

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 7th January, 2015 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor R West (Chairman)
Councillor W Livesley (Vice-Chairman)

Councillors C Andrew, Rhoda Bailey (Substitute), L Brown, B Burkhill,
H Gaddum, S Gardiner, A Harewood, O Hunter, L Jeuda, D Mahon,
D Neilson, L Roberts and L Smetham (Substitute)

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr J Williamson (Planning Officer), Mr N
Turpin (Principal Planning Officer) and Miss B Wilders (Principal Planning
Officer)

83 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Macrae and A
Thwaite.

84 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 14/3844M, Councillor
S Gardiner declared that he used to be the Planning agent involved in the
site opposite to the application.

It was noted that the majority of Members had received email
correspondence in respect of application 14/3844M.

In the interest of openness in respect of application 14/4481M, Councillor
B Burkhill declared that he was the Ward Councillor and had dealings with
residents in assisting with procedural advice.

In the interest of openness in respect of applications 14/4732C and
14/4705C, Councillor Mrs Rhoda Bailey declared that she was a Member
of the Southern Planning Committee who had considered the applications
previously.

In the interest of openness in respect of application 14/4932N, Councillor
S Gardiner declared that he had a previous working relationship with the
Architect connected to the application.

85 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 26 November 2014 be approved as a correct record and signed by the Chairman.

86 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

87 14/3844M-CHANGE OF USE FROM INDUSTRIAL TO RESIDENTIAL. DEVELOPMENT OF 33 NEW DWELLINGS INCLUDING 8 APARTMENTS, IMPROVEMENTS TO LAND LEVELS, AMENITY, INFRASTRUCTURE AND LANDSCAPING TO SUIT, LAND OPPOSITE, LOWERHOUSE MILL, ALBERT ROAD, BOLLINGTON FOR ROWLINSON INVESTMENTS LTD

Consideration was given to the above application.

(Town Councillor Ken Edwards, representing Bollington Town Council, Sandra Edwards, Vice Chairman of the Bollington Civic Society, John Weston representing 2nd Bollington Scout Group, Dr Stokes, an objector and David Roberts, representing the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out by the Planning Officer on behalf of Councillor M Jones).

RESOLVED

That for the reasons set out in the report and in the verbal update to Committee the application be approved subject to the completion of a Section 106 Agreement securing the following:-

- 30% Affordable Housing (i.e. 10 units as proposed);
- A contribution of £54,231.00 is required towards primary education
- A contribution of £65,371.00 towards secondary education
- Provision of £40,500.00 towards Public Open Space
- Provision of £23,000.00 towards Recreational Open Space
- Inclusion of cascade mechanism for the occupation of the affordable houses to ensure that preference is given to Bollington residents

- Investigate the possibility of a TRO (financial contribution of £5000 to be returned if not used) to prevent on street parking close to the site

And subject to the following conditions:-

1. A01AP - Development in accord with approved plans
2. A03FP_1 - Commencement of development (3 years)
3. A01GR - Removal of permitted development rights
4. A01LS - Landscaping - submission of details
5. A02HA - Construction of access
6. A04LS - Landscaping (implementation)
7. A04TR - Tree pruning / felling specification
8. A15LS - Submission of additional landscape details
9. A16LS - Submission of landscape/woodland management plan
10. A02TR - Tree protection
11. Breeding Birds
12. Nesting bird mitigation measures
13. Boundary Treatment
14. Noise mitigation scheme including a noise impact assessment
15. In accordance with Flood Risk Assessment
16. Construction hours of operation to also include demolition and to prevent weekend and bank holiday working
17. Should any contamination be found, a remediation strategy shall be submitted to the EA
18. Features for roosting bats to be incorporated into housing
19. Provision of 8m undeveloped buffer zone adjacent to the river
20. Method statement for the safeguarding of the river corridor and associated habitats during the construction process.
21. Submission of detailed proposals for the construction of an artificial otter holt.
22. Submission of 10 year habitat management plan including proposals for the eradication of Himalayan Balsam
23. Submission of updated badger survey prior to commencement of development.
24. Pile foundations
25. Electric Vehicle Infrastructure
26. Dust control
27. Contaminated Land
28. Engineer designed no dig hard surface construction for the driveway and parking areas located within retained trees Root Protection Areas required
29. Travel Plan
30. Details of bin stores
31. Finished floor levels
32. Native species hedgerow to be planted
33. Landscape plan for river corridor
34. Details of play area

35. Details of materials

In order to give proper effect to the Board`s/Committee`s intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chairman (or in her absence the Vice Chairman) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

(The meeting adjourned for a short break).

88 **14/4481M-ERECTION OF 4 NEW SEMI DETACHED PROPERTIES, LAND ADJACENT TO, 25, THE RACE, HANDFORTH FOR GRAYS INN 10**

Consideration was given to the above application.

RESOLVED

That Members be minded to refuse the application and as such object to the application on the following reasons:-

- 1.Overdevelopment of the site/cramped form of development and resultant impact on amenity
- 2.Adverse impact on BAP habitat resulting from tree removal

Officers were also requested to draw the Inspectors attention to the statutory requirements relating to BAP habitats and to ensure that the Council`s Nature Conservation Officer liaises with the appropriate body regarding unauthorised works affecting the BAP habitat.

The following conditions were recommended to the Inspectorate, should the Inspectorate allow the appeal:

- Development within 3 years
- Development in accordance with plans
- Samples of materials for external surfaces to be submitted/approved
- Landscaping, boundary treatment and tree planting details to be submitted/approved
- Landscaping, boundary treatment and tree planting details to be implemented as approved. Landscaping scheme to provide for the same number of trees required by the re-stocking notice and to ensure that should any trees die etc within 10 years that they should be replaced by similar species etc
- Tree protection details to be submitted/approved
- Trees shown to be retained to be retained

- Details of any tree pruning/felling (if necessary) to be submitted/approved
- Details of piling (if used) to be submitted/approved
- Dust control details to be submitted/approved
- An up-dated Badger survey to be submitted/approved
- All measures to reduce noise in the Noise Assessment Report to be implemented and verification of such to be submitted to the LPA post development completion
- Construction method statement
- Hours of construction/demolition to be restricted to weekdays only and no Bank Holidays
- Permitted development rights to be removed for extensions and outbuildings on Plots 3 & 4

And the following informatives to be included:-

- The applicant's attention is drawn to the recommendations of United Utilities
- The applicant's attention is drawn to the recommendations of Network Rail
- The applicant's attention is drawn to the lawful requirements re contaminated land
- The applicant is advised to undertake all noise generative activities between the following hours: 0800-1800 Mon to Fri

(This decision was contrary to the Officer's recommendation which was not to defend the appeal against non determination. Councillors L Roberts and Mrs L Smetham left the meeting and did not return).

89 14/5122M-CHANGE OF USE OF EXISTING VACANT INDUSTRIAL WAREHOUSE UNIT TO AN INDOOR TRAMPOLINE PARK (CLASS D2 LEISURE USE) (RE-SUBMISSION OF WITHDRAWN APPLICATION 14/2083M), 4, BROOKE DRIVE, HANDFORTH, FOR ERIK HAUGEN, RYZE MANCHESTER LIMITED

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the update to Committee the application be delegated to the Planning and Enforcement Manager to approve subject to following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A13GR - Business hours (including Sundays)
4. A04HP - Provision of cycle parking
5. A19MC - Refuse storage facilities to be approved

6. Travel plan to be submitted
7. Car parking to be provided
8. Noise management plan to be submitted

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

90 14/4732C-VARIATION OF CONDITION 6 ON EXISTING PERMISSION 11/2720C; OUTLINE APPLICATION FOR EXTENSION TO MANUFACTURING, WAREHOUSE AND OFFICE FACILITY, SANOFI AVENTIS, LONDON ROAD, HOLMES CHAPEL FOR FISONS LTD, TRADING AS SANOFI

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the update to Committee the variation to the wording of condition 6 be approved and subject to the following conditions:-

1. time limit (1) - commencement of development
2. time limit (2) - submission of reserved matters
3. approval of reserved matters
4. approved plans
5. details of reserved matters
6. details of office facilities
7. 2 year limit on temporary office portacabins
8. details of materials
9. hours of construction
10. piling
11. floor floating
12. surface water drainage details
13. details of facing materials and internal insulation (jodrell bank)
14. details of acoustic enclosure of any fans

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

91 14/4705C-APPLICATION FOR ALL RESERVED MATTERS IN RELATION TO PREVIOUS PERMISSION 11/2720C; THE EXTENSION TO MANUFACTURING FACILITY (AREA 12), SANOFI AVENTIS,

LONDON ROAD, HOLMES CHAPEL FOR FISONS LTD, TRADING AS SANOFI

Consideration was given to the above application.

(Rhian Harris, agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the written update to Committee the application be approved subject to the following conditions:-

1. A01AP - Development in accord with approved plans
2. Proposal relates to Phase 1 only (Area 12)
3. Submission of levels survey

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in his absence the Vice Chairman) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should this application be the subject of an appeal, authority be delegated to the Planning and Enforcement Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement should they be required.

92 14/4932N-NEW CUBICLE SHED, WALNUT FARM, BARTHOMLEY, CREWE FOR MR P ABELL

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report the application be approved subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee, to

correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

The meeting commenced at 2.00 pm and concluded at 6.00 pm

Councillor R West (Chairman)