

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 22nd July, 2009 at The Capesthorne Room - Town Hall,  
Macclesfield SK10 1DX

### **PRESENT**

Councillor R West (Chairman)  
Councillor M Hardy (Vice-Chairman)

Councillors C Andrew, G Barton, J Crockatt, E Gilliland, T Jackson, D Neilson,  
L Smetham, D Stockton and C Tomlinson

### **OFFICERS PRESENT**

Mrs N Folan (Planning Solicitor), Mr D Garratt (Development Control  
Manager) and Mrs E Tutton (Principal Planning Officer)

### **Apologies**

Councillors H Davenport, W Livesley, J Narraway and D Thompson

### **38 CODE OF CONDUCT-DECLARATIONS OF INTEREST/PRE-DETERMINATION**

Councillor Mrs T Jackson declared a personal interest in application no 0909/1509M-Land between Back Lane & Macclesfield Road, North Rode, by virtue of the fact that she was a member of the Council for the Protection of Rural England which one of the speakers was representing and in accordance with Code of Conduct she remained in the meeting during consideration of the application.

### **39 MINUTES**

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman.

### **40 PUBLIC SPEAKING**

That the public speaking procedure be noted.

### **41 09/1160M-DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF NEW FOODSTORE WITH ASSOCIATED PARKING AND SERVICING FACILITIES, LAND AT BROOK STREET, KNUTSFORD FOR ALDI STORES LTD**

Consideration was given to the above application.

(The Ward Councillor Councillor S Wilkinson, a representative from CycleKnutsford, an objector, the Property Director, Aldi Stores Ltd and the applicant's Highways Consultant attended the meeting and spoke in respect of the application).

#### RESOLVED

That the application be approved subject to the completion of a S106 legal agreement to produce and operate a travel plan for the development, which had been produced in accordance with local and national standards, guidance and best practice and had regard to the nature of the development, the accessibility of the site and local transport provision, and the requirement to pay the Highway Authority's costs associated with the monitoring and review of the travel plan.

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. A13EX - Specification of bonding of brickwork
5. A22EX - Roofing material
6. A32HA - Submission of construction method statement
7. A30HA - Protection of highway from mud and debris
8. A26HA - Prevention of surface water flowing onto highways
9. A24HA - Provision / retention of service facility
10. A12HA - Closure of access
11. A07HP - Drainage and surfacing of hardstanding areas
12. A07HA - No gates - new access
13. A05HP - Provision of shower, changing, locker and drying facilities
14. A04HP - Provision of cycle parking
15. A01HP - Provision of car parking
16. A01LS - Landscaping - submission of details
17. A04LS - Landscaping (implementation)
18. A01TR - Tree retention
19. A02TR - Tree protection
20. A08MC - Lighting details to be approved
21. Provision of off site highways works prior to first use of the building
22. Revised Plans Required showing swept path analysis and revised configuration of the proposed junction layout of the A537/Brook Lane/Hollow Lane junction
23. Construction of the access prior to the construction of any part of the approved development (excluding the access)
24. Incorporation of features suitable for roosting bats

25. Development to proceed in strict accordance with the submitted protected species survey
26. Submission of an Environmental Management Plan
27. Submission of an acoustic report
28. Phase II Contamination Investigation required

Further to this the the following conditions were also added including a request from the Environment Agency that the development be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 8 July 2009 and the mitigation measures detailed within the FRA:-

- (1) No pile driving
- (2) A20GR-Opening and delivery times to be within 07.00 – 21.00 (Monday to Saturday) and 9.00 – 19.00 (Sunday and Bank Holidays)

**42 09/1509M-CHANGE OF USE OF LAND TO ALLOW THE SITING OF 23  
TIMBER CLAD TWIN UNIT CARAVANS, LAND BETWEEN BACK LANE  
& MACCLESFIELD ROAD, NORTH RODE, CONGLETON FOR MR AND  
MRS NOAD**

Consideration was given to the above application.

(A representative from Eaton Parish Council, a representative of the Council for the Protection of Rural England (CPRE), an objector and the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for a site visit in order to assess the visual impact of the development from Macclesfield Road and Back Lane, to see the height of the mounding and to see one of the caravans from phase 1.

The meeting commenced at 2.00 pm and concluded at 3.15 pm

Councillor R West (Chairman)