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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 14th February, 2018 at The Capesthorpe Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors C Andrew, E Brooks, T Dean, L Durham, P Findlow, H Gaddum,
S Gardiner, N Mannion and M Warren

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Lawyer), Mr K Foster (Principal Planning Officer), Mrs E Hood (Arboricultural Officer), Mr P Hooley (Planning & Enforcement Manager), Mr N Jones (Principal Development Officer) and Mr P Wakefield (Principal Planning Officer)

80 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor A Harewood. It was also noted that Councillor H Gaddum would arrive slightly late to the meeting.

81 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 17/4264M, Councillor S Gardiner declared that he was a personal friend of Councillor O Hunter who was speaking on the application and that he regularly met with the agent for the applicant as he was involved in the Knutsford Neighbourhood Plan,, however he had not discussed the application with him.

In the interest of openness in respect of application 17/3500M, Councillor S Gardiner declared that the agent for the applicant speaking on the application was known to him as she was a former colleague.

In the interest of openness in respect of application 17/3208M, Councillor C Browne declared that he was formerly a member of the Energie Fitness Club over two years ago, however it did not affect his thinking in respect of the item.

Councillor N Mannion declared a pecuniary interest in application 17/3500M and item 9-Cheshire East Borough Council (Bollington - Mill Lane path to the east of Ingersley Vale) Tree Preservation Order 2017, by virtue of the fact that he was Chairman of the Bowling Club and had a major interest in the scheme and the Tree Preservation Order. In

accordance with the Code of Conduct he left the meeting prior to consideration of both items and did not return to the meeting.

In the interest of openness in respect of application 17/3208M, Councillor E Brooks declared that she used to be a member of Energie Fitness Club and she lives near the facilities where the gym was located and she was also a regular user of Lidl. In addition she also knew Town Councillor Dodson speaking on the application.

It was noted that all Members had received correspondence in respect of applications 17/3208M, 17/3500M and 17/4264M and that they all knew Councillor O Hunter.

82 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 17 January 2018 be approved as a correct record and signed by the Chairman.

83 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

84 17/3208M-ERECTION OF REPLACEMENT CLASS A1 RETAIL STORE, ASSOCIATED CAR PARKING AND SERVICING AREAS, RELOCATION OF ELECTRICITY SUB-STATION, LANDSCAPING AND ASSOCIATED WORKS FOLLOWING DEMOLITION OF EXISTING RETAIL STORE AND NEIGHBOURING FITNESS CLUB, LIDL STORE AND ENERGIE FITNESS CLUB, SUMMERFIELD VILLAGE CENTRE, DEAN ROW ROAD, WILMSLOW FOR MISS F HEELEY, LIDL UK GMBH

Consideration was given to the above application.

(Councillor B Burkhill, the Ward Councillor, Richard Armstead, an objector, PCSO 22578 Kerry Hancock, a supporter, Diana Stenson, a supporter and Chris Smith, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred in order for further discussions to take place with the applicant regarding a reduction in the size of the building alongside appropriate conditions regarding the sales floor space and to discuss how the parking standards could be met.

(During consideration of the application, Councillor H Gaddum arrived to the meeting. In accordance with the Code of Conduct she did not take

part in the debate or vote on the application. Prior to consideration of the following item, Councillor H Gaddum declared that in the interest of openness she knew all of the Ward Councillors speaking on all of the applications on the agenda as colleagues and that she knew John Knight and Kate McHale speaking on application 17/3500M).

85 16/2096M-TELECOMMUNICATIONS INSTALLATION AND ASSOCIATED WORKS (NTQ REPLACEMENT), ENDON QUARRY, WINDMILL LANE, KERRIDGE, BOLLINGTON FOR WHP, EE & 3G UK LTD

Consideration was given to the above application.

RESOLVED

(Councillor J Nicholas, the Ward Councillor and Paul Mouat, an objector attended the meeting and spoke in respect of the application).

That the application be refused for the following reason:-

(1) Adverse landscape and visual impact, impact upon Conservation Area and setting of Listed Buildings (SD2, SE4 and SE7).

The Committee requested that an informative be included to state that a revised tree design would be encouraged in any resubmission.

(This decision was contrary to the Officer's recommendation of approval. Councillor S Gardiner requested that the minutes state the decision to refuse the application was unanimous).

86 17/4264M-DEMOLITION OF FORMER PUBLIC HOUSE AND REDEVELOPMENT OF THE SITE FOR RESIDENTIAL PURPOSES, INCLUDING LANDSCAPING AND ASSOCIATED WORKS, THE ELMS, PARK LANE, PICKMERE FOR MR MOSS, THISTLEWOOD PROPERTIES (PICKMERE) LIMITED

Consideration was given to the above application.

(Councillor O Hunter, the Ward Councillor and Bill Davidson, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the verbal update to the Committee, the application be approved subject to the following conditions:-

1. Time Limit
2. Plans

3. Details of materials, including windows, doors and rainwater goods
4. Details of boundary treatments
5. Breeding birds
6. Features for roosting bats and breeding birds
7. Landscaping scheme for soft and hard landscaping to include details of how the footpath will be separated from residential properties
8. Landscape implementation
9. Prior to first development, site access visibility splays should be provided in accordance with the details illustrated in SKTP drawing number SK21774-01; any foliage or other obstruction falling within the visibility splay should be cut back / re-planted behind the visibility splay or maintained at / not exceed 0.6m in height relative to the level of the site access.
10. Prior to first occupation the refuse bin storage area illustrated in Bowker Saddler Architecture drawing number 112 revision C, should be provided for the temporary storage of refuse bins on collection days.
11. The development shall be carried out in strict accordance with the Arboricultural Statement (Cheshire Woodlands Ref CW/8933-AS dated 9th January 2018) and Tree Protection Plan (Cheshire Woodlands CW/8933 – P-TP dated 9th January 2018).
12. No tree removal
13. The development hereby permitted shall not commence until a full detailed drainage strategy detailing on and off site drainage works along with flood water exceedance routes, both on and off site has been submitted to and approved in writing by the LPA. The strategy shall include a detailed maintenance regime of the proposed system. The strategy shall be implemented in accordance with the approved details before completion of the development. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.
14. No development should commence on site until such time as detailed calculations showing the effects of a 1 in 100 year rainfall event plus 30% allowance for climate change to support the chosen method of surface water drainage have been submitted to and agreed in writing by Cheshire East Council both as Planning Authority and Lead Local Flood Authority (LLFA). The development shall be carried out in strict accordance with the approved scheme.
15. Piling condition
16. Site specific dust management plan
17. Electric Vehicle charging points
18. Phase I and II Preliminary Risk Assessment to be submitted
19. Imported soils to be tested
20. If contamination is found to be present, this shall be reported to the LPA
21. Construction Management Plan
22. Broadband connection to be made available
23. Windows to be obscurely glazed as shown on the plans
24. Existing and proposed land levels to be submitted

25. Removal of permitted development rights for walls and fences
26. Removal of permitted development rights for side extensions to plots 1, 2 and 4
27. Landscaping management plan to be submitted

In order to give proper effect to the Committee's intentions and without changing the substances of the decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, including wording of conditions and reasons, between approval of the minutes and issue of the decision Notice.

(The meeting adjourned from 1.25pm until 2pm for lunch. During consideration of the application, Councillor E Brooks left the meeting and did not return).

87 17/3500M-RESERVED MATTERS APPLICATION FOLLOWING OUTLINE APPROVAL 15/2354M - DETAILS OF APPEARANCE OF THE PROPOSED 11NO. 2.5 STOREY TOWNHOUSES AND 1NO. 2 STOREY DETACHED HOUSE. DETAILS OF LANDSCAPE LAYOUT AND MATERIALS, BOWLING GREEN, INGERSLEY VALE, BOLLINGTON FOR CHRIS BOWMAN, INGERSLEY CRESCENT LTD

Consideration was given to the above application.

(Councillor A Stott, the Ward Councillor, Councillor J Nicholas, the Ward Councillor, Town Councillor A Stott, representing Bollington Town Council, Kate McHale, an objector, John Knight, an objector, Chris Bowman, the applicant and Caroline Payne, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

- (1) The proposal will have an unacceptable impact upon the amenity of the occupiers of 3 Rainow Mill Cottages as the rear windows in plots 11 and 12 will overlook habitable room windows of this neighbouring property as well as overlooking the external amenity space. Therefore the proposal is contrary to Policies DC3 and DC38 of the Macclesfield Borough Local Plan.
- (2) The suburban appearance of the proposed dwellings by way of the design of the fenestration and the garage doors combined with the inadequate landscape scheme which fails to retain sufficient length of the stone retaining wall, and fails to adequately replace lost trees are at odds with the rural location of the site to the detriment of the character and appearance of the area in general and the adjoining

Bollington Conservation Area. Therefore the proposal is contrary to Policies SE1, SE4, SE7 and SD2 of the Cheshire East Local Plan Strategy and Paragraphs 56, 57, 61 and 64 of the National Planning Policy Framework.

- (3)) The Head of Planning (Regulation) shall consult the Chairman of the Northern Planning Committee in conjunction with Councillor H Gaddum, the Ward Councillor regarding the precise wording of the reasons for refusal.

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 Head of Planning (Regulation) shall be given 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.

(This decision was contrary to the Officer's recommendation of approval).

88 CHESHIRE EAST BOROUGH COUNCIL (BOLLINGTON - MILL LANE PATH TO THE EAST OF INGERSLEY VALE) TREE PRESERVATION ORDER 2017

Consideration was given to the above Order.

(Kate McHale, a support attended the meeting and spoke in respect of the application).

RESOLVED

That the Cheshire East Borough Council (Bollington - Mill Lane path to the east of Ingersley Vale) Tree Preservation Order 2017 be confirmed without modification.

89 PLANNING APPEALS

Consideration was given to the above report.

RESOLVED

That the report be noted.

The meeting commenced at 10.00 am and concluded at 4.15 pm

Councillor G M Walton (Chairman)

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