

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 18th January, 2023 in the The Capesthorne Room -
Town Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors M Beanland, T Dean, JP Findlow, A Harewood, S Holland,
D Jefferay, I Macfarlane, N Mannion, L Smetham and J Smith

OFFICERS IN ATTENDANCE

Paul Wakefield, Planning Team Leader
Tim Poupard, Senior Planning Officer
Neil Jones, Highways Principal Development Officer
Nicky Folan, Planning Solicitor
Rachel Graves, Democratic Services Officer

The Chair paid tribute to the late Councillor Steve Carter, who had represented the Hurdsfield Ward in Macclesfield, and reported that his funeral would be at 3.30pm on Tuesday 24 January 2023 at Macclesfield Crematorium.

45 APOLOGIES FOR ABSENCE

There were no apologies for absence.

46 DECLARATIONS OF INTEREST/PRE DETERMINATION

It was noted that all Members had received correspondence in respect of application 21/2866M.

In relation to application 21/2866M Councillors JP Findlow and M Hunter declared that they knew Mr J Mattin, the agent for this application.

47 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 7 December 2022 be approved as a correct record.

48 PUBLIC SPEAKING

The public speaking procedures were noted.

49 21/2866M - HIGHER KINDERFIELDS FARM, HOLLIN LANE, SUTTON, SK11 0NN: CHANGE OF USE OF A GARAGE/WORKSHOP INTO 5 ACCESSIBLE TOURIST UNITS FOR MR MIKE EARDLY

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Mr Joe Mattin (agent).

RESOLVED:

That the application be REFUSED for the following reasons:

- 1 the building currently constructed on site does not conform with the 2017 Planning Permission for a replacement garage and store. An identified need for the accommodation has not been demonstrated. The application, therefore, does not benefit from the exception criteria listed within Cheshire East Local Plan Strategy PG6(3)(ii), insofar as it relates to the re-use of existing rural buildings, and policy RUR 8 of the emerging Site Allocations and Development Policies Document.
- 2 The proposed development will have an adverse impact upon the residential amenity of Kindersfield Edge and of Higher Kinderfields Farmhouse in relation to any noise and disturbance caused by the use and the access arrangements. The approval of the development would therefore be contrary to the Cheshire East Local Plan Strategy Policy SE12 and Site Allocations and Development Policies Document Policies HOU10 and RUR8, and Paragraph 187 of the NPPF.

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 has delegated authority to do so in consultation with the Chair of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

50 17/0499M - ALBION MILL, LONDON ROAD, MACCLESFIELD, CHESHIRE: CONVERSION OF FORMER MILL TO PROVIDE 30 RESIDENTIAL FLATS, INCLUDING REAR EXTERNAL STAIRCASE, LIFT AND WALKWAYS WITH ASSOCIATED INFRASTRUCTURE FOR MR Z RAFIQ

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Councillor Brian Puddicombe (ward councillor) and Macclesfield Town Councillor Fiona Wilson.

RESOLVED:

That the decision be delegated to Head of Planning to approve in consultation with Chair, Vice Chair and Ward Councillor to APPROVE, subject to clarification and final wording of conditions and heads of terms particularly in regard to-

1. The walkways access and security details
2. Flooding of the car park area
3. Pedestrian/disabled access around the site and car park
4. Details of any amendments to the archway
5. Details for where the POS commuted sum would be spent in the event of any clawback, with a preference for it to go to Ash Grove play area

subject to a Section 106 agreement to include :-

- 1 £81,713.45 towards secondary school education
- 2 Clawback provisions for affordable housing (1 unit) and public open space commute sum payments

and the following conditions:

- 1 commencement of development (3 years)
- 2 development in accord with approved plans
- 3 provision of 33 car parking spaces, to include reference to disabled spaces and access to the lift (pre-occupation)
- 4 provision of bin and bicycle storage details (pre-commencement)
- 5 submission of a Resident's Travel Information Pack (pre-occupation)
- 6 submission of Boundary Treatment and Landscaping Scheme (pre-occupation)
- 7 Landscaping (implementation and protection)
- 8 details of new materials (extension) to be submitted
- 9 Materials to match existing (Mill conversion)
- 10 Rainwater goods (cast iron)
- 11 specification of window and door design/style (@1:20)
- 12 roof lights set flush
- 13 submission of the details (@1:20) of the external access arrangements (staircase and walkways)
- 14 protection of features (no new vents in external faces)
- 15 submission of a scheme of Mechanical Ventilation (pre-commencement)
- 16 submission of a noise impact assessment (pre-commencement)
- 17 submission of a Dust Management Plan (pre-commencement)
- 18 Decontamination of Land (pre-commencement)

- 19 Imported Soil
- 20 Unexpected Contamination (if found)
- 21 Proceed in Accordance with Flood Risk Assessment
- 22 Proceed in Accordance with Ecology Survey
- 23 External Lighting Scheme (pre-commencement)
- 24 Bird Nesting Season
- 25 Breeding Birds (improvement measures)
- 26 Implementation of a Programme of Archaeological Work
- 27 submission of details of any archway and access widening
- 28 submission of details of drainage to separate systems
- 29 submission of a surface water drainage scheme

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.

51 17/1431M - ALBION MILL, LONDON ROAD, MACCLESFIELD, CHESHIRE: LISTED BUILDING CONSENT FOR THE CONVERSION OF FORMER MILL TO PROVIDE 30 RESIDENTIAL FLATS, INCLUDING REAR EXTERNAL STAIRCASE, LIFT AND WALKWAYS WITH ASSOCIATED INFRASTRUCTURE FOR MR RAFIQ

Consideration was given to the above application.

RESOLVED:

That the decision be delegated to Head of Planning to approve in consultation with Chair, Vice Chair and Ward Councillor to APPROVE, subject to outcome of the previous application – 17/0499M, and the following conditions:

- 1 commencement of development
- 2 development in accord with approved plans
- 3 details of new materials (extension) to be submitted
- 4 materials to match existing (Mill conversion)
- 5 Rainwater goods (cast iron)
- 6 Specification of window and door design/style (@1:20)
- 7 Roof lights set flush
- 8 submission of the details (@1:20) of the external access arrangements (staircase and walkways)
- 9 Protection of features (no new vents in external faces)
- 10 Submission of a scheme of Mechanical Ventilation (pre-commencement)

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 12.01 pm

Councillor J Nicholas (Chair)