. Nesting bird survey to be submitted
13. Construction management plan to be submitted
14. Submission of landscaping scheme
15. Implementation of landscaping scheme (to include the replacement of trees to be retained with a similar or like species if they were removed or died)
16. Removal of Permitted Development Rights
17. No additional windows to side elevations

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 their absence the Vice Chairman) of the 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).

62 16/4651M-DEMOLITION OF DETACHED BUNGALOW AND THE CONSTRUCTION OF TWO TWO-STOREY DETACHED DWELLINGS WITH ASSOCIATED ACCESSES AND DETACHED GARAGES (RESUBMISSION OF 16/1983M), 5, HAREFIELD DRIVE, WILMSLOW FOR HERRING, HERRING PROPERTIES LTD

Consideration was given to the above application.

(Town Councillor Christopher Dodson, representing Wilmslow Town Council, Stuart Kinsey, an objector and Rawdon Gascoigne, the agent for the Applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of the ward Councillor, Councillor R Menlove).

RESOLVED

That the application be refused for the following reasons:-

- (1) The development by virtue of its scale, massing and bulk will result in an overly cramped and intrusive form of development in the street scene out of character with surrounding urban form.

- (2) Adverse impact on highway safety due to proximity of new access to junction, and linear parking resulting in cars reversing onto highway at junction.

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

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 their absence the Vice Chairman) of the 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).

63 16/4749C-RESUBMISSION OF APPLICATION 15/3586C - SINGLE BUILDING WITH 4NO. ONE BEDROOM FLATS, LAND OFF SPRING STREET, CONGLETON FOR MR S LANDSTRETH

Consideration was given to the above application.

(Councillor G Williams, the Ward Councillor and Terry Evett, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for a site visit in order to assess the impact of the development on the surrounding area and the potential highways impact.

(The meeting adjourned for lunch).

64 16/1636M-ERECTION OF A TWO STOREY SIDE EXTENSION, CLUMBER HOUSE NURSING HOME, 81, DICKENS LANE, POYNTON FOR MR B OWEN, UNITED CARE SOUTH

Consideration was given to the above application.

(Claire Coombs, 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 and in the verbal update to Committee, the application be approved subject to the following conditions:-

1. Commencement of development (3 years).
2. Development in accord with approved plans.
3. Materials to match existing.

4. Obscure glazing requirement
5. Prior to the commencement of development a scheme for the protection of the retained trees shall be produced and approved by the Local Planning Authority.
6. Implementation of the approved landscaping plan.
7. Protection of breeding birds during works to trees.
8. Provision and implementation of a surface water regulation system
9. Submission of construction method statement
10. Protected species report to be submitted and approved by the Council.
11. Details of proposed lighting to be approved prior to construction.

Informative: Environmental Health considerations regarding noise and odour disturbance.

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 their absence the Vice Chairman) of the 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 1.40 pm

Councillor G M Walton (Chairman)

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