

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 4th November, 2015 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor G M Walton (Chairman)
Councillor C Browne (Vice-Chairman)

Councillors C Andrew, E Brooks, T Dean (Substitute), T Fox, S Gardner,
M Hardy, A Harewood, G Hayes, O Hunter, L Jeuda, J Macrae and N Mannion

OFFICERS

Nicky Folan (Planning Solicitor)
Peter Hooley (Planning and Enforcement Manager)
Neil Jones (Principal Development Officer – Highways)
Nick Turpin (Principal Planning Officer)
Gaynor Hawthornthwaite (Democratic Services Officer)

60 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor S Gardiner.

61 DECLARATIONS OF INTEREST/PRE DETERMINATION

In respect of application number 15/4227N, Councillor Hayes declared a non-pecuniary interest on the grounds that he knew and worked with the applicant's wife, who is a serving Councillor and Cabinet Member and would withdraw from the meeting and take no part in the discussion or voting on this item.

In the interest of openness in respect of application number 15/4227N, Councillor Macrae declared that he knew and worked with the applicant's wife, who is a serving Councillor and Cabinet Member.

With regard to application number 15/1553M, Councillor Andrew declared a non-pecuniary personal interest on the grounds that the applicant was a close personal friend and would withdraw from the meeting and take no part in the discussions or voting on this application.

In the interest of openness in respect of application number 15/1553M, Councillor Hardy declared that issues about this application had been raised with him during the election campaign.

62 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 7th October 2015 be approved as a correct record and signed by the Chairman.

63 PUBLIC SPEAKING

That the public speaking procedure be noted.

64 15/1683M - LAND OPPOSITE, LOWERHOUSE MILL, ALBERT ROAD, BOLLINGTON: DEVELOPMENT OF 38 NEW HOUSES INCLUDING 11 AFFORDABLE HOUSES, LANDSCAPING, LANDSCAPE BUFFER ZONE, FLOOD MITIGATION AND GROUND WORKS, ROADS, ASSOCIATED HIGHWAYS AND INFRASTRUCTURE FOR JOHNSON MULK, PROSPECT GB

The Committee considered a report regarding the above application.

Councillor J Weston (Ward Member), Councillor K Edwards (on behalf of Bollington Town Council), Mr D West (Objector) and Mr P Yates (on behalf of the applicant) attended the meeting and spoke in respect of the application.

RESOLVED

That authority be DELEGATED to Planning and Enforcement Manager in consultation with the Chairman and Vice-Chairman of Northern Planning Committee and Ward Member to APPROVE the application for the reasons set out in the report, subject to:

- The receipt of satisfactory comments from the Greenspaces Officer and Strategic Housing Officer
- Section 106 Agreement to secure:
 - **30%** Affordable Housing (i.e. 10 units as proposed);
 - A contribution of **£75,924** towards primary education;
 - Provision of **£32,000.00** towards Public Open Space

and the following conditions

1. A03FP_1 - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A01GR - Removal of permitted development rights
4. A02HA - Construction of access

5. A01LS_1 - Landscaping - submission of details
6. A04LS_1 - Landscaping (implementation)
7. A06NC - Protection for breeding birds
8. A16LS - Submission of landscape management plan
9. A23MC - Details of ground levels to be submitted
10. Nesting bird mitigation measures
11. Boundary Treatment
12. Noise mound / fence details to be submitted
13. Construction Hours of Operation
14. Should any contamination be found, a remediation strategy shall be submitted to the EA
15. Features for roosting bats to be incorporated into housing
16. Method statement for the safeguarding of the river corridor and associated habitats during the construction process.
17. Submission of 10 year habitat management plan including proposals for the eradication of Himalayan Balsam
18. Submission of updated badger survey prior to commencement of development.
19. Pile foundations
20. Electric Vehicle Infrastructure
21. Dust control
22. Contaminated Land
23. In accordance with Flood Risk Assessment
24. Finished floor levels of habitable dwellings shall be set 600 mm above the modelled 1 in 100 annual probability (plus a 30% allowance for climate change) flood level.
25. A scheme for the management of overland flow from surcharging of the site's surface water drainage system during extreme rainfall events
26. Detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods to be submitted
27. Environment Agency
28. Surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing public sewerage systems.
29. Bin Storage
30. Construction Management Plan
31. Design – window in the end gable

32. Materials

33. Ecology - amphibian

34. Affordable Housing to be pepper-potted.

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 (Regulation), in consultation with the Chair (or in his 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.

65 15/3070C - LAND AT SIEMENS HOUSE, VAREY ROAD, CONGLETON, CHESHIRE CW12 1PH: APPLICATION FOR RESERVED MATTERS APPROVAL (ACCESS, LAYOUT, SCALE, APPEARANCE AND LANDSCAPING) FOR THE ERECTION OF 75NO. DWELLINGS AND CREATION OF PUBLIC OPEN SPACE ON APPLICATION 14/2049C FOR MILLER HOMES

The Committee considered a report regarding the above planning application.

Mr P Sedgwick (on behalf of the 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. A02RM - To comply with outline permission
2. A05RM - Time limit following approval of reserved matters
3. A01AP - Development in accord with approved plans
4. A02EX - Submission of samples of building materials
5. A25GR - Obscure glazing requirement
6. A23GR - Details of any required pile driving to be submitted
7. A04TR - Tree pruning / felling specification
8. Noise mitigation scheme to be implemented
9. 2m high acoustic fence shall be provided to the boundary of the residential gardens adjacent to Varey Road
10. Development shall be carried out in complete accordance with the submitted Tree Protection Plan
11. Visibility splays of 2.4m x 59m in both directions no obstructions above 0.6m in height

12. Detailed proposals for design and planting of Macaferri wall to be submitted.
13. Materials pallets to be submitted and approved and materials in compliance.
14. Construction Management Plan

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

Following consideration of this application the meeting adjourned for lunch from 12.05 pm until 12.50 pm.

66 15/1553M - 29 CHELFORD ROAD, MACCLESFIELD SK10 3LG: PROPOSED DEMOLITION OF HOUSE & OUTBUILDINGS AND THE ERECTION OF A TERRACE OF 7 THREE STOREY HOUSES FOR B JEPSON

Mr A Ellis (on behalf of the applicant) attended the meeting and spoke in respect of the application.

The Committee considered a report and written update regarding the above planning application.

RESOLVED

That for the reasons set out in the report and written update the application be APPROVED subject to completion of a Section 106 agreement for Bodmin Avenue recreation area to secure:

- £21,000 for off-site provision of Public Open Space
- £7,000 for Recreation Outdoor Sport

and the following conditions:

1. A02LS - Submission of landscaping scheme
2. A04LS - Landscaping (implementation)
3. A03FP - Complies with development plan
4. A01AP - Development in accord with approved plans
5. A02EX - Submission of samples of building materials
6. A01GR - Removal of permitted development rights

7. A22GR - Protection from noise during construction (hours of construction)
8. A03HA - Vehicular visibility at access (dimensions)
9. Foul Water Drainage
10. Surface Water Drainage
11. Electric Vehicle Charging Sockets
12. Phase 1 Investigation Required
13. Contam land
14. Breeding birds
15. Dust control
16. Contaminated Land
17. Pile foundations
18. Construction Management Plan
19. Windows to West Gable
20. Bin Storage
21. Recycling of stone from existing front boundary wall to new boundary wall

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his 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.

67 15/2861M - 17 FLETSAND ROAD, WILMSLOW, CHESHIRE SK9 2AD: DEMOLISH EXISTING PROPERTY. CONSTRUCT REPLACEMENT DWELLING WITH INTEGRAL GARAGING AND ASSOCIATED WORKS FOR MR AND MRS SIHAN

(Councillor R Menlove (Ward Member) and Mr A Keeling (on behalf of the applicant) attended the meeting and spoke in respect of the application).

The Committee considered a report and written update regarding the above planning application.

RESOLVED

That for the reasons set out in the report and written update 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. A02EX - Submission of samples of building materials
4. A04LS - Landscaping (implementation)
5. A01LS - Landscaping - submission of details
6. A02TR - Tree protection
7. A01GR - Removal of permitted development rights
8. A25GR - Obscure glazing requirement
9. Arboricultural works in accordance with Arboricultural Statement
10. Existing and proposed levels
11. Blocked/false window
12. Construction Management Plan

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his 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.

Following consideration of this application, Councillors E Brooks and Sam Gardner left the meeting and did not return.

**68 15/2056M - 2 UNION STREET, MACCLESFIELD SK11 6QG:
CONVERSION OF FIRST FLOOR OFFICE SPACE TO RESIDENTIAL.
CONSTRUCTION OF ADDITIONAL ONE FLOOR OF RESIDENTIAL
ACCOMMODATION FOR MR CHRISTIAN LYNN**

The Committee considered a report and written update regarding the above planning application.

RESOLVED

That authority be DELEGATED to Planning and Enforcement Manager in consultation with the Chairman, Vice-Chairman of Northern Planning Committee and Ward Councillors, to APPROVE the application for the reasons set out in the report, subject to:

- The receipt of satisfactory comments from the Greenspaces Officer and confirmation of where the POS payment should be spent
- The receipt of satisfactory comments from the Environmental Health Officer in relation to air quality
- Section 106 agreement to secure contributions to Public Open Space and Recreation Open Space in line with comments from the Green Spaces Officer.

and the following conditions

1. A03FP - Commencement of development (3 years)
2. A02EX - Submission of samples of building materials
3. A01AP - Development in accord with approved plans
4. A22GR - Protection from noise during construction (hours of construction)
5. Noise Mitigation Scheme
6. Bin Storage
7. Floor Floating
8. Dust Control
9. Construction Management Plan

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his 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.

Following consideration of this application, Councillor Macrae left the meeting and did not return.

- 69 **15/4086M - 22, 24, 26 AND 36 CASTLE STREET, 25, 25B AND 25C CASTLE STREET MALL, MACCLESFIELD, CHESHIRE: VARIATION OF CONDITIONS 3, 4 AND 8, DISCHARGE OF CONDITIONS 6 AND 7 ON APPROVED 13/3082M - INTERNAL AND EXTERNAL ALTERATIONS TO THE ORIGINAL FORMER CHESHIRE BUILDING SOCIETY (NO. 36 CASTLE STREET) TOGETHER WITH THE DEMOLITION OF THE MAJORITY OF THE SUBSEQUENT EXTENSIONS TO THE BUILDING AND THE CHANGE OF USE OF THE GROUND FLOOR FROM OFFICES (CLASS B1(A)) TO 2 NO. FLEXIBLE USE UNITS (CLASSES B1(A), A1, A2, A3 AND/OR A4). DEMOLITION OF RETAIL UNITS AT NO.'S 22, 24 & 26 CASTLE STREET AND NO.'S 25, 25B & 25C CASTLE STREET MALL (FORMING PART OF THE GROSVENOR SHOPPING CENTRE) TO FACILITATE THE REDEVELOPMENT OF A TWO STOREY BUILDING (PLUS ROOF TOP PLANT AREA) TO ADJOIN THE REDEVELOPED FORMER CHESHIRE BUILDING SOCIETY AND PROVIDE 4 NO. RETAIL (CLASS A1) UNITS, ERECTION OF REPLACEMENT CANOPY ABOVE CASTLE STREET MALL, FORMATION OF 5 NO. CAR PARKING SPACES, EXTERNAL ALTERATIONS AND ASSOCIATED WO**

Mr R Govier (on behalf of the applicant) attended the meeting and spoke in respect of the application.

The Committee considered a report regarding the above 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 prior to
7 August 2017 (to align with original permission)
2. A02EX - Submission of samples of building materials
3. A01AP - Development in accord with approved plans
4. Submission of detailed elevational and cross sectional drawings of windows
5. Shop front retained for display and not obscured (Castle Street and ground floor only)
6. Drainage details to be submitted to and approved in writing by the Local Planning Authority
7. Environmental Management Plan

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) 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.

70 15/4227N - UPPER LIGHTWOOD GREEN FARM, LIGHTWOOD GREEN AVENUE, AUDLEM, CREWE, CHESHIRE CW3 0EN: NEW DETACHED AGRICULTURAL BUILDING FOR HOUSING CATTLE FOR MR S BAILEY, S N BAILEY & PARTNERS

Prior to consideration of this application, as stated in his declaration, Councillor G Hayes left the meeting and did not return.

The Committee considered a report regarding the above planning application.

RESOLVED

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

1. A02FP - Commencement of development
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application

4. Hours of operation
5. NCLC1 Contaminated land

71 15/4487T - APPLICATION TO FELL AND REMOVE A SINGLE CHERRY TREE FROM THE REAR OF 106 BUXTON ROAD, MACCLESFIELD SK10 1JS

The Committee considered a report relating to the felling and removal of a single Cherry tree from the rear of 106 Buxton Road, Macclesfield SK10 1JS.

RESOLVED

That for the reasons set out in the report, the removal of the Cherry tree be APPROVED.

The meeting commenced at 10.00 am and concluded at 2.40 pm

Councillor G M Walton (Chairman)