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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 11th January, 2017 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, L Durham, P Findlow, H Gaddum,
S Gardiner, A Harewood, N Mannion and M Warren

OFFICERS IN ATTENDANCE

Mr R Croker (Planning Officer), Mrs E Fairhurst (Conservation and Design
Officer), Mrs N Folan (Planning Solicitor), Mr K Foster (Principal Planning
Officer), Mr N Jones (Principal Development Officer) and Miss N Wise-Ford
(Principal Planning Officer)

65 APOLOGIES FOR ABSENCE

None.

66 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 16/4136M, Councillor
S Gardiner declared that he was known to all of the speakers by virtue of
being a colleague of Mr Keppel-Garner and also having attended meetings
with Mr Murren, the agent for the applicant and Mr Heywood, the applicant
always being present with either an Officer of Cheshire East Council or an
Officer of Knutsford Town Council. He also recalled having attended and
possibly voted when the application was first considered by Knutsford
Town Council, however when the Town Council reconsidered the
application at a meeting earlier in the week he chose not to use his vote in
order for him to facilitate being able to speak and vote at the meeting
today. He did not believe his position had been prejudiced by these
decisions.

In the interest of openness in respect of application 16/3539M, Councillor
S Gardiner declared that he was known to Town Councillor K Edwards
speaking on the application by the virtue of him being a former colleague
at Cheshire East Council. He was also known to the agent speaking on
the application by virtue of the fact that he was a former work colleague.

In the interest of openness in respect of application 16/4552M, Councillor
S Gardiner declared that he was known to the agent speaking on the
application by virtue of the fact that he had worked with her on a number of
cases in Knutsford as she used to work for a landowner there.

In the interest of openness in respect of application 16/4749C, Councillor S Gardiner declared that he was known to the objector speaking on the application as he was a former colleague at Cheshire East Council.

In the interest of openness in respect of application 16/4136M, Councillor T Dean declared that was known to all of the speakers by virtue of being a colleague of Mr Keppel-Garner and also having attended meetings with Mr Murren, the agent for the applicant and Mr Heywood, the applicant always being present with either an Officer of Cheshire East Council or an Officer of Knutsford Town Council. He also recalled having attended and possibly voted when the application was first considered by Knutsford Town council, however when the Town Council reconsidered the application at a meeting earlier in the week he chose not to use his vote in order for him to facilitate being able to speak and vote at the meeting today. He did not believe his position had been prejudiced by these decisions. In addition he declared that he was known to the two brothers who owned the company that owns the building but were not the applicants. He confirmed that he had not discussed the application nor made any pre determination.

In the interest of openness in respect of application 16/4136M, Councillor M Warren declared that he was part of the Licensing Act Sub Committee that sat on 1 August 2016 which granted a premises licence to the old Sessions House. The decision was made on licensing grounds alone and had no bearing on the Planning application today and as a result he confirmed he had no pre determination and would approach the application with an open mind.

Councillor H Gaddum declared that she too knew a number of the speakers as former colleagues but in the interest of openness in respect of application 16/3539M, Councillor Mrs H Gaddum declared that she knew the agent speaking on the application as he used to work at Macclesfield Borough Council, but she had not spoken to him about the application.

67 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 30 November 2016 be approved as a correct record and signed by the Chairman subject to the deletion of the following sentence at the end of Minute No. 61:-

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

68 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

69 16/4136M-CHANGE OF USE FROM FORMER CROWN COURT AND JAIL TO HOTEL AND RESTAURANT USE CLASS C1 AND A3, ALTERATIONS AND EXTENSIONS TO PROVIDE 42 HOTEL ROOMS, COUNTY SESSIONS HOUSE, TOFT ROAD, KNUTSFORD FOR MR P HEYWOOD

Consideration was given to the above application.

(Adam Keppel-Garner, the Clerk to Knutsford Town Council, Chris Murren, the agent for the applicant and Peter Haywood, 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 oral update to Committee, the application be approved subject to the following conditions:-

1. Time Limit 3 Years
2. Approved Plan and document condition
3. Method statement to be submitted and agreed with sample for all reinstated and making good of historic plasterwork.
4. All doors to be retained and refurbished within the building, unless specifically stated on the approved plans (unless other side approved). Details of the repair of the two doors of the front elevation to be submitted and agreed in writing.
5. Panelling from court room 1 and 2 to be reused as shown on approved plans, further details to be submitted relating to the reasonable reuse as much of the historic fabric as possible. Where panelling is not to be reused an agreed storage method is to be submitted to the LPA.
6. Permission excludes reuse of the basement, although the plans indicate use as a kitchen, details of this are not included in the LBC and is for future consideration
7. Report to be submitted, and agreed prior to determination, relating to the materials and method of construction for the new extensions is to be conditioned and to be carried out in strict accordance with, unless otherwise agreed by the LPA. (water goods, 1:20 window drawings, materials for all new elements, fixings, brick sample panel, mortar colour, joint size, brick size, depth of reveals, depth of brick detail, zinc cladding and glazing construction.
8. Any features of repair not hereby covered by the LBC or planning will be first detailed in a schedule and method statement and submitted to/agreed by LPA.
9. No cleaning is to be undertaken unless first agreed method by LPA
10. Awaiting kitchen plan for Hayes and Partners, this is to be agreed prior to determination of LBC
11. All air conditioning units are to be detailed on plan and submitted to and agreed by LPA.
12. Noise Mitigation Strategy

13. Electric Vehicle Charging Points
14. Car parking spaces to be retained for the lifetime of the development
15. Travel Plan to be submitted.
16. Site Specific Dust Management Plan to be submitted.
17. Traffic Signal pole to be removed prior to occupation.
18. Construction Management Plan
19. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.
20. No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The drainage design must also include information about the design's storm period and intensity (1 in 30 & 1 in 100 (+30% allowance for Climate Change)) & any temporary storage facilities included, to ensure adequate drainage is implemented on site.
21. The cobbles at the front of the building to be maintained and kept clean in perpetuity
22. Bin Storage to be carried out in accordance with approved plan
23. Details of rainwater goods to be submitted

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 Head of Planning (Regulation) 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.

70 16/3539M-PROPOSED ERECTION OF TWO DETACHED HOUSES ON FORMER PLAYGROUND, CONSTRUCTION OF A NEW ROAD BRIDGE ACROSS THE RIVER DEAN, WIDENING OF THE EXISTING VEHICULAR ACCESS ONTO JOHN STREET AND THE RE-ORGANISATION OF THE FORMER PLAYGROUND AT THE REAR OF THE WATER STREET CENTRE, LAND TO THE REAR OF THE WATER STREET CENTRE, WATER STREET, BOLLINGTON FOR MR M MOSS, THISTLEWOOD PROPERTIES LTD SSAS

Consideration was given to the above application.

(Councillor A Stott, the Ward Councillor, Town Councillor K Edwards, representing Bollington Town Council, Sarah Hodgkinson, an objector and Andy Ellis, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. The proposed development will lead to a reduction in off-street parking as a result of the access arrangements to the proposed dwellings. This will increase demand for on-street parking in an area already experiencing parking issues and therefore the development is to the detriment of the operation of the local highway network and the proposals are contrary to Policies T1, DC3 and DC6 of the Macclesfield Borough Local Plan.
2. The proposal will have a detrimental impact on the character and appearance of the Conservation Area because of the design and scale of the proposed dwellings. The proposal is therefore contrary to Policies BE1, BE3 and DC1 of the Macclesfield Borough Local Plan and paragraphs 126 - 128 of the National Planning Policy Framework.
3. The proposal represents an overdevelopment of the site as a result of the combination of the scale of development, lack of suitable space around the dwellings and the access arrangements. The proposal is therefore contrary to Policies BE1, DC1 and DC41 of the Macclesfield Borough Local Plan and paragraphs 56 – 58 of the National Planning Policy Framework.

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 Head of Planning (Regulation) 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).

71 16/4552M-PROPOSED DEMOLITION OF AN EXISTING BUILDING AND THE ERECTION OF A REPLACEMENT OFFICE BUILDING (USE CLASS B1) WITH ASSOCIATED GROUNDWORKS, SERVICES, DRAINAGE, LANDSCAPING, ACCESS ARRANGEMENTS AND CAR PARKING, BARN, BOWDEN HOUSE LANE, WILMSLOW FOR MS SARAH MARGINSON, BRACKEN HOUSE PROPERTIES LTD

Consideration was given to the above application.

(Jonathan Sally, representing the applicant and Donna Barber, 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 T Fox).

RESOLVED

That for the reasons set out in the report and in the oral 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. Landscaping - submission of details
4. Landscaping (implementation)
5. Submission of construction method statement
6. Details of drainage
7. Tree retention
8. Tree protection
9. Construction specification/method statement
10. Removal of permitted development rights
11. Levels survey
12. proceed in strict accordance with the measures detailed in the submitted 'Review of Risks & Proposed Reasonable Avoidance Measures' report prepared by SESS.
13. Bird nesting season
14. Bin store
15. Travel Plan
15. Electric vehicle charging point
16. Piling method statement
18. Provision of cycle racks

Councillor S Gardiner requested a recorded vote for this application.

The voting was as follows:-

In Favour	Against	Abstentions
Councillor E Brookes	Councillor C Browne	Councillor C Andrew
Councillor T Dean	Councillor S Gardiner	Councillor H Gaddum
Councillor P Findlow		
Councillor L Durham		
Councillor A Harewood		
Councillor Nick Mannion		
Councillor G Walton		
Councillor M Warren		

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 Head of Planning (Regulation) 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.

(The meeting adjourned for lunch).

72 16/4636C-PROPOSED ERECTION OF 2NO. INDUSTRIAL UNITS (SUITABLE FOR USE CLASSES B1, B2 AND B8) WITH ASSOCIATED CAR PARKING, LAND ADJACENT TO UNIT 1, HOPKINS CLOSE, CONGLETON FOR MR CLARKSON, WESTERBY TRUSTEE SERVICES LIMITED AS TRUSTEES OF THE P & D CLARKSON GROUP SIPP

Consideration was given to the above application.

(Steve Brough, an objector attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of the Ward Councillor G Hayes).

RESOLVED

That for the reasons set out in the report and in the oral update to Committee, the application be approved subject to the following conditions:-

1. Standard Time Limit (3 years)
2. Development to be carried out in accordance with approved plans
3. Materials to be submitted
4. Drainage conditions
5. Parking to be provided and retained
6. Details of bin storage to be submitted
7. Parking to be provided prior to occupation of the units

Informative: Contamination Land

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 Head of Planning (Regulation) 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.

73 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.

(Andrew Thwaite, an objector attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of the Ward Councillor G Williams).

RESOLVED

That for the reasons set out in the report and in the written and oral update to Committee, the application be delegated to the Planning & Enforcement Manager to approve subject to a S106 Agreement securing a Traffic Regulation Order to restrict the parking of vehicles in the vicinity of the site for up to £7,000 and subject to the following conditions:-

1. Time (3 years)
2. Plans
3. Materials as per application
4. Site to be drained on a separate system
5. Prior submission/approval of a surface water drainage scheme
6. Obscure glazing to all openings on western side elevation
7. Prior submission/approval of a piling method statement
8. Prior submission/approval of a dust mitigation scheme
9. Prior submission/approve of a Phase II contaminated land report
10. Prior submission/approval of a soil verification report
11. Works to stop if contamination identified
12. Prior submission/approval of boundary treatment
13. Prior submission/approval of existing/proposed levels
14. Broadband
15. Construction Management Plan

Note: Plan to be amended to remove error showing dormer windows shown on side elevations not on front elevation.

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 Head of Planning (Regulation) 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.

The meeting commenced at 10.00 am and concluded at 2.45 pm

Councillor G M Walton (Chairman)