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CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Northern Planning Committee**
held on Wednesday, 9th September, 2020

PRESENT

Councillor C Browne (Chairman)

Councillors L Braithwaite, JP Findlow, A Harewood, S Holland, J Nicholas, I Macfarlane, N Mannion, B Puddicombe and L Smetham

OFFICERS IN ATTENDANCE

Mrs S Baxter (Democratic Services Officer), Mr A Crowther, (Major Applications-Team Leader), Mrs N Folan (Planning Solicitor), Mr N Jones (Principal Development Officer) and Mr P Wakefield (Principal Planning Officer)

As a result of a technical issue the start of the meeting was delayed by ten minutes.

25 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors T Dean and B Murphy.

26 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 19/1601M, Councillor J Nicholas declared that he knew the speaker Joe Mattin in a professional capacity, however he had no conflict of interest.

In the interest of openness in respect of application 20/2717M, Councillor N Mannion declared that he had known the Strategic Manager of Alderley Park for the last 50 years, however had not discussed the application with him or had he known anything about it until he had received the agenda.

In respect of application 19/1601M, Councillor A Harewood declared that she had pre-determined the application and therefore would leave the virtual meeting prior to consideration of the application.

In the interest of openness in respect of application 19/1601M Councillor P Findlow declared that he had met the agent for the applicant a number of years ago.

It was noted that all Members had received correspondence in respect of application 19/3218M.

In respect of application 20/2717M, Councillor C Browne declared a non-pecuniary, personal and prejudicial interest that in his capacity as Deputy Leader of the Council he sat on the Board at Alderley Park and as this position gave him a conflict of interest he would leave the virtual meeting prior to consideration of the application. Due to the Vice Chairman having sent his apologies it was proposed and seconded and a vote was taken that Councillor J Nicholas would take over the chair for this item.

27 MINUTES OF THE PREVIOUS VIRTUAL MEETING

RESOLVED

That the minutes of the virtual meeting held on 12 August 2020 be approved as a correct record and signed by the Chairman.

28 PUBLIC SPEAKING-VIRTUAL MEETINGS

RESOLVED

That the public speaking procedure be noted.

29 19/1601M-RESIDENTIAL DEVELOPMENT COMPRISING OF 12NO. 2, 4 & 5 BED FAMILY HOUSES ARRANGED WITHIN TWO TERRACE BLOCKS WITH ASSOCIATED GARDENS, PARKING AND GARAGES, STANLEY PRESS EQUIPMENT LIMITED, BANK STREET, MACCLESFIELD FOR MR STUART BANNERMAN, MSB DEVELOPMENTS LTD

Consideration was given to the above application.

(Councillor M Warren, the Ward Councillor and Joe Mattin, the agent for the applicant attended the virtual 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 delegated back to Officers, in consultation with the Chairman and Ward Member, to approve subject further discussions which secure details for the closure of the southern access point to the development for motor vehicles, subject to the completion of a S106 Agreement securing the following:-

- Public Open space contribution of £36,000
- Recreation & outdoor sports contribution of £12,000
- Allotments contribution of £6,750
- Primary and secondary education contributions of £54,378

And 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. A23GR - Pile Driving details to be submitted
5. A01LS - Landscaping - submission of details
6. A04LS - Landscaping (implementation)
7. A12LS - Landscaping to include details of boundary treatment
8. Nesting bird survey to be submitted
9. Foul and surface water shall be drained on separate systems.
10. Surface water drainage details to be submitted
11. Travel information pack to be submitted
12. Electric vehicle infrastructure to be provided
13. Contaminated Land - phase II investigation to be submitted
14. Contaminated land - verification report to be submitted
15. Ecological Enhancement details to be submitted
16. Imported soil to be tested
17. Steps to be taken in event of unidentified contamination
18. Car parking spaces to be provided and retained at all times thereafter (including garages)
19. Details of proposed finished floor levels and land levels to be submitted
20. Obscure glazing requirement
21. Cycle storage to be provided
22. Removal of Permitted Development Rights

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 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.

(During consideration of the application Councillor P Findlow lost connectivity and was unable to take part in the virtual meeting. In addition due to a technical issue the meeting was adjourned from 11.20am until 12 noon).

30 **19/3218M-PROPOSED 45 NO. RETIREMENT APARTMENTS, GUEST APARTMENT, COMMUNAL FACILITIES, ACCESS, CAR PARKING AND LANDSCAPING, CYPRESS HOUSE, SOUTH ACRE DRIVE, HANDFORTH FOR CHURCHILL RETIREMENT LIVING**

Consideration was given to the above application.

(Councillor J Smith, the Ward Councillor, Councillor B Burkhill, the Ward Councillor, Donna Barber, a supporter and Simon Carter, the agent for the applicant attended the virtual meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

Overdevelopment contrary to policy SD2 and contrary to parking standards set out in CE Local Plan Strategy.

(This decision was contrary to the officers recommendation of approval. Prior to consideration of the following application, the virtual meeting was adjourned in order for Councillor C Browne to vacate the chair and allow for Councillor J Nicholas to take the chair for the remainder for the meeting.

During consideration of the application, Councillor P Findlow regained connection and was able to re-join the virtual meeting, however he did not take part in the debate or vote on the application).

31 **20/2717M-RESIDENTIAL DEVELOPMENT WITH LANDSCAPING AND ACCESS ON LAND PREVIOUSLY GRANTED OUTLINE APPROVAL UNDER 15/5401M. (RESUBMISSION OF 19/2200M), ALDERLEY HOUSE, ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY FOR ANDREW MCMURTRIE, PH ALDERLEY PARK (ALDERLEY HOUSE) LLP**

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report the application be approved subject to the completion of a S106 Agreement securing the following:-

- Profits to be re invested in life science development
- 15% affordable housing to be provided on site under the established Life Science Employee Housing Scheme or an updated Scheme that could be extended to other Alderley Park employees.

And subject to the following conditions:

1. Standard 3 year consent
2. Approved Plans
3. Materials to be submitted
4. Landscaping including details of the internal access roads/junctions.
5. Implementation of landscaping
6. Tree Protection and Construction Specification / Method Statement
7. Development to be in accordance with the Great Crested Newt Reasonable Avoidance measures
8. Updated badger survey
9. Method statement for the safeguarding of the LWS/ancient woodland
10. Surface water drainage strategy
11. Separate drainage systems for foul and surface water
12. Travel information pack
13. Electrical vehicle infrastructure
14. Contaminated land verification report
15. Measures to deal with unexpected contamination
16. Levels to be submitted

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The meeting commenced at 10.00 am and concluded at 2.15 pm

Councillor C Browne (Chairman)

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