

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 10th August, 2022 in the The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor J Nicholas (Chair)
Councillor L Braithwaite (Vice-Chair)

Councillors T Dean, JP Findlow, A Harewood, S Holland, D Jefferay,
I Macfarlane, L Smetham, J Smith and S Edgar

OFFICERS IN ATTENDANCE

Nicky Folan – Planning Solicitor
Paul Wakefield – Planning Team Leader
Neil Jones – Principal Development Officer
Faye Plant – Senior Planning Officer
Gaynor Hawthornthwaite – Democratic Services Officer

7 APOLOGIES FOR ABSENCE

Apologies were received from Councillor K Parkinson. Councillor S Edgar attended as a substitute.

8 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 21/6431M, Councillor Braithwaite declared that she had pre-determined the application and would be exercising her right to speak as the Ward Councillor under the Public Speaking Protocol and would then leave the room for the remainder of the item.

In the interest of openness in respect of application, 21/5730M, Councillor J Smith declared that she knew the applicant but had not discussed or pre-determined the application.

It was noted that all Members had received correspondence in respect of application 21/5810M.

In the interest of openness, Councillor S Edgar declared that he was the Vice Chair of the Public Rights of Way Committee and that he had not discussed any of the applications or made any comments on them.

In the interest of openness, Councillor Dean declared during the consideration of 21/5810M that he knew the agent for the application, Ms Gregory, as she had dealt with the Knutsford neighbourhood plan.

9 MINUTES OF THE PREVIOUS MEETING

That the Minutes of the previous meeting held on 13th July 2022 be approved as a correct record and signed by the Chair.

10 PUBLIC SPEAKING

That the public speaking procedure be noted.

11 **21/5810M - FULL PLANNING APPLICATION FOR THE DEMOLITION OF THE EXISTING DWELLING AND THE ERECTION OF TWO DETACHED DWELLINGS AND SIX APARTMENTS WITH ASSOCIATED LANDSCAPE AND ACCESS WORKS: 64, DICKENS LANE, POYNTON SK12 1NT FOR ABODE PROPERTY DEVELOPMENT LTD**

Consideration was given to the above application.

(Councillor M Sewart, Ward Councillor and on behalf of Poynton Town Council, and Jo Gregory, the agent on behalf of the applicant attended the meeting and spoke in respect of the application).

RESOLVED:

That the application be REFUSED for the following reasons:

The proposed development would be visually dominant and form and incongruous relationship to neighbouring properties which would detract from the established character and appearance of the area. Overall, the proposals do not therefore contribute positively to the character of the area. As such the proposals do not comply with policies SE1, SD2 and SE4 of the CELPS, HOU 11 and HOU 15 of the PNP, or SADPD emerging policy HOU 8.

The proposed development would have a harmful impact upon the amenity of existing and future occupants as a result of overlooking and a loss of privacy. It is therefore contrary to Macclesfield Borough local plan Saved Policies DC3 and DC38, policies SD2 and SE1 of the Cheshire East Local Plan, policy HOU 6 of the Poynton Neighbourhood Plan, advice within the Cheshire East design guide, and emerging SADPD policy HOU 10 which all seek to safeguard residential amenity.

12 **WITHDRAWN BY OFFICERS - 21/4669M - APPROVAL OF RESERVED MATTERS (LAYOUT, LANDSCAPING, APPEARANCE AND SCALE) FOLLOWING OUTLINE APPROVAL 17/5837M - OUTLINE PERMISSION FOR RESIDENTIAL DEVELOPMENT, WITH ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS OFF ALDERLEY ROAD, TOGETHER WITH ASSOCIATED INFRASTRUCTURE AND OPEN SPACE: LAND WEST OF, ALDERLEY ROAD, WILMSLOW FOR MS SIOBHAN SWEENEY, STORY HOMES LIMITED**

This item was WITHDRAWN by officers prior to the meeting.

13 21/6431M - CHANGE OF USE FROM OFFICES TO C2 ACCOMMODATION TO CREATE 8NO. 1 BEDROOM FLATS WITH ASSOCIATED AMENITIES: CATHERINE HOUSE, CATHERINE STREET, MACCLESFIELD, SK11 6BB FOR MARTIN BALL, NORTH WEST CAPITAL

Consideration was given to the above application.

(Councillor L Braithwaite, the Ward Councillor, Esme Downes and Lynne Jones, Objectors and Harriet Powell-Hall, Agent on behalf of the Applicant attended the meeting and spoke in respect of the application).

Following speaking as the Ward Member, in accordance with the public speaking protocol, as stated in the Declaration of Interest/Pre Determination, Councillor Braithwaite left the meeting and returned following consideration of the application.

RESOLVED:

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

1. Time Limit
2. Development in accord with approved plans
3. Materials as per application
4. Landscaping details to be submitted, agreed and implemented.
5. Obscure glazed windows to remain for lifetime of development
6. Bin storage to be in place prior to occupation
7. EV infrastructure plan to be submitted
8. Cycle store to be in place prior to occupation

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 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.

(Prior to consideration of the following item, the meeting adjourned for a short break).

14 22/0566M - RESIDENTIAL REDEVELOPMENT OF FORMER WINSTANLEY HOUSE SITE AND DEMOLITION OF ASSOCIATED GARAGES. REPLACEMENT BUILDING CONTAINING 28 NO 100% AFFORDABLE APARTMENTS, CAR PARKING AND LANDSCAPING: WINSTANLEY HOUSE, NORTHWICH ROAD, KNUTSFORD, CHESHIRE WA16 0AF FOR MR DAN BROCKLEHURST, PEAKS AND PLAINS HOUSING TRUST

Consideration was given to the above application.

(Paul Jeffrey the 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 update report, the application be APPROVED subject to the S106 Agreement to secure the following:

S106	Amount	Trigger
Affordable Housing	100% on-site provision	N/a
Health – Commuted Sum	£18,864	Prior to occupation

and the following conditions:

1. Time (3 years)
2. Plans
3. Submission/approval of facing and roofing materials
4. Submission/approval of window and door details
5. Implementation of supporting tree documents/plans
6. Submission/approval of an engineer designed no-dig hard surface construction for hard surfacing within RPA's
7. Submission/approval of updated Landscaping Plan
8. Landscape – implementation
9. Submission/approval of updated boundary treatment plan to include wall along western boundary (*in consultation with residents beyond western boundary*)
10. Submission/approval of levels
11. Obscure glazing – Far southern elevation, first-floor corridor and unit 19
12. Implementation of Noise Mitigation
13. Submission/approval of electric vehicle charging infrastructure
14. Submission/approval of a Travel Plan
15. Submission/approval of a Phase I contaminated land report
16. Submission/approval of a contaminated land verification report
17. Submission/approval of an imported soil verification report
18. Works should stop should contamination be identified
19. Nesting birds
20. Implementation of ecological enhancement plan
21. Submission/approval of a detailed surface & foul water drainage strategy (*drainage and trees*)
22. Submission/approval of a drainage management and maintenance plan
23. Submission/approval of a dust and smoke management plan (construction and demolition)
24. No open pools or ponds should be created
25. All exterior lighting shall be capped at the horizontal
26. No solar panels without approval

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice

(Prior to consideration of the following item, the meeting adjourned for a lunch break).

15 21/5730M - CONVERSION OF EXISTING GRASS PLAYING PITCH TO ASTROTURF ALL WEATHER SURFACE WITH LIGHTING AND SPECTATOR STAND AND THE CONVERSION OF EXISTING OVERFLOW AREA TO FORM ASSOCIATED FORMAL PARKING: WILMSLOW PHOENIX SPORTS CLUB, STYAL ROAD, WILMSLOW, CHESHIRE SK9 4HP FOR ALAN MURDOCH, WILMSLOW PHOENIX SPORTS CLUB

Consideration was given to the above application.

(Councillor D Stockton, the Ward Councillor, Councillor C Novak, on behalf of Styal Parish Council and Alan Murdoch, the applicant attended the meeting and spoke in respect of the application).

(During consideration of the application, the meeting was adjourned in order for Officers to seek clarification on some issues relating to the housing, noise dampening pads and the environmental condition).

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
4. A02LS - Submission of landscaping scheme
5. A04LS - Landscaping (implementation)
6. Tree protection details to be implemented
7. Tree works in accordance with submitted arboricultural details
8. External lighting to be implemented as approved
9. External lighting capped at the horizontal

10. Construction (and ongoing) management plan to be submitted (Manchester Airport – birds and pooling water)
11. Parking to be provided prior to first use of development
12. Hours of operation (Monday to Friday 0800 hrs to 2200 hrs; Saturday 0800 hrs to 2000 hrs; Sunday and B/H 0800 hrs to 2000 hrs)
13. Noise dampening pads to sides of pitch and goals to be submitted and implemented
14. Drainage scheme to be submitted, approved and implemented
15. Drainage scheme verification report to be submitted
16. Phasing of works details to be submitted (consultation with Sport England)
17. Construction Management Plan to be submitted to ensure protection of sports pitches
18. Pitch management and maintenance details to be submitted
19. Electric vehicle charging points to be provided
20. secure cycle parking details to be submitted
21. Pedestrian refuges to be provided and details of signage to be submitted
22. No floodlighting after 9pm

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

The meeting commenced at 10.00 am and concluded at 2.15 pm

Councillor J Nicholas (Chair)