

PLANNING COMMITTEE

Tuesday, 23rd June, 2015

Present:- Councillor Sophia Baker – in the Chair

Councillors Braithwaite, Cooper, Hambleton, Heesom, Mancey, Northcott, Proctor, Reddish, Simpson, Turner, Welsh, Williams and Williams

Apologies Apologies were received from Councillor(s) Fear

8. APOLOGIES

Apologies were received from Councillor Fear

9. DECLARATIONS OF INTEREST

Councillor Mrs Hambleton declared an interest in application 15/00308/FUL as a member of the Aspire Board and left the room during the debate.

10. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 3 June, 2015 be agreed as a correct record.

11. APPLICATION FOR MAJOR DEVELOPMENT - FORMER TG HOLDCROFT, KNOTTON ROAD, WOLSTANTON; MCCARTHY AND STONE / THE PLANNING BUREAU; 14/00968/FUL.

Resolved: (1) That, subject to the applicant entering into a Section 106 obligation by agreement by 24th July 2015 to require:-

- (a) A financial contribution of £26,335 for the enhancement and maintenance of the bowling green at Wolstanton Park
- (b) A financial contribution of £172,624 towards the off-site provision of affordable housing
- (c) Reappraisal of the development's viability in the event of the development not being substantially commenced within 12 months of the permission, and a consequential upward adjustment of the contribution should the viability reappraisal so indicate

The application be permitted subject to the undermentioned conditions:

- (i) Standard Time limit for commencement of development
- (ii) Approved plans
- (iii) Development to be occupied by those aged 55 and over
- (iv) Materials
- (v) Boundary treatments
- (vi) Contaminated land
- (vii) Construction management plan
- (viii) Internal noise levels
- (ix) Approval of recyclable materials and refuse storage

- (x) Landscaping scheme
- (xi) Tree protection
- (xii) Highway matters
- (xiii) Construction hours
- (xiv) Scheme to be completed to Code for Sustainable Homes Code Level 3
- (xv) Cycle parking provision

(2) Failing completion by the 24th July of the above planning obligation, the Head of Planning be given delegated authority to either refuse the application on the grounds that without such matters being secured the development fails to provide an appropriate level of affordable housing which is required to provide a balanced and well-functioning housing market and fails to secure the provision/maintenance of off-site public open space; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

12. APPLICATION FOR MAJOR DEVELOPMENT - FORMER WOODSHUTTS INN, LOWER ASH ROAD; APSIRE HOUSING; BM3 ARCHITECTURE LTD; 14/00767/FUL

Resolved: That a decision on this application be deferred to enable further discussions between the applicant and the District Valuer's.

13. APPLICATION FOR MAJOR DEVELOPMENT - 7 PARK AVENUE, WOLSTANTON; M&H PROPERTY DEVELOPMENTS / THE GENERAL ARCHITECTURE COMPANY; 15/00174/FUL

Members were advised that this application had been withdrawn.

14. APPLICATION FOR MAJOR DEVELOPMENT - SITE OF FORMER OXFORD ARMS, MORETON PARADE; DEO PROPERTY DEVELOPMENTS / A-Z DESIGNS; 15/00421/FUL

- Resolved:**
- (a) That, subject to the applicant entering into a Planning obligation, by no later than 24th July 2015, to secure the following:
 - A financial contribution of £35,316 for Wolstanton Park enhancement/improvements and maintenance

Permit, subject to conditions relating to the following: -

- (xvi) Standard Time limit for commencement of development
- (xvii) Approved plans
- (xviii) Materials
- (xix) Boundary treatments
- (xx) Contaminated land

- (xxi) Approval of recyclable materials and refuse storage
 - (xxii) Landscaping scheme
 - (xxiii) Tree protection measures
 - (xxiv) Arboricultural method statement
 - (xxv) Highway matters
 - (xxvi) Construction hours
 - (xxvii) Surface water drainage scheme
 - (xxviii) Access to remain ungated
- (b). Failing completion by 24th July 2015 of the above planning obligation, that the Head of Planning be given delegated authority to either refuse the application on the grounds that without such matters being secured the development would be contrary to policy on the provision of open space within residential development, or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

15. APPLICATION FOR MAJOR DEVELOPMENT - CONSULTATION BY CHESHIRE EAST ON APPLICATION FOR RESIDENTIAL DEVELOPMENT AT CARDWAY BUSINESS PARK; 15/2101C. /348/225

Resolved: That Cheshire East Council be advised that the Borough Council has no objections.

16. APPLICATION FOR MINOR DEVELOPMENT - PLOT 37 BIRCH TREE LANE, WHITMORE; TRUSTEES OF THE WHITMORE ESTATE / CORLECO PROJECTS; 15/00281/FUL

Resolved: That the application be permitted subject to the undermentioned conditions;

- (i) Time limit
- (ii) Submission of materials
- (iii) In accordance with the approved plans
- (iv) Submission of noise assessment
- (v) Contaminated land investigation and risk assessment to be submitted
- (vi) Tree protection in accordance with BS5837:2012 and submitted drawing
- (vii) Development in accordance with Arboricultural Method Statement for tree protection
- (viii) Prior approval of landscaping proposals
- (ix) Prior approval of tree and landscape management plan to address issues concerning the long term future of the woodland & replacement planting
- (x) Arboricultural site monitoring schedule
- (xi) Implement recommendations within the Phase 1 Extended Habitat Survey received with the application
- (xii) Prior approval and implementation of sewage plant equipment on site which shall be located further away from the boundary of the site with Misty Heights than shown on the approved plan.

17. APPLICATION FOR MINOR DEVELOPMENT - FORMER GARAGE SITE, QUEENSWAY; ASPIRE HOUSING; 15/00308/FUL

Resolved: That the application be refused for the following reason:

The layout and appearance of the proposed dwellings does not relate well or respond, in a positive manner, to the existing residential environment and would be harmful to the character of the area contrary to local and national policy.

18. APPLICATION FOR MINOR DEVELOPMENT - LAND ADJACENT TO HALCYON, TOWER ROAD, ASHLEY; MISS STANIER / PETER RICHARDS & CO; 15/00353/FUL

Resolved: That the application be deferred to allow submission and consideration of amended plans repositioning the accesses to limit the loss of trees.

19. APPLICATION FOR MINOR DEVELOPMENT - PLOT 34, EASTWOOD RISE, BALDWINS GATE; DAVID JAMES DEVELOPMENTS; 15/00377/FUL

Resolved: (a) That, subject to the applicant entering into a Section 106 obligation by no later than 30th June unless the applicant agrees to extend the statutory determination period until 31st July, in which case by that later date, that cedes any right to construct a bungalow on this site pursuant to planning permission TP3226;

The application be permitted subject to the undermentioned conditions:

- (i) Time limit
- (ii) Submission of materials
- (iii) In accordance with the approved plans
- (iv) Drainage works for the disposal of both surface water and foul sewage shall be carried out in accordance with the details approved in relation to Application Ref. 06/01088/FUL, or alternative details to be submitted to and approved in writing by the Local Planning Authority
- (v) No occupation of dwelling until the access, parking and turning area have been provided on site
- (vi) No permitted development rights for the conversion of the garage area
- (vii) Tree protection in accordance with BS5837:2012 and submitted drawing
- (viii) Development in accordance with Arboricultural Method Statement for tree protection
- (ix) Prior approval of landscaping proposals
- (x) Prior approval of tree and landscape management plan to address issues concerning the long term future of the woodland & replacement planting
- (xi) Arboricultural site monitoring schedule
- (xii) Implement recommendations within the Phase 1 Extended Habitat Survey received with the application

- (b) That in the event of such an undertaking not being secured within the timescale indicated that the Head of Planning be given delegated authority to refuse the application on the grounds that without such an undertaking the possibility of two dwellings being built upon the plot would exist and that would be contrary to a number of policies on residential development and development within the countryside or, if he considers it appropriate, to extend the period of time within which the unilateral can be secured.

20. TREE PRESERVATION ORDER - 1 WULSTAN DRIVE; NO.163 (2015)

Resolved: That Tree Preservation Order No 163 (2015), be confirmed as made and the owners of the site informed accordingly.

21. TREE PRESERVATION ORDER - 177 LIVERPOOL ROAD; NO.164 (2015)

Resolved: That Tree Preservation Order No 164 (2015), be confirmed as made and the owners of the site informed accordingly.

22. QUARTER 1 REPORT ON DECISIONS TO EXTEND THE PERIOD OF TIME WITHIN WHICH SECTION 106 OBLIGATIONS MAY BE COMPLETED

Resolved:

- (i) That the report be noted
- (ii) That the Head of Planning continues to report, on a quarterly basis, on the exercise of his authority, to extend the period of time for an applicant to enter into the Section 106 obligations.

23. DEVELOPMENT MANAGEMENT AND ENFORCEMENT PERFORMANCE REPORT

Resolved: That recommendations (a)-(c) be accepted. The Committee also requested a report at the earliest opportunity, within the next 2 months, providing an action plan indicating how the shortfalls in performance against targets will be addressed.

24. REVIEW OF TERMS OF REFERENCE AND MEMBERSHIP OF STRATEGIC PLANNING CONSULTATIVE GROUP

This item would be reported to the next meeting on 21 July, 2015

25. URGENT BUSINESS

There was no Urgent Business.

COUNCILLOR SOPHIA BAKER
Chair