

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 15th February, 2023 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, B Puddicombe, L Smetham and J Smith

OFFICERS IN ATTENDANCE

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

52 APOLOGIES FOR ABSENCE

Apologies were received from Councillors M Beanland and N Mannion.
Councillor B Puddicombe attended as a substitute for Councillor N
Mannion.

53 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor D Jefferey declared that application 22/2347M was in his Ward
and that he had spoken to some of the neighbours about the logistics of
registering and speaking at the meeting; that he had visited a resident on
Paxford Place on a previous application, a few years ago, but had not
spoken to them about this application and that he knows two of the
speakers, but had not discussed the application with them.

Councillor Jefferey also declared that in relation to applications 22/2347M
and 22/0741M comments had been submitted by The Residents of
Wilmslow, which is his political party, but that he had not discussed or pre-
determined the applications.

It was noted that all Members had received correspondence in respect of
application 22/1599M.

54 MINUTES OF THE PREVIOUS MEETING

That the minutes of the previous meeting held on 18 January 2023 be
approved as a correct record and signed by the Chair.

55 PUBLIC SPEAKING

That the public speaking procedure be noted.

56 **22/2347M - 17 & 19, HOLLY ROAD SOUTH, WILMSLOW, CHESHIRE, SK9 1NQ: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 34 RETIREMENT LIVING APARTMENTS INCLUDING LODGE MANAGER'S OFFICE AND RECEPTION, COMMUNAL FACILITIES, GUEST SUITE, CAR PARKING AND LANDSCAPING**

Consideration was given to the above application.

(Councillor J Newell (Wilmslow Town Council) and James Bradley (Objector) 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 delegated to Officers in consultation with the Chair, to REFUSE, for the following reasons, subject to the receipt of any additional representations:

1. The proposals fail to provide on-site affordable housing or open space and does not provide a mechanism to secure requisite affordable housing, health and Open space and recreation contributions towards off site provision and therefore fail to comply with the NPPF and Cheshire East Local Plan Strategy policy IN2, SE6, SC2 and SC5.
2. Insufficient information has been submitted with the application in order to assess adequately the impact of the proposed development on existing trees on site. In the absence of this information, it has not been possible to demonstrate that the proposal would comply with Cheshire East Local Plan Policy SE5 and policy ENV 6 of the Site Allocations and Development Plan Document.
3. The lack of onsite parking will lead to on-street parking pressure in the vicinity of the site to the detriment of the free flow of traffic.

57 **22/0741M - LITTLE STANNEYLANDS, STANNEYLANDS ROAD, WILMSLOW, CHESHIRE, SK9 4ER: THE CONVERSION OF THE DWELLING AND ITS OUTBUILDINGS INTO TEN SEPARATE DWELLINGS (RESUBMISSION OF 21/4264M) FOR ANNABELLE TUGBY ARCHITECTS**

Consideration was given to the above application.

(Councillor J Newell (Wilmslow Town Council), Mr R Bagguley (Objector), and Mr D Savage (Agent) 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 completion of a Section 106 Agreement to include:

- Biodiversity compensation - £7070.73
- Management plan for the open space areas on site

and the following conditions:

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX – Materials as application
4. A01LS –landscaping scheme to be submitted
5. A04LS – Implementation of landscaping scheme
6. Nesting bird survey to be submitted
7. Ecological Enhancement details to be implemented
8. Car parking spaces to be provided and retained at all times thereafter
9. Shared pedestrian/cycleway to be constructed
10. Construction management plan to be submitted
11. Safeguarding nesting birds
12. Implementation of hedgehog mitigation.
13. Tree Protection and Implementation Measures
14. Engineer no dig solution to be submitted
15. Drainage layout to be submitted (trees)
16. Works to be carried out in strict accordance with the drawings
17. No trellising, loggias, sheds, fencing within the new garden spaces
18. Detailed drawings of the new windows, doors to the new dwellings at a scale of 1:20
19. Samples of materials for the new dwellings.
20. Detailed drawing to show the location and interface of the new partition within the barn with the original timber framing.
21. Removal of PD rights
22. Phase II ground investigation and risk assessment to be submitted has been completed.
23. Verification Report to be submitted
24. Testing of imported soil
25. Surface water drainage strategy to be submitted
26. Existing and proposed levels to be submitted
27. Details of any external lighting to be submitted

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

58 22/1599M - LITTLE STANNEYLANDS, STANNEYLANDS ROAD, WILMSLOW, CHESHIRE, SK9 4ER: LISTED BUILDING CONSENT TO ACCOMPANY APPLICATION 22/0741M - THE CONVERSION OF THE EXISTING DWELLING AND ITS OUTBUILDINGS INTO TEN SEPARATE DWELLINGS (RESUBMISSION OF 21/4264M) FOR ANNABELLE TUGBY, ANNABELLE TUGBY ARCHITECTS

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. A07LB - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. No trellising, loggias, sheds, fencing within the new garden spaces
4. Detailed drawings of the new windows, doors to the new dwellings at a scale of 1:20
5. Samples of materials for the new dwellings.
6. Detailed drawing to show the location and interface of the new partition within the barn with the original timber framing.

In order to give proper effect to the Northern 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 11.45 am

Councillor J Nicholas (Chair)