

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 29th January, 2025 in the Capesthorne Room - Town  
Hall, Macclesfield SK10 1EA

### **PRESENT**

Councillor B Puddicombe (Chair)  
Councillor S Gardiner (Vice-Chair)

Councillors S Edgar, M Edwards, M Gorman, T Jackson, G Marshall, H Moss,  
H Seddon, L Smetham and T Dean

### **OFFICERS IN ATTENDANCE**

David Malcolm, Head of Planning  
Nick Hlland, Principal Planning Officer  
Neil Jones, Development Officer, Infrastructure  
James Thomas, Principal Planning & Highways Solicitor  
Jennifer Ashley, Democratic Services

### **40 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Rachel Bailey.

Councillor Tony Dean attended as substitute.

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

In the interest of openness, the following declaration was made;

Councillor Hannah Moss declared that she had previously visited the  
Lapland UK Site in Ascot as a visitor and had not had any discussions with  
the applicant or site owner regarding the application being considered.

### **42 MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the meeting held on 20 November 2024 be agreed as  
a correct record.

### **43 PUBLIC SPEAKING**

RESOLVED:

That the public speaking procedure be noted.

44 **24/4504/FUL - TEMPORARY, 10-YEAR PERMISSION FOR AN ANNUAL CHRISTMAS EXPERIENCE TO BE HELD AT CAPESTHORNE HALL, BEGINNING FROM WINTER 2025/26 - CAPESTHORNE HALL, CONGLETON ROAD, SIDDINGTON, SK11 9JY**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application;

- Alison Battle – Founder of Lapland UK
- Dan Filmer – Director of Live Shows at Lapland UK
- Chris Piris-Jones – Planning Agent, Firstplan

RESOLVED:

For the reasons set out in the report, the application be APPROVED, as RECOMMENDED, subject to the following conditions;

1. Event use limitations:
  - a. 10-year permission to February 2036
  - b. No. of operational weeks/days
  - c. Hours of use/operation
  - d. No event related structures or equipment shall be brought to site prior to the final week of September and shall be cleared by end of first week in February
  - e. Use restricted to operator
2. In accordance with approved plans (incl; Event Management Plan [which includes traffic management], Travel Plan, Event Safety Management Plan, tree protection methodology & measures)
3. Visibility splay implementation
4. Appointment of an Arboricultural Clerk of Works
5. Submission/approval of a Phase 1 contaminated land report
6. Submission/approval of verification report
7. Submission/approval of soil importation for landscaping verification
8. Works to stop if contamination is identified
9. Submission/approval of a detailed planting specification and 30-year habitat management plan
10. Submission/approval of biodiversity enhancement measures
11. Submission/approval of an external lighting scheme
12. Submission/approval of a Landscape Restoration Plan
13. Submission/approval of an annual Landscape Audit Report and an updated Landscape Restoration Plan where necessary
14. Should use ease, all structures & equipment should be removed from site and the land restored

In addition, a further condition to be added to the above list, that requires;

15. Submission and approval of detailed boundary screening and a programme for its installation and removal.

It was noted that condition 14, be amended to read

14. Should use cease, all structures & equipment should be removed from site and the land restored.

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 has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

At the request of Councillor Gardiner, it was noted he voted against the application.

The meeting commenced at 10.00 am and concluded at 11.10 am

Councillor B Puddicombe (Chair)