

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 6th November, 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, K Parkinson (for Cllr Smetham) and B Puddicombe

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors M Goldsmith and J Nicholas

OFFICERS PRESENT

Mr A Crowther (Major Applications Team Leader)
Mrs N Folan (Planning Solicitor)
Mr N Jones (Principal Development Officer)
Mr P Wakefield (Principal Planning Officer)
Mrs J Zientek (Democratic Services Officer)

39 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors B Murphy and L
Smetham.

40 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

With regard to application number 19/3286M, Councillor N Mannion
declared that he had known a senior manager of Alderley Park Ltd since
primary school and through sporting connections since then but that he
had not had any involvement in the application.

With regard to application number 19/3286M, Councillor C Browne
declared that, as Deputy Leader, he represented Cheshire East Council on
the Board of Alderley Park Ltd. The position was not remunerated. He
would vacate the Chair in favour of the Vice-Chairman and not take part in
the debate or vote.

41 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 9 October 2019 be approved as a correct record and signed by the Chairman.

42 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

43 19/2035M LAND ADJ YEW TREE FARM, MOOR LANE, WILMSLOW, CHESHIRE SK9 6BX: DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF 2NO. NEW DWELLINGS FOR ROGER L. AND TIM J. PRICE

Note: Councillor M Goldsmith (Ward Councillor), Town Councillor Jon Newell (on behalf of Wilmslow Town Council), Amanda Williams (objector) and Ian Pleasant (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

That the application be DEFERRED for further consideration regarding the impact of the proposed height of the buildings on the openness of the green belt.

44 19/3286M HEATHERLEY WOODS, ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY: OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS FOR A RESIDENTIAL DEVELOPMENT OF UP TO 25 DWELLINGS WITH ASSOCIATED LANDSCAPING AND INFRASTRUCTURE FOR ALDERLEY PARK LTD

Note: Having made a declaration, Councillor C Browne vacated the Chair in favour of the Vice-Chairman and withdrew from the meeting for the duration of the Committee's consideration of this item.

Note: Conor Vallely attended the meeting and addressed the Committee on behalf of the applicant.

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 a Section 106 Agreement to secure the following:

- Profits to be re invested in life science development
- 15% affordable housing to be provided on site under the established Life Science Employee Housing Scheme or an updated Scheme that could be extended to other Alderley Park employees.

and the following conditions:

1. Outline timescales
2. Approved plans/documents
3. Materials
4. Landscaping
5. Landscape maintenance
6. Arboricultural Impact Assessment
7. Tree Retention/Protection
8. Levels
9. Noise mitigation measures
10. Dust management plan
11. Electric vehicle infrastructure
12. Ultra Low Emission Boiler(s)
13. Importation of soils
14. Contaminated land assessment
15. Contaminated land verification report
16. Measures to deal with unexpected contamination
17. Foul and surface water on separate systems
18. Surface water drainage
19. GCN measures
20. Lighting
21. Ecological mitigation measures (including within the 25m Woodland buffer)

(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 Planning 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.

45 19/4167M STONE COTTAGE, 14, SUMMERHILL ROAD, PRESTBURY SK10 4AH: OUTLINE APPLICATION WITH SOME MATTERS RESERVED FOR CONSTRUCTION OF THREE INFILL DWELLINGS WITH SHARED ACCESS FOR MR HOWARD BILTON

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

Note: Rawdon Gascoigne attended the meeting and addressed the Committee on behalf of the applicant.

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 REFUSED for the following reason:

The proposed development does not amount to limited infilling in a village, and therefore the proposal is contrary to policy PG3 of the CELPS and paragraph 145 of the NPPF.

- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Head of Planning, following 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.

46 19/3822M BARN HOUSE, OAK LANE, KERRIDGE SK10 5AL: CONVERSION, EXTENSION AND ALTERATION OF AN EXISTING GARAGE/WORKSHOP TO FORM A ONE-BEDROOM DWELLING WITH GARDEN AND PARKING FOR JANET SHARROCKS

Note: Councillor J Nicholas (Ward Councillor) and Janet Sharrocks (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

- (a) That, for the reasons set out in the report, authority be DELEGATED to the Head of Planning to APPROVE the application, following consultation with the Chairman of Northern Planning Committee and the Ward Member, subject to:

- receipt of the revised site plan
- clarification as to whether PD rights could be removed for Barn House
- the following conditions:
 1. 3 years commencement
 2. Development in accordance with approved plans
 3. Materials to match existing
 4. EV Charging point to be provided
 5. Tree Protection details to be submitted
 6. Tree Pruning / Felling specification to be submitted
 7. Trees – engineer designed method statement to be submitted
 8. Landscaping scheme to be submitted
 9. Landscaping implementation
 10. Removal of PD rights for the proposed development
 11. Details of bin stores to be submitted
 12. Broadband connection
- (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 Planning 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.

The meeting commenced at 10.00 am and concluded at 12.35 pm

Councillor C Browne (Chairman)