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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 8th November, 2017 at The Capesthorpe 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, S Gardiner,
A Harewood, N Mannion, M Sewart (Substitute) and M Warren

OFFICERS IN ATTENDANCE

Ms S Dillion (Senior Lawyer), Miss L Hayes (Planning Officer), Mr P Hooley
(Planning & Enforcement Manager), Mr N Jones (Principal Development
Officer) and Mr P Wakefield (Principal Planning Officer)

50 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor H Gaddum.

51 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 17/4242M, Councillor C Browne declared that whilst he had called-in the application to Committee at the request of the Parish Council and despite Legal Officers advising that he had made no statement consistent with pre-determination, he had decided to remove the potential for complaint regarding his professionalism, integrity and conduct as a Councillor and gave notice that he intended to exercise his right to speak as Ward Councillor and Parish Councillor in line with the public speaking protocol and therefore he would not be taking part in the debate or voting on the application. Once he had spoken he confirmed that he would leave the room prior to the debate taking place.

In the interest of opens in respect of application 17/4242M, Councillor S Gardiner declared that he had advised former client in respect of a similar application at a location not too far away from the application site concerned.

52 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 11 October 2017 be approved as a correct record and signed by the Chairman.

53 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

54 **17/4242M - 35 HEYES LANE, ALDERLEY EDGE SK9 7LA: RESUBMISSION OF APPLICATION 17/2249M FOR PROPOSED DROPPED KERB TO FACILITATE OFF ROAD PARKING FACILITIES FOR MR & MRS LEONARD**

Consideration was given to the above application.

(Councillor C Browne, the Ward Councillor, Parish Councillor C Browne, representing Alderley Edge Parish Council, Mr Grayson, an objector and Mr Leonard, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. Commencement of development
2. Development in accord with approved plans
3. Materials to be submitted
4. Tree protection
5. No gates - new access
6. Submission of levels
7. Re-use and retention of existing stone from wall

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, 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.

55 **17/0899M - ROUNDABOUT AT BROCKLEHURST WAY, MACCLESFIELD: ADVERTISEMENT CONSENT FOR THE ERECTION OF 4 SPONSORSHIP SIGNS ON THE ROUNDABOUT. ONE FACING EACH ENTRY POINT ONTO THE ROUNDABOUT FOR MR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD**

Consideration was given to the above application.

(Richard Bramhall, representing 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. Development in accord with approved plans
2. All advertisements displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not impair the visual amenity of the site.
4. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
6. No advertisement shall be sited or displayed so as to endanger, obscure or hinder any highway, railway, waterway or aerodrome operation.
7. This consent hereby grants permission for the display of the advertisement(s) referred to in this notice for a period of five years from the date of this consent. In the event of the 1 year trial period expiring or the advertisement scheme or contract ending, all signs shall be removed within 3 a three month period.
8. Removal of advertisements currently displayed
9. The proposed signage approved by virtue of this consent will be non-reflective and not illuminated, and shall remain as such unless otherwise approved in writing by the Local Planning Authority.

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, 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.

56 17/0898M - ROUNDABOUT: A537/A523 (TESCO ROUNDABOUT) MACCLESFIELD: ADVERTISEMENT CONSENT FOR THE ERECTION OF 4 SPONSORSHIP SIGNS ON THE ROUNDABOUT FOR MR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD

Consideration was given to the above application.

(Richard Bramhall, representing 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. Development in accord with approved plans
2. All advertisements displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not impair the visual amenity of the site.
4. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
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6. No advertisement shall be sited or displayed so as to endanger, obscure or hinder any highway, railway, waterway or aerodrome operation.
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8. Removal of advertisements currently displayed
9. The proposed signage approved by virtue of this consent will be non-reflective and not illuminated, and shall remain as such unless otherwise approved in writing by the Local Planning Authority.

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, 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.

57 17/0895M - ROUNABOUT: A537 CUMBERLAND ST / CHURCHILL, CHURCHILL WAY ROUNABOUT, MACCLESFIELD: ERECTION OF 3 SPONSORSHIP SIGNS ON THE ROUNABOUT. ONE FACING EACH ENTRY POINT ONTO THE ROUNABOUT FOR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report the application be approved subject to the following conditions:-

1. Development in accord with approved plans
2. All advertisements displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not impair the visual amenity of the site.
4. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
6. No advertisement shall be sited or displayed so as to endanger, obscure or hinder any highway, railway, waterway or aerodrome operation.
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8. Removal of advertisements currently displayed
9. The proposed signage approved by virtue of this consent will be non-reflective and not illuminated, and shall remain as such unless otherwise approved in writing by the Local Planning Authority.

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, 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.

- 58 **17/0894M - ROUNDABOUT: A537 CUMBERLAND ST / WESTMINSTER RD, SAINSBURYS ROUNDABOUT, MACCLESFIELD: ERECTION OF 4 SPONSORSHIP SIGNS ON THE ROUNDABOUT. ONE FACING EACH ENTRY POINT ONTO THE ROUNDABOUT FOR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD**

Consideration was given to the above application.

RESOLVED

That the application be part approved / part refused:

3 signs were approved in accordance with recommendation as follows:-

- Cumberland Street East approach
- Cumberland Street West approach
- Westminster Road approach

1 sign refused contrary to recommendation due to adverse impact on visual amenity of the area and clutter:

- Sainsbury's exit approach

Those signs approved were subject to the following conditions:-

1. Development in accord with approved plans
2. All advertisements displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not impair the visual amenity of the site.
4. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
6. No advertisement shall be sited or displayed so as to endanger, obscure or hinder any highway, railway, waterway or aerodrome operation.
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8. Removal of advertisements currently displayed
9. The proposed signage approved by virtue of this consent will be non-reflective and not illuminated, and shall remain as such unless otherwise approved in writing by the Local Planning Authority.

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, 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.

OF 5 SPONSORSHIP SIGNS ON THE ROUNDABOUT. ONE FACING EACH ENTRY POINT ONTO THE ROUNDABOUT FOR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD

Consideration was given to the above application.

RESOLVED

That the application be part approve/part refused as follows:

3 signs approved in accordance with recommendation:-

- Cumberland Street approach
- Chester Road East approach
- Chester Road West approach

2 signs refused contrary to recommendation due to adverse impact on visual amenity of the area and clutter:-

- Oxford Road approach
- West Street approach

Those signs approved were subject to the following conditions:-

1. Development in accord with approved plans
2. All advertisements displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not impair the visual amenity of the site.
4. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
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8. Removal of advertisements currently displayed
9. The proposed signage approved by virtue of this consent will be non-reflective and not illuminated, and shall remain as such unless otherwise approved in writing by the Local Planning Authority.

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, 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.

60 17/0888M - LAND USED FOR ADVERTISING AND PREMISES, IVY ROAD ROUNDABOUT, MACCLESFIELD: ADVERTISEMENT CONSENT - ERECTION OF 4 SPONSORSHIP SIGNS ON THE ROUNDABOUT. ONE FACING EACH ENTRY POINT ONTO THE ROUNDABOUT FOR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD

Consideration was given to the above application.

RESOLVED

That the application be part approved/part refused as follows:

3 signs approved in accordance with recommendation:-

- Chester Road East approach
- Chester Road West approach
- Ivy Road approach

1 sign refused contrary to recommendation due to adverse impact on visual amenity of the area and clutter:-

- Bishopton Drive approach

Those signs approved were subject to the following conditions:-

1. Development in accord with approved plans
2. All advertisements displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not impair the visual amenity of the site.
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61 17/0904M - LAND AT, BALL LANE ROUDABOUT, BOLLINGTON: ADVERTISEMENT CONSENT - ERECTION OF 4 SPONSORSHIP SIGNS ON THE ROUNDABOUT. ONE FACING EACH ENTRY POINT ONTO THE ROUNDABOUT FOR MR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report the application be approved subject to the following conditions:-

1. Development in accord with approved plans
2. All advertisements displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not impair the visual amenity of the site.
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7. This consent hereby grants permission for the display of the advertisement(s) referred to in this notice for a period of five years from the date of this consent. In the event of the 1 year trial period

expiring or the advertisement scheme or contract ending, all signs shall be removed within 3 a three month period.

8. Removal of advertisements currently displayed
9. The proposed signage approved by virtue of this consent will be non-reflective and not illuminated, and shall remain as such unless otherwise approved in writing by the Local Planning Authority.

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, 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.

**62 17/0905M - LAND AT, FLASH LANE ROUNDABOUT, PRESTBURY:
ADVERTISEMENT CONSENT FOR THE ERECTION OF FOUR
SPONSORSHIP SIGNS ON THE ROUNDABOUT. ONE FACING EACH
ENTRY POINT ONTO THE ROUNDABOUT FOR MR RICHARD
BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD**

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report the application be approved subject to the following conditions:-

1. Development in accord with approved plans
2. All advertisements displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
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63 17/0839M - LAND AT, HARDEN PARK ROUNDABOUT, ALDERLEY EDGE: ERECTION OF 4 SPONSORSHIP SIGNS ON THE ROUNDABOUT. ONE FACING EACH ENTRY POINT ONTO THE ROUNDABOUT FOR MR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD

Consideration was given to the above application.

(Parish Councillor Christine Munroe, representing Alderley Edge Parish Council and Richard Bramhall, representing 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. Development in accord with approved plans
2. All advertisements displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
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64 **PLANNING APPEALS**

To consider the above report.

Members welcomed the report and thanked Officers for their hard work.

Members made comments in respect of appeal statistics relating to each of the Planning Committees, statistics in relation to the appeal decisions made by individual Planning Inspectors, information on costs awarded against the Council, interpretation of evidence submitted and balancing the views of local people whilst taking into account National Planning policies.

RESOLVED

That the report be noted.

The meeting commenced at 10.00 am and concluded at 12.30 pm

Councillor G M Walton (Chairman)