

CHESHIRE EAST COUNCIL

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

PRESENT

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

Councillors M Beanland, S Edgar, K Edwards, M Gorman, S Holland,
T Jackson, J Smith, N Mannion and B Puddicombe

OFFICERS IN ATTENDANCE

Paul Wakefield, Planning Team Leader
Fiona Reynolds, Senior Planning Officer
Nicky Folan, Planning Solicitor
Gary Newsome, Senior Arboricultural Officer
Gaynor Hawthornthwaite, Democratic Services Officer

39 APOLOGIES FOR ABSENCE

Apologies were received from Councillors J Place and T Dean.
Councillor B Puddicombe attended as a substitute for Councillor Place.

40 DECLARATIONS OF INTEREST/PRE DETERMINATION

There were no declarations of interest.

41 MINUTES OF THE PREVIOUS MEETING

That the minutes of the previous meeting held on 4th October 2023 be approved as a correct record and signed by the Chair.

42 PUBLIC SPEAKING

That the public speaking procedure be noted.

43 22/1445M - THE OAKS, 108A, LACEY GREEN, WILMSLOW, SK9 4BN: NEW BUILD HOUSE ON LAND LYING TO THE SE OF 108 LACEY GREEN FOR MR ADAM JENKINS

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. Time period for implementation – three years
2. Development to be in accordance with approved plans
3. Materials as application
4. Acoustic survey to be submitted and mitigation implemented as required
5. Existing and proposed ground levels and floor slabs to be submitted
6. No use of flat roof as terrace/roof garden
7. Drainage strategy to be submitted
8. Boundary treatment details to be submitted
9. Landscaping scheme to be submitted
10. Approved landscaping scheme to be implemented
11. Protection of breeding birds – survey to be submitted
12. Ecological enhancements to be submitted
13. Construction management plan to be submitted (pile driving)
14. External lighting details (Manchester Airport)

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.

- 44 **23/1487M - PEAKSIDE HOUSE, ALDER COURT, MACCLESFIELD, CHESHIRE, SK10 2XG: ERECTION OF TWO CHIMNEY STACKS AND ASSOCIATED PLANT EQUIPMENT, CONDENSER AND CYLINDER STORAGE COMPOUNDS, TIMBER SCREENING, ALTERATIONS TO EXISTING CAR PARKING AND LANDSCAPING, REMOVAL OF EXISTING CONDENSER UNITS AND ASSOCIATED WORKS FOR ORBIT INVESTMENTS (PROPERTIES) LIMITED**

Consideration was given to the above application.

(Councillor D Edwardes, (Ward Councillor) and Mr A Gordon (Objector) attended the meeting and spoke in respect of the application).

RESOLVED:

That the application be DEFERRED to provide further information relating to the operation of the chimneys and the internal mitigation between the fume cupboards and chimneys.

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

45 23/3702M - MARBURAE HOUSE, ATHEY STREET, MACCLESFIELD, CHESHIRE, SK11 6QU: CONVERSION OF EXISTING OFFICE BUILDING TO RESIDENTIAL APARTMENTS (RESUBMISSION OF PLANNING APPLICATION REFERENCE 22/1223M) FOR MR & MR HARRY AND VINNY EDWARDS AND TAYLOR

Consideration was given to the above application.

(Councillor L Braithwaite, (Ward Councillor) and Mr I Pleasant (Agent) attended the meeting and spoke in respect of the application).

RESOLVED:

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

1. Time (3 years) Plans
2. Development in accordance with Approved Plans
3. Submission/approval of facing and roofing materials
4. Submission/approval of updated noise report & mitigation measures
5. Submission/approval of an appropriate contaminated land risk
6. Submission/approval of a contaminated land verification report
7. Works should stop should contamination be identified

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

46 23/3010M - 2, DELAMERE DRIVE, MACCLESFIELD, SK10 2PW: REMOVAL OF EXISTING GARAGES AND outhouse, REPLACEMENT GARAGE AND TWO STOREY REAR EXTENSION FOR MR JULIAN BROADHURST

Consideration was given to the above application.

Ms J Thompson (Objector) attended the meeting and spoke in respect of the application).

RESOLVED:

That the application be delegated back to the Head of Planning, in consultation with the Chair of Northern Planning (on in their absence, the Vice-Chair), to APPROVE subject to the submission of a scheme to prevent overlooking of neighbouring properties from the garage windows, and the following conditions:

1. Time Limit (3 years)
2. Development in accord with approved plans
3. Materials to be as per the application, to match the main dwelling.
4. No additional garage windows to be installed at a future date.
5. Garage to remain ancillary to the house.

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.

47 CHESHIRE EAST BOROUGH COUNCIL (POYNTON - 36/38 COPPICE ROAD) TREE PRESERVATION ORDER 2023

Prior to consideration of the report, Councillor M Beanland declared in the interests of openness, that this TPO had been discussed at a Poynton Town Council meeting when he was present and that he had made comments, but had not pre-determined the item and retained an open mind.

Consideration was given to the above report.

RESOLVED:

That the Tree Preservation Order at 36/38 Coppice Road be confirmed with no modifications.

The meeting commenced at 10.00 am and concluded at 1.00 pm

Councillor D Jefferay (Chair)