

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 6th September, 2023 in the The Capesthorne Room -
Town Hall, Macclesfield SK10 1EA

PRESENT

Councillor D Jefferay (Chair)
Councillor F Wilson (Vice-Chair)

Councillors S Adams, M Beanland, T Dean, K Edwards, M Gorman,
S Holland, T Jackson, N Mannion, J Place and J Smith

OFFICERS IN ATTENDANCE

Robert Law, Principal Planning Officer
Faye Plant, Senior Planning Officer
Neil Jones, Highways Officer
James Thomas, Principal Planning and Highways Lawyer
Rachel Graves, Democratic Services Officer

26 APOLOGIES FOR ABSENCE

There were no apologies for absence.

27 DECLARATIONS OF INTEREST/PRE DETERMINATION

In relation to application 21/3146M, Councillor N Mannion declared that he knew the agent. He had not discussed the application with them or predetermined it.

In relation to application 21/3146M Councillor Fiona Wilson declared in the interest of openness that she had previously been a member of the Macclesfield Town Council's Planning Committee. She had not attended any meeting where the application had been discussed and had not commented on it or predetermined it.

In relation to application 23/1971M, Councillor M Beanland declared he had call-in the application and that he would speak as the ward councillor and then leave the meeting and take no part in the consideration or vote on the application.

28 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 9 August 2023 be approved as a correct record.

29 PUBLIC SPEAKING

That the public speaking procedure be noted.

30 21/3146M - LAND NEAR FORMER OLD KINGS HEAD PUBLIC HOUSE, CHESTERGATE, MACCLESFIELD: FULL PLANNING PERMISSION & CONSERVATION AREA CONSENT FOR DEMOLITION OF THE EXISTING BUILDINGS SITUATED ON THE SITE AND PROPOSED DEVELOPMENT FOR A 4 STOREY BUILDING PROVIDING 47 APARTMENTS, GROUND RETAIL/COMMERCIAL UNITS (TO BE USED FOR FLEXIBLE PURPOSES WITHIN USE CLASS E), CAR PARKING, LANDSCAPING AND ASSOCIATED ANCILLARY WORKS FOR R BALL, IDCB PROPERTIES LIMITED

Consideration was given to the above planning application.

It was confirmed that the application was for 45 apartments and not 47 as stated in the title of the report.

It was reported that a further submission had been made by the Ward Member – Councillor Ashley Farrall, which stated that he had been in contact with the applicant in relation to the making the design more in keeping with the conservation area and that the applicant had been amiable and taken on board his suggestions.

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

Councillor Ashley Farrall (ward councillor) and Colin Williams (agent).

RESOLVED:

That for the reasons set out in the report the application be APPROVED, subject to a S106 Agreement making provision for:

1. Affordable Housing – 2 units (social / affordable rent at 80% market rent)
2. Overage Clause

and the following conditions:

1. Commencement of development (3 years)
2. Development in accordance with approved and amended plans
3. Construction of access prior to first occupation
4. Parking to be provided prior to first occupation.
5. Scheme of public realm works for Churchill Way and Chestergete Road frontages to be submitted, approved and implemented
6. Landscaping scheme to be submitted and approved
7. Landscaping scheme to be implemented

8. Details of ground levels to be submitted, approved and implemented
9. Details of external facing materials to be submitted, approved and implemented and to include stone
10. Details of surfacing materials to be submitted and to be conservation style in accordance with design guide
11. Details of fenestration to be submitted, approved and implemented
12. Details of boundary treatments to be submitted, approved and implemented
13. Development to be carried out in accordance with submitted noise survey with mitigation provided prior to first occupation
14. Contaminated land investigation to be submitted and approved
15. Verification of remediated contaminated land to be submitted and approved
16. Bin storage to be provided prior to first occupation
17. Details of pile foundations to be submitted, approved and implemented
18. Electric Vehicle Infrastructure to be provided prior to first occupation
19. Scheme of dust control to be submitted, approved and implemented
20. Scheme of foul and surface water drainage to be submitted, approved and implemented
21. Submission, approval and implementation of a Construction Environmental management Plan
22. Submission of scheme of archaeological investigations
23. Obscured glazing on specific plots (including but not exclusive to apartments 15, 16, 31 and 32) and glazed screening to some balconies
24. Accordance with Ecological Assessments
25. Nesting bird mitigation measures to be submitted, approved and implemented
26. Details of external lighting to be submitted, approved and implemented
27. Scheme for ecological enhancement to be to be submitted, approved and implemented
28. Details of cycle storage to be submitted and approved.
29. Travel Information Packs to be submitted and approved
30. A scheme ensuring that the development achieves at least 10% renewable and low carbon energy sources shall be submitted, approved, and implemented

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 adjourned for a short break.

31 **23/1971M - 64, DICKENS LANE, POYNTON, SK12 1NT: DEMOLITION OF EXISTING DETACHED DWELLING AND THE ERECTION OF FIVE DETACHED DWELLINGS INCLUDING ASSOCIATED ACCESS AND LANDSCAPE WORKS FOR ABODE PROPERTY DEVELOPMENTS, C/O URBAN IMPRINT**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the item:
Councillor Michael Beanland (ward councillor), Poynton Town Councillor Laurence Clarke, Jason Rodgers (applicant) and Jo Gregory (agent).

Councillor Beanland left the meeting after speaking as the ward councillor and did not return.

RESOLVED:

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

1. Time Limit (3 years)
2. Development in accordance with approved plans
3. Materials as per application
4. Boundary details to be submitted, agreed and implemented,
5. Landscaping details to be submitted, agreed and implemented.
6. Details of bin storage area to be submitted, agreed and implemented
7. Site access to be provided in accordance with approved plans
8. Parking to be laid out and available for use prior to occupation
9. Construction management plan to be submitted, agreed and implemented
10. EV infrastructure plan to be submitted agreed and implemented
11. Habitat method creation statement and 30 year management plan to be submitted, agreed and implemented.
12. Ecological enhancement scheme to be submitted agreed and implemented
13. Breeding Birds – timing of works and survey prior to the removal of any vegetation.
14. Compliance with arboricultural statement, arboricultural method statement and tree protection plans accompanying the application.
15. Contamination report to be submitted if contamination is found
16. Soil to be tested prior to importation onto site
17. A scheme for surface water drainage and foul water drainage shall be submitted, approved, and implemented.
18. Removal of Permitted development rights for Classes B and C (alterations to the roof)
19. Details of a swept path analysis to be submitted, approved, and implemented.

Informatives

Construction hours

Dust management

Environmental Protection Act

S184 licence for vehicle crossovers

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 Chair (or in their absence the Vice Chair) 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.

The meeting commenced at 10.00 am and concluded at 12.14 pm

Councillor D Jefferay (Chair)