

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 16th December, 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, O Hunter, T Jackson,
W Livesley, J Narraway, D Neilson, L Smetham, D Stockton, D Thompson and
C Tomlinson

OFFICERS PRESENT

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

Apologies

None

78 CODE OF CONDUCT-DECLARATIONS OF INTEREST/PRE-DETERMINATION

Councillor Miss C M Andrew declared a personal interest in application-09/3056M-Demolition of Existing Buildings & Erection of 3 no 15 Bed Low Secure, Mental Health Units with Support Building & Secure Outdoor Space (To match an existing NHS Institutional Use). Proposed New Developments are to be served by new Infrastructure & provide parking & bike stands for 50 staff as existing, The Mary Dendy Unit, Chelford Road, Nether Alderley, Macclesfield, Cheshire for Mr Bryce Irons, Cheshire & Wirral Partnership NHS by virtue of the fact that she had been the Ward Councillor for that area for many years and was aware of the issues with the site and in accordance with the Code of Conduct she remained in the meeting during consideration of the application.

79 MINUTES OF THE MEETING

RESOLVED

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

80 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

81 09/3056M-DEMOLITION OF EXISTING BUILDINGS & ERECTION OF 3 NO 15 BED LOW SECURE, MENTAL HEALTH UNITS WITH SUPPORT BUILDING & SECURE OUTDOOR SPACE (TO MATCH AN EXISTING

NHS INSTITUTIONAL USE). PROPOSED NEW DEVELOPMENTS ARE TO BE SERVED BY NEW INFRASTRUCTURE & PROVIDE PARKING & BIKE STANDS FOR 50 STAFF AS EXISTING, THE MARY DENDY UNIT, CHELFORD ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE FOR MR BRYCE IRONS, CHESHIRE & WIRRAL PARTNERSHIP NHS

(A representative of the Applicant and the Applicant's agent attended the meeting and spoke in respect of the application),

Consideration was given to the above application. Members were informed that any reference to Class C2 within the report should be amended to Class C2 (a).

RESOLVED

That the application be approved subject to the completion of a Section 106 Agreement which would require the Applicant to produce and operate a travel plan for the development. It should have regard to the nature of the development, the accessibility of the site and local transport provision and include procedures for monitoring and remedial action as well as operating at all times whilst the development is occupied. The approval of the application was also to be subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A05EX - Details of materials to be submitted
3. A01LS - Landscaping - submission of details
4. A04LS - Landscaping (implementation)
5. A02LS - Submission of landscaping scheme
6. A06NC - Protection for breeding birds
7. A08MC - Lighting details to be approved
8. A24HA - Provision / retention of service facility
9. A01HP - Provision of car parking
10. A04HP - Provision of cycle parking
11. A05HP - Provision of shower, changing, locker and drying facilities
12. A02TR - Tree protection
13. A04TR - Tree pruning / felling specification
14. A06TR - Levels survey
15. A02HA - Construction of access
16. A08HA - Gates set back from footway/carriageway
17. A01HP_1 - Provision of car parking
18. A26HA - Prevention of surface water flowing onto highways
19. A07HP - Drainage and surfacing of hardstanding areas
20. A30HA - Protection of highway from mud and debris
21. A32HA - Submission of construction method statement

22. Ground levels
23. Visibility splays
24. Short/long stay cycle parking
25. Breeding birds
26. Incorporation of measures to enhance the biodiversity value of the site.
27. Landscape masterplan
28. Phasing plan required for landscape
29. Detailed designs for hard and soft landscape
30. Boundary treatment
31. Landscape management plan

(The meeting was adjourned for 5 minutes).

82 09/3213M-ERECTION OF A RESIDENTIAL DEVELOPMENT WITH ASSOCIATED LANDSCAPING, ACCESS AND CAR PARKING ARRANGEMENTS AS WELL AS LANDSCAPE ALTERATIONS TO THE WIDER AREA OF EXISTING OPEN SPACE, FORMER TA CENTRE, CHESTER ROAD, MACCLESFIELD, CHESHIRE FOR BRACKENHOUSE PROPERTIES LTD

(The Agent for the Applicant attended the meeting and spoke in respect of the application).

Consideration was given to the above application. It was noted that the following wording on page 19 last point under Main Issues had been omitted and should have been included as follows:-

‘106 Agreement and what their Heads of Terms comprise’.

In addition it was noted that on page 27 of the report under the second paragraph the word ‘special’ should have read ‘spatial’.

RESOLVED

That the application be approved subject to the competition of a Section 106 Legal Agreement comprising of the following:-

1. Provision of a minimum of 25% genuinely Affordable Housing in the form of 15% social rented housing (12 units) and 10% intermediate housing (9 units).
2. Amenity open land: to provide public access and a long term landscape and habitat management plan dealing with wildlife and protected species, long term management of the existing open space, establishment and management of the new amenity spaces, public access issues, a table of

maintenance operations and timings and cost implications for the developer.

3. Provision of financial contributions in lieu of on site play and sporting provision (£58500 and £39,500 respectively)
4. Financial contribution to Traffic Regulation Order (£3000)
5. Monitoring costs

The approval of the application was also to be subject to the following conditions:-

1. A01GR - Removal of permitted development rights
2. A01HP - Provision of car parking
3. A01LS - Landscaping - submission of details
4. A02EX - Submission of samples of building materials
5. A02FP - Commencement of development
6. A02LS - Submission of landscaping scheme
7. A03AP - Development in accord with revised plans (unnumbered)
8. A04LS - Landscaping (implementation)
9. A04NC - Details of drainage
10. A06HP - Use of garage / carport
11. A06NC - Protection for breeding birds
12. A07HP - Drainage and surfacing of hardstanding areas
13. A12LS - Landscaping to include details of boundary treatment
14. A15HA - Construction of highways - submission of details
15. A17LS - Submission of landscape management plan
16. A21HA - Submission of details of turning facility
17. A22GR - Protection from noise during construction (hours of construction)
18. A23MC - Details of ground levels to be submitted
19. A30HA - Protection of highway from mud and debris
20. A32HA - Submission of construction method statement
21. 15m radii to be provided
22. Finished floor level
23. waste audit
24. parking hardstanding to be provided
25. 10% renewable energy
26. revised plans
27. revised highway access (15m radii)
28. No pile driving

29. All construction vehicles to remain on the site (submission of a construction method statement)
30. The materials/design of the security fence to the pond to be agreed. Wood was to be used if possible.
31. Sycamore tree adjacent to the access to be retained or, if removed or is to die within 5 years, a replacement specimen is to be provided on the opposite side of the access road to Chester Road.

83 009/3199M-ERECTION OF FENCING & BARBED WIRE (RETROSPECTIVE), PANACEA, WILMSLOW ROAD, ALDERLEY EDGE, CHESHIRE FOR PLAYWORKS LTD

(During consideration of this application Councillors B Livesley and Mrs T Jackson left the meeting and did not return).

(The Ward Councillor F Keegan, a representative from the Police supporting the application and a representative for the Applicant attended the meeting and spoke in respect of the application).

Consideration was given to the above application.

RESOLVED

That the application be refused on the grounds of the impact of the visual amenity on the area.

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

The meeting commenced at 2.00 pm and concluded at 5.30 pm

Councillor R West (Chairman)