

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 5th June, 2019 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor C Browne (Chairman)
Councillor T Dean (Vice-Chairman)

Councillors L Braithwaite, JP Findlow, A Gregory, A Harewood, S Holland,
I Macfarlane, N Mannion, B Puddicombe and L Smetham

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors Q Abel, S Akers Smith and J Nicholas

OFFICERS PRESENT

Sheila Dillon (Senior Lawyer)
Neil Jones (Principal Development Officer)
Robert Law (Principal Planning Officer)
Paul Wakefield (Principal Planning Officer)
Julie Zientek (Democratic Services Officer)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor L Roberts.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

All Members of the Committee declared that they had received correspondence from former Councillor Gaddum with regard to application number 19/0739C.

With regard to application number 18/6157M, Councillor T Dean declared that he had been a member of Knutsford Town Council when the application had originally been submitted. However, the application had been significantly amended, he had not been party to the consultations on the current version of the application and he had kept an open mind.

With regard to application number 18/3938M, Councillor N Mannion declared that his cousin was a manager at Lowerhouse Mill, but he had not discussed the application.

With regard to application number 19/0739C, Councillor L Smetham declared that she had called in the application but that she had not discussed it beyond passing references and had kept an open mind.

With regard to application number 18/3938M, Councillor A Gregory declared that he and his wife had friends who were residents of Albert Road but he had not discussed the application with them.

With regard to application number 19/0739C, Councillor S Holland declared that she was familiar with the applicant.

With regard to application number 18/6374C, Councillor S Holland declared that she had taken part in a vote at Congleton Town Council, so she would leave the room and not take part in the debate or vote.

With regard to application number 18/4060M, Councillor P Findlow declared that he knew the applicant but not well.

3 MINUTES OF THE PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 10 April 2019 be approved as a correct record and signed by the Chairman.

4 PUBLIC SPEAKING

RESOLVED - That the public speaking procedure be noted.

5 TERMS OF REFERENCE

RESOLVED – That the Committee's Terms of Reference be noted.

6 18/3938M-ERECTION OF 34 DWELLINGS WITH ASSOCIATED WORKS TO INCLUDE OPEN SPACE, PLAY AREA AND A FLOOD MITIGATION AREA, LAND OPPOSITE, LOWERHOUSE MILL, ALBERT ROAD, BOLLINGTON FOR HILLCREST HOMES (EST. 1985) LTD AND AVAL

Note: Councillor James Nicholas (Ward Councillor), Liz Thomas (objector) and Rawdon Gascoigne (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection.

RESOLVED

- (a) That, for the reasons set out in the report and the written update, the application be APPROVED subject to the completion of a S106 Agreement to secure:

S106	Amount	Triggers
Affordable Housing	30% (10 units) (65% Affordable Rent / 35% Intermediate)	No more than 80% open market occupied prior to affordable provision
Education	Primary 0 Secondary 5 £81,713 Total education contribution: £81,713	50% Prior to first occupation 50% at occupation of 17th dwelling
Public Open Space inc play, amenity greenspace, ecological, riverside walkway & buffer areas.	Management Co. for on-site open space £34,000 towards works of addition, improvement and enhancement to the sports pitches, courts and greens at Bollington Recreation Ground and within the period of 15 years from receipt.	On first occupation

and the following conditions:

1. Commencement of development (3 years)
2. Development in accordance with approved and amended plans
3. Removal of permitted development rights for Classes A-E
4. Construction of access prior to first occupation
5. Landscaping - submission of details and to include retention of west boundary hedge where possible and planting with native species
6. Landscaping (implementation)
7. Protection for breeding birds during bird nesting season
8. Submission of landscape management plan
9. Details of ground levels to be submitted including cut and fill
10. Nesting bird mitigation measures
11. Notwithstanding submitted detail, details of boundary treatments to be submitted and approved (to exclude the provision of any gate to the main access)
12. Details of proposed noise fence to be submitted and approved
13. Should any contamination be found, a remediation strategy shall be submitted to the EA
14. Features for roosting bats to be incorporated into housing
15. Method statement for the safeguarding of the river corridor and associated habitats during the construction process.
16. Submission of an ecological enhancement management strategy including proposals for the eradication of Himalayan Balsam
17. Submission of updated badger survey prior to commencement of development.
18. Details of pile foundations to be submitted and approved
19. Electric Vehicle Infrastructure to be provided at each property with private driveway

20. Scheme of dust control to be submitted and approved
21. Contaminated Land Survey to be submitted and approved
22. Development to be carried out in accordance with Flood Risk Assessment
23. Finished floor levels of habitable dwellings shall be set 600 mm above the modelled 1 in 100 annual probability (plus a 30% allowance for climate change) flood level.
24. The development hereby permitted shall not commence until details of the detailed design, implementation, maintenance and management of a surface water drainage scheme have been submitted
25. A scheme for the management of overland flow from surcharging of the site's surface water drainage system during extreme rainfall events to be submitted and approved
26. Detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods to be submitted and approved
27. Surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing public sewerage systems
28. Details of facing, roofing and surfacing materials to be submitted and approved
29. Scheme of Tree Protection to be submitted and approved
30. Tree Pruning/Felling Specification to be submitted and approved
31. Construction Management Plan to be submitted
32. Standard broadband condition
33. Details of bin stores to be submitted
34. Scheme of play equipment to be submitted, approved and implemented.
35. Noise mitigation measures inc mechanical ventilation for the houses nearest to the Mill to be submitted / implemented

- (b) That, in order to give proper effect to the Committee's intent and without changing the substance of its decision, authority be delegated to the Head of Development Management following consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice or in the event of an appeal.

7 19/0739C-OUTLINE APPLICATION FOR AN AGRICULTURAL WORKERS DWELLING (PERMANENT), LAND TO THE WEST OF, PEXALL ROAD, BRAMHALL HILL, CONGLETON FOR MR & MRS DAVID AND JULIE PLATT

Note: Prior to consideration of this application, the meeting was adjourned for a short break.

Note: Bridget Taylor (supporter) and Ben Wharfe (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection.

RESOLVED

- (a) That authority be DELEGATED to the Head of Development Management to APPROVE the application contrary to the planning officer's recommendation for refusal, following consultation with the Chairman and Ward Member, subject to:
- receipt of written confirmation of offer of 10 year land tenancies
 - the following conditions:
 1. Approval of reserved matters
 2. Submission of reserved matters
 3. Submission of RM within 3 years
 4. Commencement within 2 years of last RM
 5. Agricultural occupancy
 6. Removal of Classes A-E PD rights
 7. Agricultural buildings constructed before dwelling
- (b) That, 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 Development Management be granted delegated authority to do so following consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Note: Members requested that the reserved matters application be considered by the Northern Planning Committee.

8 18/4060M-ERECTION OF A REPLACEMENT POTATO PROCESSING FACTORY FOLLOWING DEMOLITION OF THE EXISTING POTATO PROCESSING FACTORY, BENTWORTH, LEES LANE, NEWTON FOR MR RICHARD PARK, E PARK AND SONS LTD

Note: Richard Park (applicant) attended the meeting and addressed the Committee.

The Committee considered a report regarding the above planning application and an oral report of the site inspection.

RESOLVED

(a) That, for the reasons set out in the report, the application be APPROVED, subject to referral to the Secretary of State and the following conditions:

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials
4. Pile Driving
5. Landscaping - submission of details
6. Landscaping (implementation)
7. Landscaping to include details of boundary treatment
8. Submission of landscape/woodland management plan
9. Lighting
10. Nesting birds
11. Breeding birds
12. Dust control
13. Removal of permitted development rights
14. Surface water flood risk mitigation
15. Surface water drainage
16. Electric vehicle infrastructure
17. Contaminated Land
18. Details of substation to be submitted

(b) That, 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 Development Management be granted delegated authority to do so following consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

- 9 **18/6157M-DEMOLITION OF EXISTING 1920'S COTTAGE ON THE SITE OF 'THE OWLS', LEGH ROAD IN KNUTSFORD AND REPLACING WITH A NEW 4-BEDROOM DETACHED FAMILY RESIDENCE. (REVISED PLANS FOR REDUCTION OF LENGTH OF REAR PROJECTION ON NORTHERN SIDE; SINGLE VEHICULAR ACCESS; CHANGE TO MATERIALS; AMENDMENTS TO ROOF LIGHTS), THE OWLS, LEGH ROAD, KNUTSFORD MR PETER HAWLEY**

Note: Prior to consideration of this application, the meeting was adjourned for refreshments.

Note: Councillor Quentin Abel (Ward Councillor), Town Councillor James McCulloch (representing Knutsford Town Council), Felicity Wimbush (on behalf of objectors) and Melanie Whild (representing the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and an oral report of the site inspection.

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

1. Time - commencement of development within 3 years
2. Development to be carried out in accordance with approved (revised) plans
3. Removal of Class A –E permitted development rights
4. Proposed Levels to be submitted
5. Materials – details and samples of facing materials to be approved.
6. Rooflights to be flush with the roof slope
7. Rooflights obscurely glazed/ non opening (to North & South elevation facing out of the site)
8. Rainwater goods – metal, black or a colour agreed with the LPA.
9. Garage to be retained for parking of motor vehicles and cycles
10. Notwithstanding details on elevation - Garage doors to be timber, vertically boarded unless otherwise agreed with the LPA.
11. Boundary treatment details to be submitted
12. Landscape Plan to be submitted
13. Landscaping Plan Implementation
14. Trees to be retained as shown on approved do.
15. Scheme for Tree Protection to be submitted.
16. Updated bat survey if works commence after May 2020.
17. Method Statement / Construction Specification for alterations to the driveway within RPA of protected tree.
18. Electric Vehicle Infrastructure to be provided
19. Drainage- foul and surface water on separate systems
20. Pile Driving – method statement to be submitted.

10 18/6374C-PROPOSED SITE CLEARANCE AND CONSTRUCTION OF A FOUR/FIVE STOREY BUILDING FOR 44 APARTMENTS (USE CLASS C3) WITH UNDER CROFT CAR PARKING, ACCESS, SURFACE CAR PARKING, RETAINING WALLS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE, FORMER DANE BRIDGE MILL SITE, MILL STREET, CONGLETON FOR SUSAN ALEXANDER, SELYOR PROPERTIES LTD

Note: Having made a declaration at the beginning of the meeting, Councillor S Holland withdrew prior to the Committee's consideration of this item. Councillor Holland did not return to the meeting.

Note: Councillor Suzie Akers Smith (Ward Councillor) and Susan Alexander (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection.

RESOLVED

- (a) That, for the reasons set out in the report and the written update, the application be APPROVED subject to the completion of a S106 Agreement to secure:

S106	Amount	Triggers
Affordable Housing	30% (13 units) (65% (8 units) Affordable Rent / 35% (5 units) Intermediate)	No more than 80% open market occupied prior to affordable provision
Education	Primary £21,693 Secondary £32,685 Total education contribution: £54,378	50% Prior to first occupation 50% at occupation of 22nd dwelling
Health	£24,552 towards expansion or redevelopment of the Readesmoor and Meadowside surgeries	50% Prior to first occupation 50% at occupation of 22nd dwelling
Public Open Space	£4,920.19 and £13,064.75 towards enhancement and future maintenance (25 years) of Congleton Park Town Wood	On first occupation

and the following conditions:

1. Commencement of development (3 years)
2. Development in accordance with approved and amended plans
3. Landscaping scheme to be implemented in accordance with the submitted scheme
4. Development to be carried out in accordance with submitted Arboricultural Impact Assessment
5. Tree protection of retained trees / hedgerows
6. Protection for breeding birds during bird nesting season
7. Details of ground levels to be submitted, approved and implemented
8. Details of external facing materials to be submitted, approved and implemented
9. Details of boundary treatments to be submitted, approved and implemented
10. Development to be carried out in accordance with submitted noise survey and shall meet British Standards
11. Development to be carried out in accordance with submitted Flood Risk Assessment.
12. Foul and surface water drainage to be connected on separate systems

13. Scheme of surface water drainage to be submitted, approved and implemented
 14. Phase II contaminated land investigation to be submitted, approved and implemented. Remediation of contaminated land to be carried out
 15. Verification of remediated contaminated land to be submitted and approved
 16. Details of bin storage / waste strategy to be submitted
 17. Details of pile foundations / floor floating to be submitted, approved and implemented
 18. Electric Vehicle Infrastructure to be provided prior to first occupation (5 Mode 2 compliant charging points)
 19. Broadband connection / digital connections to be made prior to first occupation
 20. Submission, approval and implementation of Travel Information Pack
 21. Submission, approval and implementation of a scheme of archaeological mitigation
 22. Submission, approval and implementation of a Construction Environmental Management Plan
 23. Accordance with Ecological Assessment
 24. Nesting bird mitigation measures to be submitted, approved and implemented
 25. Details of external lighting and undercroft lighting to be submitted, approved and implemented
 26. Scheme for biodiversity enhancement to be to be submitted, approved and implemented
- (b) That, 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 Development Management be granted delegated authority to do so following consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

11 19/1926C-FRONT, SIDE AND REAR SINGLE STOREY EXTENSION TOGETHER WITH A SINGLE GARAGE CONVERSION, 70, VICARAGE LANE, SANDBACH FOR MR IAN BUNN

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Commencement of development (3 years)
 2. Development in accord with approved plans

3. Materials to match existing
- (b) That, 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 Development Management be granted delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

The meeting commenced at 10.00 am and concluded at 2.55 pm

Councillor C Browne (Chairman)