

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 3rd May, 2017 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

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

Councillors E Brooks, T Dean, L Durham, S Edgar (Substitute), P Findlow,
H Gaddum, J Jackson (Substitute), N Mannion and M Warren

OFFICERS IN ATTENDANCE

Mr R Croker (Planning Officer), Mr K Foster (Principal Planning Officer), Mrs N
Folan (Planning Solicitor) and Miss N Wise-Ford (Principal Planning Officer)

108 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors C Andrew, A
Harewood and S Gardiner.

109 **DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in respect of application 17/0841M, Councillor
C Browne declared that one of the speakers was known to him, however
this would not influence his decision.

Councillor G Walton declared he had received correspondence in respect
of applications 17/0841M and 17/1052M.

In the interest of openness in respect of application 16/3647M, Councillor
G Walton declared that he was acquainted with one of the speakers and
the applicant as they were both Parish Councillors and he attended Parish
meetings of the Parish Council they belonged to. However he made it
clear he had not pre determined the application.

In the interest of openness in respect of application 17/0841M, Councillor
E Brooks declared that she sat on a separate Committee with one of the
people speaking on the application.

In the interest of openness in respect of application 17/0841M, Councillor
H Gaddum declared that she knew Rawdon Gascoigne who was speaking
on the application as a Planning Officer in the National Park a number of
years ago.

110 **MINUTES OF THE MEETING**

RESOLVED

That the minutes of the meeting held on 5 April 2017 be approved as a correct record and signed by the Chairman.

111 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

112 **16/3647M-DEVELOPMENT OF FORMER GARDEN CENTRE TO 26NO. DWELLINGS, COMMUNITY SHOP, PUBLIC OPEN SPACES INCLUDING ASSOCIATED LANDSCAPE WORKS, OLLERTON NURSERY, CHELFORD ROAD, OLLERTON FOR BRIGHOUSE HOMES (MOBBERLEY) LTD**

Consideration was given to the above application.

(Parish Councillor Neil Hanlon, representing Ollerton with Marthall Parish, Jane Martin, representing an objector and Mr Fryman, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. The proposal represents an inappropriate form of development within the Green Belt, the proposed redevelopment of the previously developed site would have a greater impact on openness of the Green Belt and the purposes for including land within the Green Belt through encroachment. The proposal is therefore contrary to paragraph 89 of the National Planning Policy Framework.
2. The proposed development is environmentally unsustainable, the layout of the proposed development does not create a good relationship with the Oak trees on the site in respect of social proximity and could lead to pressure for removal in the future contrary to saved policy DC9 of the Macclesfield Borough Local Plan. Furthermore, the layout does not create a vibrant and healthy community by creating a high quality inclusive built environment due to gated and cul-de-sac clusters of development. Therefore the proposal is contrary to saved policy BE1 of the Macclesfield Borough Local Plan and paragraph 57 of the NPPF which encourages inclusive development.

3. The proposed affordable housing provision is unacceptable as no units have been provided for social or affordable rent, the mix of homes proposed does not sufficiently meet the local need identified in respect of the lack of 2 bedroom properties, and the distribution of the affordable units on the site leads to segregation of the affordable units. Therefore the proposals would not represent a socially sustainable development and are contrary to guidance set out in the Cheshire East Interim Planning Statement: Affordable Housing and policies H8 of the Macclesfield Borough Local Plan, SC5 of the Emerging Cheshire East Local Plan and guidance set out in paragraph 50 of 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 Head of Planning Regulation 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.

113 **17/0841M-DEMOLITION OF DETACHED BUNGALOW AND THE CONSTRUCTION OF TWO TWO-STOREY DETACHED DWELLINGS WITH ASSOCIATED ACCESSES AND DETACHED GARAGES. RESUBMISSION OF 16/4651M, 5,HAREFIELD DRIVE, WILMSLOW FOR MR HERRING, HERRING PROPERTIES LTD**

Consideration was given to the above application.

(Stuart Kinsey, an objector and Rawdon Gascoigne, 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 the application be delegated to the Head of Planning (Regulation) in consultation with the Chairman of Northern Planning Committee to approve subject to the following conditions:-

1. Standard Time Limit (3 years)
2. Development to be carried out in accordance with approved plans
3. Details of Materials
4. Levels details to be submitted
4. Removal of Class A and B Permitted Development Rights
5. Bird Nesting
6. Bat Mitigation
7. Parking to be provided and made available prior to occupation
8. Landscaping to be submitted to include retention of the hedge where possible or replacement of the hedge

9. Landscaping Implementation to include retention of the hedge where possible or replacement of the hedge
10. Details boundary treatment to include retention of hedge or replacement hedge
11. Drainage Scheme to be submitted
11. Tree Protection
12. Tree Retention
13. Construction Method Statement
14. Piling details to be submitted
15. Dust control measures to be submitted
16. Broadband connection
17. Bin storage provision

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114 **17/1052M-DEMOLISH POULTRY BUILDING AND REPLACE WITH STEEL PORTAL FRAME BUILDING TO BE USED FOR BUSINESS STORAGE, MERE HALL FARM, BUCKLOW HILL LANE, MERE FOR MESSRS IAN & ANDREW FAULKNER**

Consideration was given to the above application.

(Councillor O Hunter, the Ward Councillor and Mr Stuart Ashton, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred in order for the Planning Officer to enter into negotiations with applicants, to explore options that have less impact on the Green Belt and to carry out a sequential exercise in relation to alternative sites.

The meeting commenced at 10.00 am and concluded at 11.55 am

Councillor G M Walton (Chairman)