

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 13th March, 2024 in the The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

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

OFFICERS IN ATTENDANCE

- Paul Wakefield, Planning Team Leader
- Sarah Bartoli, Planning Officer
- Nicky Folan, Planning Solicitor
- Gaynor Hawthornthwaite, Democratic Services Officer

55 APOLOGIES FOR ABSENCE

There were no apologies for absence.

56 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests of openness, the following declarations were made:

- Councillor Wilson declared that with regard to application 23/3385M she had received emails from an objector, who is a resident in her Ward, but had not discussed the application with them, had retained an open mind and not formed a view.
- Councillor Jefferay declared that application 23/4024M was in his ward, but is on the very outskirts, and more attached to the Alderley Edge settlement and not Wilmslow, and hence had been called in by Councillor Browne; and that Councillor J Newell and Mr S Redgard two of the public speakers on this application and the Objector from the Residents of Wilmslow are known to him, but he had not discussed the application with them or pre-determined it in any way.
- Councillor Gorman declared that Councillor J Newell and Mr S Redgard two of the public speakers on application 23/4024M and the Objector from the Residents of Wilmslow are known to him, but he had not discussed the application with them or pre-determined it in any way.

57 MINUTES OF THE PREVIOUS MEETING

That the minutes of the previous meeting held on 14th February 2024 be approved as a correct record and signed by the Chair.

58 PUBLIC SPEAKING

That the public speaking procedure be noted.

59 23/4024M - LAND ADJOINING JENNY HEYES, HEYES LANE, ALDERLEY EDGE, SK9 7LH: PERMISSION IN PRINCIPLE (STAGE 1) FOR AN AFFORDABLE HOUSING EXCEPTION SITE AND ASSOCIATED WORKS FOR MRS A WOOD

Consideration was given to the above application.

(A statement was read out on behalf of Councillor C Browne (Ward Member Alderley Edge), Councillor V Fogharty (representing Alderley Edge Parish Council), Councillor J Newell (representing Wilmslow Town Council), Mr S Redgard and Ms L Booth (Objectors) and Mr N Scott (Agent) attended the meeting and spoke in respect of the application).

RESOLVED:

That, for the reasons set out in the report, the application to grant a Permission in Principle (Stage 1) for an affordable housing exception site and associated works, be APPROVED without conditions.

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.

During consideration of this application, Councillor Harrison declared that the agent was his brother's friend, but he had not seen him for 15 years and had not spoken to him about the application.

The Committee adjourned for a short break.

60 **23/3385M - LAND ADJACENT TO17, AVONSIDE WAY, MACCLESFIELD, SK11 8BY: PROPOSED NEW DWELLING, FORMATION OF A NEW DRIVEWAY AND LANDSCAPING FOR MR JON WYNNE**

Consideration was given to the above application.

(Councillor L Braithwaite (Ward Councillor) 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. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A01HP - Provision of car parking spaces prior to occupation
5. A09GR - Prevention of use of flat roof as balcony
6. A06GR - No windows to be inserted - east side facing elevation.
7. A02LS - Submission of landscaping scheme
8. A04LS - Landscaping (implementation)
9. Strategy to be submitted to enhance the biodiversity value of the proposed development.
10. Sustainable drainage management and maintenance plan to be submitted
11. Details of the existing ground levels, proposed ground levels and the level of proposed floor slabs to be submitted
12. Pedestrian visibility requirement (reduction in the height of part of the fence to a minimum of 0.6m nearest to the road).

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The meeting commenced at 10.00 am and concluded at 12.30 pm

Councillor D Jefferay (Chair)

