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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 12th July, 2017 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

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

Councillors Rhoda Bailey (Substitute), E Brooks, T Dean, L Durham, S Edgar (Substitute), P Findlow, H Gaddum, D Mahon (Substitute), N Mannion and J Rhodes (Substitute)

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr K Foster (Principal Planning Officer), Mr M Keen (Senior Planning Officer), Mr N Jones (Principal Development Officer) and Mr P Wakefield (Principal Planning Officer)

9 APOLOGIES FOR ABSENCE

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

10 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 17/1977M, Councillor C Browne declared that he had called in the application at the request of the Parish Council, however he had retained an open mind.

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.

It was noted that Members had received correspondence in respect of applications 17/2129M and 17/1607M.

11 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 7 June 2017 be approved as a correct record and signed by the Chairman.

12 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

13 17/2129M-ERECTION OF TWO SEMI-DETACHED DWELLINGS ALONGSIDE THE EXISTING DETACHED BUNGALOW, 18, SHRIGLEY ROAD NORTH, POYNTON FOR KEITH FARRELL

Consideration was given to the above application.

(Haf Barlow, representing Poynton Town Council, Hayley Whitaker, an objector and Alison Baker, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused due to the fact that the proposal did not reflect the local character by virtue of the bulk and massing of the proposed dwellings and associated impact on streetscene, the over intensification of use / development and the Impact on highway safety due to inaccessible car parking.

(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 his absence the Vice Chairman) of 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.

14 17/2236M-DEMOLITION OF EXISTING PUBLIC HOUSE AND ERECTION OF 8 TOWNHOUSES, THE RIFLEMANS ARMS, 113, MOOR LANE, WILMSLOW FOR NEW MOOR GB LTD

Consideration was given to the above application.

(Roger Bagguley, an objector and Kath Ludlam, 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 Councillor G Barton, the Ward Councillor).

RESOLVED

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

1. Commencement of development

2. Plans
3. Details of drainage
4. Tree retention
5. Contaminated Land Condition
6. Submission of samples of building materials
7. Tree protection
8. surface water drainage
9. provision of bat roost
10. Electrical Vehicle Charging Points
11. Bin storage details to be submitted
12. Construction Management plan
13. Broadband
14. Removal of Permitted Development Rights
15. Gate to rear passageway
16. Incorporation of stone plaques

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 his absence the Vice Chairman) of 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).

15 16/5610M-CHANGE OF USE OF LAND FROM A FORMER PETROL FILLING STATION TO A HAND CAR WASH AND VALET BUSINESS WITH ASSOCIATED SINGLE-STOREY BUILDING AND CANOPY, KINGS ARMS SERVICE STATION, ALDERLEY ROAD, WILMSLOW FOR MR ISA DAJCI, SHINES

Consideration was given to the above application.

(Councillor R Menlove, the Ward Councillor, Town Councillor Mark Goldsmith, representing Wilmslow Town Council, Dr Stuart McIntosh, an objector, James Russell, an objector and Nick Smith, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused due to the harm to character of the area and the fact the proposal did not enhance important gateway site to Wilmslow as well as the impact on highway safety due to potential for cars queuing onto Alderley Road.

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

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.

(The meeting adjourned for lunch from 1.10pm until 1.55pm. Councillor R Bailey left the meeting and did not return).

16 17/0763M-DEMOLITION OF ONE TWO-STOREY DETACHED DWELLING AND THE CONSTRUCTION OF TWO TWO-STOREY DETACHED DWELLINGS WITH ASSOCIATED ACCESSES (RESUBMISSION OF 16/3674M), 49, CARRWOOD ROAD, WILMSLOW FOR BILLY HERRING, HERRING PROPERTIES LTD

Consideration was given to the above application.

(Amanda Newman, an objector and Rawdon Gascoigne, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused as it was over-development that significantly increased the built form of the site to the detriment of the character of the area. Contrary to Policies BE1 and DC1 of the Macclesfield Borough Local Plan and the provisions of 'The Three Wilmslow Parks' Supplementary Planning Guidance

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

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 a short break).

17 17/1977M-ERECTION OF A SINGLE DETACHED DWELLING AND CREATION OF A NEW ACCESS TO THE EXISTING DWELLING, NETHERBROOK, CHORLEY HALL LANE, ALDERLEY EDGE, WILMSLOW FOR ALDERLEY EDGE 1 GB LTD

Consideration was given to the above application.

(Parish Councillor Mike Dudley-Jones, representing Alderley Edge Parish Council and Kath Ludlam, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred in order for further information on drainage/flood risk.

18 17/1607M-DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF REPLACEMENT BUILDINGS TO FORM A FURNITURE SHOP INCLUDING SHOWROOM, STORE AND ASSOCIATED CAR PARKING, IRON GATE FARM, CHELFORD ROAD, NETHER ALDERLEY, MACCLESFIELD FOR ALEX RUBIN, FURNIBARN LTD

(Prior to consideration of the application, 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).

Consideration was given to the above application.

(Councillor G Walton, the Ward Councillor and Nick Smith, 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 approved subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Details of drainage
4. Construction specification/method statement
5. Submission of samples of building materials
6. Implement access improvements- to include submission of details of signage, including directional signage for customers, and the gate/barrier to be located as close as possible to Chelford Road.
7. Contamination
8. Bird nesting season
9. Scheme for bird breeding opportunities
10. Restriction on deliveries
11. Restriction in opening hours-Monday-Friday 08.00-20.00, Saturday 08.00-19.00 and Sundays and Bank Holidays-10.00-16.00
12. Lighting details
13. Carry out in accordance with Traffic Management Plan.
14. Measure to restrict access from Chelford Road

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 3.45 pm

Councillor G M Walton (Chairman)