

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 12th June, 2013 at The Assembly Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor H Davenport (Chairman)

Councillors Rachel Bailey, L Brown, P Hoyland, J Jackson, D Marren,
P Mason, B Murphy, D Neilson, G M Walton, S Wilkinson and J Wray

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Lawyer), Mr N Jones (Principal Development Officer), Mr S Irvine (Development Management and Building Control Manager), Mr P Mason (Senior Enforcement Officer), Mr Nutter (The Council's Consultant), Miss L Thompson (Planning Officer), Mr N Turpin (Principal Planning Officer) and Mrs J Wise (Conservation and Heritage Officer)

15 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Brown, P Edwards, J Hammond, D Hough and C Thorley.

16 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in relation to applications 12/1212M and 12/1213M, Councillor Mrs R Bailey declared that she was a Member of the Cabinet, however at no point had she expressed an opinion on the applications.

In the interest of openness in relation to applications 12/1212M and 12/1213M, Councillor Mrs J Jackson declared that she was a Trustee on the Board of the Silk Heritage Trust and Chairman of the Friends of Macclesfield Silk Heritage. She was also a Member of the Christ Church Group and a Member of the Macclesfield Economic Forum now known as Make it Macclesfield. She had not taken part in any discussions regarding the proposals and had not expressed a view regarding the proposals.

In the interest of openness in relation to applications 12/1212M and 12/1213M, Councillor D Neilson declared that he had been a Member of the Panel which had looked at the Development Agreement over 5 years ago, however he had not pre determined the application or come to any view on the merits of the application nor had he attended any presentations on the revised plans for the town.

In the interest of openness in relation to applications 12/1212M and 12/1213M, Councillor B Murphy declared that he had attended the meeting

at which Wilson Bowden were appointed but only as an observer and had sought to facilitate a meeting between objectors and. Notwithstanding those events, he had not finalised his judgement on the application.

It was noted that all Members of the Board had received a significant amount of correspondence from people relating to the application.

17 MINUTES OF THE PREVIOUS MEETING

RESOLVED

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

18 PUBLIC SPEAKING

In accordance with the public speaking procedure, the Chairman exercised his discretion and extended the public speaking time to 10 minutes per speaking category.

RESOLVED

That the public speaking procedure along with the extension in time be noted and agreed.

19 12/1212M - LAND AT CHURCHILL WAY, DUKE ST, ROE ST, SAMUEL ST, PARK, LANE, WARDLE ST, WATER ST, EXCHANGE ST, WELLINGTON ST & GREAT KING ST, MACCLESFIELD TOWN CENTRE

Consideration was given to the above application.

(Councillor Mrs L Smetham, a visiting Councillor, Councillor Mrs L Jeuda, a visiting Councillor, Mr Keith Smith, Chairman of Macclesfield Civic Society, Lynne Jones, representing The Roe-naissance Project, Beverley Moore, representing Wake Up Macclesfield, Beverley Moore, an objector, Mr Sullivan, an objector, Mr Allen, a supporter, Mr Roberts, a supporter, Clare Hayward, a supporter and Mr Ward, the applicant attended the meeting and spoke in respect of the application.

In addition two statements were read out by the Democratic Services Officer. One on behalf of Councillor K Edwards, the Ward Councillor and the other on behalf of Councillor Miss C M Andrew, a Local Councillor).

It was noted that there had been an error on page 214 of the report whereby reference was made to Wilson Bowden owning properties 21, 19 or 17 on Roe Street. Wilson Bowden clarified at the meeting that the only property they owned was No.21 Roe Street.

RESOLVED

That for the reasons set out in the report and in the update report to the Board, the application be approved subject to a prior s106 Agreement securing:-

- (1) £1,034,807 towards the enhancement of existing community facilities within the town centre including conversion of the former Butter Market and Police Station to replace current facilities in the existing Senior Citizens Hall: such re-provision shall be in place before the existing Senior Citizens Hall is demolished.
- (2) £100,000 towards public realm improvements listed in the report, £50,000 of which shall be prioritised for improvements to existing properties on Roe Street: for the avoidance of doubt, this £50,000 is not intended to be claimed twice if it is also secured in connection with Conservation Area Application 12/1213M.
- (3) £71,000 towards highways improvements listed in the report (Traffic Regulation Order funding having been recalculated from £21,000 to £31,000).
- (4) £21,152 towards environmental improvements comprising £10,000 to fund the extension of the town centre Urban Traffic Control System into Cross Street/London Road and/or the implementation of traffic management measures within the existing Air Quality Management Area plus £10,000 to fund Action Plan development and Implementation mitigating against predicted increases of nitrogen dioxide in the Town Centre plus £1,152 to fund 24 months post-development diffusion tube monitoring
- (5) A Local Procurement Protocol and Employment & Skills Plan as described in the report.

And subject to the following conditions:-

Time limits

- 1 A03FP - Commencement of development (3 years)

Plans

- 2 A04AP - Development in accord with revised plans
- 3 A02AP- Detail on plan overridden by condition

Appearance

- 4 A02EX - Submission of samples of building materials.

- 5 A07EX – For each building, sample panels of all external materials to be made available; to include but not limited to : mortar mix, bricks, cladding, glazing, eaves, glazing bars and frames, exposed structural elements, roofing, doors, vents and servicing covers.
- 6 A09EX- Details of rainwater goods
- 7 A11EX- Details to be approved to include:
 - Metal fins to multi-storey on Samuel Street
 - Detail on service doors
 - Cable handrail to roofs
 - Externally visible bulk head panels
 - Details of any flashings/copings with specific reference to Water St.
- 8 A12EX- Fenestration to be set behind reveals (for residential properties on Water St and replacement windows of retained facades on Roe St).
- 9 A13EX – Specification of bonding of brickwork
- 10 A20EX – Submission of details of windows, including materials
- 11 A12GR – No external storage
- 12 No films or boarding shall be attached to screen off any display window without details being submitted and approved
- 13 Details of treatment of walls of properties on Roe Street exposed by demolition works to be approved
- 14 Notwithstanding permitted development rights, details of all hoardings to be approved
- 15 Shop front and advert design code to be approved with removal of permitted development rights/deemed consent for works not in accordance with code
- 16 No shutters without specific approval
- 17 A19MC – Refuse and recycling facilities to be approved
- 18 Detailed scheme of lighting to be approved for entire site to include provision for Christmas lights
- 19 No approval implied for external extraction equipment

Heritage

- 20 Schedule of original features in the buildings to be demolished to be provided to the LPA and such features to be made available for reuse in remaining properties.
- 21 Programme of archaeological work in accordance with approved scheme of investigation

Amenity

- 22 A06GR – No windows to be inserted

Environmental Protection

- 23 A20GR – Hours of deliveries
- 24 Approval of full Environmental Management Plan
- 25 Controls over operational plant noise limits
- 26 Habitable rooms of new housing to be acoustically insulated
- 27 Signage at service yard entrances(s) indicating delivery hours
- 28 Travel Plans to be developed
- 29 2% car spaces to have electric vehicle recharge points and infrastructure for further 4% future provision
- 30 Remediation scheme to deal with contamination to be approved
- 31 Establishment of a Public Liaison Group

Highways

- 31 A02HA – Construction of accesses
- 32 A15HA – Construction of highways-submission of details to include Equality Impact Assessment
- 33 A24HA – Provision/retention of service facility
- 34 A01HP - Provision of parking throughout construction stages to be agreed
- 35 A04HP – Provision of cycle parking to be approved
- 36 A14HP – Provision for motor cycle parking to be approved
- 37 A05HP – Provision of shower, changing lockers and drying facilities

- 38 Details of traffic signals and island adjacent to multi-storey and of Variable Messaging Signs to be approved
- 39 Scheme to be approved for off site signage to car parks
- 40 Details of all areas of highway and public realm to be approved and to include Equality Impact Assessment
- 41 Details of new bus stand to be approved
- 42 Details of coach stop to be approved
- 43 Layout and Management Plan for parking areas to be approved

Public realm

- 44 Detailed scheme for landscaping of public realm to be agreed to include materials, play equipment for Roe Square, street furniture, refuse bins,
Details of wall on Samuel St to be retained/reused, green walling systems, planting plans, tree pits and sight lines for CCTV and notwithstanding reference to planters to provide for tree planting in street unless full justification given to satisfaction of LPA.
- 45 Phasing plan for implementation of public realm areas to be approved.
- 46 A04LS- Landscaping/public realm scheme to be agreed in accord specified standards/approved details.
- 47 Landscape/Public Realm Management Plan to be approved and implemented in perpetuity.
- 48 Details of surfaces and levels around Heritage Centre to be approved
- 49 Public Art Plan to be submitted, to as a minimum provide for art installations in spaces, marked as public art Heritage Panels as indicated on approved plans
- 50 Details of CCTV equipment, installation and management to be approved
- 51 Details of management of security of alleyways to rear of properties on Roe Street and Water Street to be approved and the walkway on the North side of TJ Hughes
- 52 Details of method of preventing vehicular access to pedestrian areas (including Mulberry Square) to be approved

- 53 Directional signage to be provided indicating connections to other key facilities within the town centre in accord with details to be approved.

Phasing

- 54 Phasing plan to be approved to ensure:
- Link from Silk St to Roe Street, public realm works on Roe St, Mulberry Sq, Exchange St and Roe Sq all to be implemented prior to opening of units to Silk St with exception of department store.
 - Completion of residential units on Water St prior to opening of cinema
 - Agreed level of parking to be maintained throughout all construction phases

Drainage

- 55 Method statement for protection of public sewer/culverted watercourse to be approved
- 56 Surface water drainage scheme to be approved

Nature Conservation

- 57 Survey for nesting birds to be undertaken prior to carrying out any works between 1st March and 31st August
- 58 Features for breeding birds to be incorporated in accordance with approved details

(The meeting was adjourned for a short break from 12 noon until 12.10pm. The meeting was then adjourned for lunch from 1.15pm until 2pm. There was then a further adjournment for a short break from 4.40pm until 4.45pm with one final adjournment for a short break from 6.40pm until 6.45pm).

(Prior to consideration of the following item, Councillors B Murphy and G Walton left the meeting and did not return).

20 12/1213M - 23/31 ROE ST, MACCLESFIELD, CHESHIRE SK11 6UT: CONSERVATION AREA CONSENT FOR DEMOLITION OF 27, 29 AND 31 ROE ST AND PARTIAL DEMOLITION OF 23 AND 25 ROE ST (FRONT FAÇADE AND ROOF TO BE RETAINED) FOR WILSON BOWDEN DEVELOPMENTS

Consideration was given to the above application.

(Frances Harrison, an objector and Mr Ward 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 a prior s106 Agreement securing:-

£50,000 for improvements of existing properties on Roe Street. For the avoidance of doubt, this sum forms part of the £100,000 secured towards Public Realm Improvements in connection with planning permission 12/1212M, it is not intended to be claimed twice and any part of it unspent after a set period may be directed towards other Public Realm Improvements.

And subject to the following conditions:-

1. A03CA-Standard time limit
2. AOC2A-Development as precursor of redevelopment
3. A04AP-Notwithstanding any reference in any supporting document to the demolition of 5 properties on Roe Street, this approval shall accord with the revised plans which indicate the demolition of 3 properties only and the partial demolition of 23 and 25 Roe Street with front elevations and front and rear roof slopes of the main roofs of these properties retained.
4. Record to be made of assets to be lost and evidence made available via the Historic Environment Record.
5. A schedule of original features in the buildings to be demolished to be provided to the LPA and such features to be made available for reuse in remaining properties in the terrace.
6. No part of the demolition to occur on Roe Street until contracts let for public realm improvements to Roe Street and Mulberry Square and for façade improvements to 21, 23 and 25 Roe Street.

The meeting commenced at 10.30 am and concluded at 7.10 pm

Councillor H Davenport (Chairman)