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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 9th May, 2018 at The Capesthorpe Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

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

Councillors C Andrew, T Dean, L Durham, S Edgar (Substitute), P Findlow,
A Harewood, N Mannion, M Sewart (Substitute), M Warren and G Williams

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr R Croker (Planning Officer), Mr A
Goligher (Principal Development Control Officer) and Mr P Wakefield
(Principal Planning Officer)

105 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors E Brooks and H
Gaddum.

106 **DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in respect of application 17/6072M, Councillor
G Walton declared that he was the Ward Councillor but he remained open
minded. In addition he was also acquainted with two of the speakers and
the applicant who are members of Chelford Parish Council.

In the interest of openness in respect of application 17/3837M, Councillor
L Durham declared that she was the Ward Councillor and had been
contacted by a local resident and the applicant, however she had kept an
open mind and had not predetermined the application.

In the interest of openness in respect of application 17/3837M, Councillor
A Harewood declared that she had been employed by the nursing home
over the years.

It was noted that Members had received correspondence in respect of
application 17/3208M.

107 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED

That the minutes of the meeting held on 11 April 2018 be approved as a
correct record and signed by the Chairman.

RESOLVED

That the public speaking procedure be noted.

- 109 **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, Town Councillor David Pincombe, representing Wilmslow Town Council, Richard Armstead, an objector and Stuart Jardine, 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 written update to the Committee, the application be approved subject to referral to the Secretary of State and subject to the following conditions and:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A01TR - Tree retention
5. A02TR - Tree protection
6. A03TR - Construction specification/method statement (trees)
7. A01LS - Landscaping - submission of details
8. A04LS - Landscaping (implementation)
9. Nesting birds survey to be submitted
10. External lighting details to be submitted (to include details of operating hours)
11. Measures to ensure that the exit only from the main car park is controlled to be submitted.
12. Development to be carried out in accordance with FRA
13. Drainage strategy with detailed calculations to be submitted
14. Foul and surface water shall be drained on separate systems.
15. Noise mitigation measures to be implemented
16. Method statement for piling and floor floating to be submitted
17. Method statement for minimising dust emissions during demolition / construction

18. Electric Vehicle Infrastructure to be provided-to include two rapid flash charging points
19. Travel plan implementation
20. Phase II ground investigation and risk assessment to be submitted
21. Imported soil to be tested for contamination
22. Unforeseen contamination to be reported to LPA
23. 10% of energy from decentralised and renewable or low carbon sources
24. No deliveries outside of the hours of 07:00 and 23:00 hours
25. Details of phasing to be submitted
26. Restriction on insertion of mezzanine floors or addition of retail ancillary shops/services
27. Restriction on addition of ancillary retail shops/services
28. Submission of a Delivery 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 Head of Planning (Regulation) 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.

(During consideration of the application, the meeting was adjourned for 15 minutes).

110 **17/3837M-DEMOLITION OF THE EXISTING BUILDINGS AND REDEVELOPMENT OF THE SITE TO PROVIDE A REPLACEMENT CARE HOME (USE CLASS C2) ARRANGED OVER TWO STOREYS TOGETHER WITH ASSOCIATED CAR PARKING, LANDSCAPING AND AMENITY SPACE, HOLLINS PARK NURSING HOME, VICTORIA ROAD, MACCLESFIELD FOR MR ANDREW BRETT, CARE UK COMMUNITY PARTNERSHIPS**

Consideration was given to the above application.

(Town Councillor Gareth Jones, representing Macclesfield Town Council and David Madden, representing the applicant 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. Development shall be in accordance with the approved plans
2. Details of materials to be submitted (Submitted to LPA prior to commencement)
3. Development shall commence within 3 years of planning permission being granted.

4. Parking shall be provided prior to occupation of the care home
5. Landscaping scheme (submitted to LPA prior to commencement)
6. Details of boundary treatments (submitted to LPA prior to commencement)
7. Hard/soft landscaping details (submitted to LPA prior to commencement)
8. Drainage to be carried out in accordance with the submitted Flood Risk Assessment
9. Sustainable drainage management and maintenance plan (submitted to LPA prior to commencement)
10. Acoustic assessment report (submitted to LPA prior to commencement)
11. Development to proceed in accordance with the Biodiversity Enhancement recommendations
12. Details of Piling foundations (submitted to LPA prior to commencement, if required)
13. Dust details during construction phase (submitted to LPA prior to commencement)
14. Floor floating details (submitted to LPA prior to commencement, if required)
15. Developer to provide Electric Vehicle Infrastructure
16. Details of soil or soil forming materials brought into the site (submitted to LPA prior to commencement)
17. Contamination remediation scheme (submitted to LPA prior to commencement)
18. Details of any external lighting (submitted to LPA prior to commencement)
19. Survey for nesting birds (submitted to LPA prior to commencement, if vegetation removed between 1st March and 31st August)
20. Features for breeding birds (submitted to LPA prior to commencement)
21. Arboricultural works to be carried out in accordance with the arboricultural statement
22. Construction Method Statement (submitted to LPA prior to commencement)

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 (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

111 **17/6072M-REDEVELOPMENT OF FORMER GARDEN CENTRE TO 16NO. DWELLINGS, PUBLIC OPEN SPACES INCLUDING ASSOCIATED LANDSCAPE WORKS TOGETHER WITH CONVERSION OF EXISTING BUILDING TO OFFICE USE, OLLERTON NURSERY, CHELFORD ROAD, OLLERTON FOR BRIGHOUSE, BRIGHOUSE HOMES (MOBBERLEY) LTD**

Consideration was given to the above application. It was noted that the proposal should refer to 17 no dwellings and not 16.

(Parish Councillor Councillor Simon Saba, representing Ollerton with Marthall Parish Council, Brian Mellor, an objector and Simon Noblet, representing the Architect attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

1. The proposal represents an inappropriate form of development within the Green Belt. The proposed redevelopment of this previously developed site would have a greater impact on the openness of the Green Belt and would conflict with the purpose for including land within the Green Belt through encroachment. The proposal is therefore contrary to the National Planning Policy Framework (2012) and policies PG3 of the Cheshire East Local Plan Strategy (2010 – 2030) and GC1 of the Macclesfield Borough Local Plan (2004).

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) 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.

112 **WITHDRAWN BY OFFICERS-17/4989M-DEMOLITION OF EXISTING COUNTY HOTEL AND REDEVELOPMENT TO PROVIDE 2NO. RESIDENTIAL BLOCKS CONSISTING OF 26NO. 2 BED APARTMENTS, ALONGSIDE PARKING, LANDSCAPING AND ASSOCIATED WORKS, THE COUNTY HOTEL, HARDERN PARK, ALDERLEY EDGE FOR MR ANDREW HALL, HARDEN PARK GARDENS LIMITED**

This application was withdrawn by Officers prior to the meeting.

The meeting commenced at 10.00 am and concluded at 12.40 pm

Councillor G M Walton (Chairman)

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