

# Public Document Pack

## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 7th June, 2017 at Council Chamber - Town Hall,  
Macclesfield, SK10 1EA

### **PRESENT**

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

Councillors C Andrew, E Brooks, L Durham, S Edgar (for Cllr Gardiner),  
P Findlow, H Gaddum, N Mannion, B Roberts (for Cllr Harewood) and  
M Warren

### **NON-COMMITTEE MEMBERS IN ATTENDANCE**

Councillors J Nicholas and A Stott

### **OFFICERS PRESENT**

Russell Croker (Planning Officer)  
Patricia Evans (Senior Planning and Highways Lawyer)  
Kevin Foster (Principal Planning Officer)  
Neil Jones (Principal Development Officer)  
Julie Zientek (Democratic Services Officer)

### **1 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors T Dean, S Gardiner  
and A Harewood.

### **2 DECLARATIONS OF INTEREST/PRE DETERMINATION**

The following declarations were made in the interests of openness:

All Members of the Committee declared that they had received email  
correspondence with regard to application numbers 17/1531M and  
17/1676M.

Councillor G Walton declared that he had called in application number  
17/1607M, which was in his Ward. He would vacate the Chair in favour of  
the Vice-Chairman and exercise his separate speaking rights as the Ward  
Councillor, then withdraw from the meeting for the duration of the  
Committee's consideration of this item.

With regard to application number 17/0346M, Councillor C Browne  
declared that he had called in the application at the request of the parish  
council. He had taken part in discussions regarding the matter but had  
kept an open mind.

With regard to application number 17/1531M, Councillor N Mannion declared that he had been a member of the bowling club and had played on the site. However, he had not played there since last summer and had not made up his mind. Councillor Mannion also declared that he had been approached by some members of the public prior to the start of the meeting but that his discussion with them had not been related to planning matters.

### **3 MINUTES OF THE MEETING**

RESOLVED – That the minutes of the meeting held on 3 May 2017 be approved as a correct record and signed by the Chairman.

### **4 PUBLIC SPEAKING**

RESOLVED – That the public speaking procedure be noted.

### **5 17/1531M - BOWLING GREEN, INGERSLEY VALE, BOLLINGTON, CHESHIRE: VARIATION OF CONDITION 3 (APPROVED PLANS) OF 15/2354M - OUTLINE APPLICATION FOR PROPOSED 11 NO. 2.5 STOREY AND 2 NO. 2 STOREY RESIDENTIAL HOUSING FOR MR CHRIS BOWMAN, INGERSLEY CRESCENT LTD**

Note: The Principal Planning Officer drew Members' attention to two errors in the report:

- The application was for 11 no. 2.5 storey and 1 no. 2 storey properties
- Councillor Gaddum had not requested the application be determined by the Northern Planning Committee. It had been referred to Committee by the Head of Planning (Regulation) in view of the history of the site and the interest logged in respect of the application.

Note: Councillors A Stott and J Nicholas (Neighbouring Ward Councillors), Town Councillor K Edwards (on behalf of Bollington Town Council), Ms H Whiteley and Ms K McHale (objectors), and Ms C Payne (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED

- (a) That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

The proposal by virtue of the increase in footprint results in an over development of the site resulting in an unacceptable impact on the

character and appearance of the area. Therefore the proposals are contrary to Policies BE1 and DC1 of the Macclesfield Borough Local Plan and paragraph 58 of the National Planning Policy Framework.

- (b) That, 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) be granted 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.

**6 17/0346M - ALDERLEY EDGE CRICKET CLUB, MOSS LANE, ALDERLEY EDGE SK9 7HN: INSTALLATION OF 9 X 8M HIGH FLOODLIGHT COLUMNS AND LIGHTS, TO SERVE 4 TENNIS COURTS. INSTALLATION OF 4 X 6.7M HIGH FLOODLIGHT COLUMNS AND LIGHTS TO SERVE 1 TENNIS COURT. LIGHTS TO BE INSTALLED ON 2 EXISTING COLUMNS TO 1 ADJACENT COURT FOR ALDERLEY EDGE CRICKET CLUB**

Note: Parish Councillor M Garbett had registered his intention to address the Committee on behalf of Alderley Edge Parish Council but was not in attendance at the meeting.

Note: Ms M Robertson (objector) and Ms R Samuels (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection.

**RESOLVED**

- (a) That, for the reasons set out in the report and the written update, the application be APPROVED subject to the following conditions:

1. Assessment of light
2. Plans
3. Standard 3 years
4. Materials in accordance with application
5. Prior to commencement, details of the finish of the columns to be submitted.
6. Details of Cowls (prior to commencement)
7. Lighting shut off implementation system (prior to commencement)
8. No use later than 21.30
9. NPPF Informative
10. Details of boundary treatment along boundary with Orchard Close
11. Removal of temporary floodlights
12. Floodlights shall be switched off on courts 2 and 5 at 9pm

- (b) That, 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) be granted 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.

**7 17/1607M - IRON GATE FARM, CHELFORD ROAD, NETHER ALDERLEY, MACCLESFIELD, SK10 4SZ: DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF REPLACEMENT BUILDINGS TO FORM A FURNITURE SHOP INCLUDING SHOWROOM, STORE AND ASSOCIATED CAR PARKING FOR ALEX RUBIN, FURNIBARN LTD**

Note: Councillor G Walton vacated the Chair in favour of the Vice-Chairman and exercised his separate speaking rights as the Ward Councillor prior to withdrawing from the meeting for the duration of the Committee's consideration of this item.

Note: Mr N Smith attended the meeting and addressed the Committee on behalf of the applicant.

The Committee considered a report regarding the above planning application and an oral report of the site inspection.

RESOLVED – That the application be DEFERRED for the following:

- A traffic operational plan.
- Clarity regarding the access arrangement through the nursery car park.

**8 17/1676M - LAND AT PARK LANE, POYNTON: PROPOSED DEMOLITION AND REDEVELOPMENT FOR 4 NO. DETACHED HOUSES PLUS ASSOCIATED INFRASTRUCTURE FOR MR J HILL, HENDERSON HOMES LTD**

The Committee considered a report regarding the above planning application and an oral report of the site inspection.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1. Implement in 3 years
2. Carry out development in accordance with the approved plans
3. Sample of materials

4. Details of boundary details
  5. Remove permitted development rights
  6. Details of surface water drainage
  7. Construction management Plan
  8. details of levels
  9. Details of refuse storage
  10. bird nesting
  11. broadband
  12. Foul drainage details
  13. Electric Charging Point
- (b) That, 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) be granted 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 12.52 pm

Councillor G M Walton (Chairman)

**This page is intentionally left blank**