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## CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Northern Planning Committee**  
held on Wednesday, 13th January, 2021

### **PRESENT**

Councillor C Browne (Chairman)  
Councillor T Dean (Vice-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 R Hamilton (Conservation Officer), Mr P Hurdus (Highways Development Manager), Mr P Wakefield (Planning Team Leader) and Mrs M Withington (Acting Team Manager-Property Team)

### **58 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor B Murphy.

### **59 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in respect of application 20/2211M, Councillor I Macfarlane declared that he had received email correspondence from Councillor T Fox.

In the interest of openness in respect of application 20/2211M, Councillor N Mannion declared that he was the Portfolio Holder for Assets and the applicant was Engine of the North who were part of Cheshire East Council. He had no involvement in the application or discussed it with officers.

In the interest of openness in respect of application 20/3347M, Councillor T Dean declared that he was a Vodafone user.

In the interest of openness in respect of application 20/2211M, Councillor J Nicholas declared that he had received email correspondence from Councillor T Fox.

In the interest of openness in respect of application 20/3347M, Councillor P Findlow declared that his wife was a Vodafone user.

In the interest of openness in respect of application 20/3347M, Councillor L Smetham declared that she was a Vodafone user.

In the interest of openness in respect of application 20/3347M, Councillor A Harewood declared that she had been in discussions on this matter

when she was a member of the Planning Committee with Macclesfield Town Council, however she was no longer on the Planning Committee and had not pre-determined this application.

## **60 MINUTES OF THE PREVIOUS VIRTUAL MEETING**

### **RESOLVED**

That the minutes of the virtual meeting held on 2 December 2020 be approved as a correct record and signed by the Chairman subject to Councillor L Smetham's declaration being amended to include the insertion of the word 'previous' before ward and subject to minute number no.51, application 20/0113M being amended to state Alison Freeman, the agent for the applicant spoke in respect of the application and not Nick Smith.

## **61 PUBLIC SPEAKING-VIRTUAL MEETINGS**

### **RESOLVED**

That the public speaking procedure be noted.

## **62 20/4483M-DEMOLITION OF EXISTING TWO DETACHED PROPERTIES AND ERECTION OF 63-BEDROOM CARE HOME WITH ASSOCIATED LANDSCAPING, CAR PARK AND ACCESS, 51 & 53, HANDFORTH ROAD, WILMSLOW FOR J PARR, NEW CARE PROJECTS LLP**

Consideration was given to the above application.

(Councillor B Burkhill, the Ward Councillor and Glynn Traynor, an objector 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 approved subject to referral to the Secretary of State, subject to the completion of a S106 Agreement securing the following:-

A contribution of £30,360 towards health care provision.

And subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accordance with approved plans
3. Samples of materials to be submitted
4. Details of soft and hard landscape details to be submitted
5. Electric vehicle charging points to be provided

6. Detailed drainage strategy to be submitted
7. Nesting Bird survey to be submitted
8. Works to be in accordance with ecology report
9. Details of equipment to control fumes and odours to be submitted
10. Scheme of sound insulation to be submitted
11. Details of air vents, air conditioning units or fans to be submitted
12. Construction method statement to be submitted
13. Travel plan to be submitted
14. Contamination report to be submitted
15. Tree works and tree protection method statement to be submitted

In order to give proper effect to the Northern Planning Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning 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.

**63 20/1432M-THE DEMOLITION OF THE EXISTING BUNGALOW AND THE ERECTION OF TWO DWELLING HOUSES, 12, BOLLIN HILL, WILMSLOW FOR TILDER PROPERTIES LIMITED**

Consideration was given to the above application.

(Councillor D Stockton, the Ward Councillor and Mr Ball, representing the applicant attended the virtual 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. Commencement of development (3 years)
2. Development in accord with approved plans
3. Removal of permitted development rights (Classes A - F)
4. Landscaping - submission of details
5. Landscaping (implementation)
6. Materials as application
7. Electric Vehicle Charging Points to be provided
8. Nesting Bird Survey to be submitted
9. Tree protection measures to be implemented

10. Development carried out in accordance with Tree Construction Specification / Method Statement
11. Arboricultural works in accordance with Tree Survey Schedule
12. Incorporation of features into the scheme suitable for use by breeding birds including house sparrows, and roosting bats

In order to give proper effect to the Northern Planning Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning 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.

64 **20/2211M-OUTLINE APPLICATION FOR PROPOSED PARK AND RIDE FACILITY, INCLUDING ASSOCIATED INFRASTRUCTURE, LAND NORTH OF, STATION ROAD, HANDFORTH FOR ENGINE OF THE NORTH**

Consideration was given to the above application.

(Councillor B Burkhill, the Ward Councillor, Roger Small, representing Handforth Neighbourhood Plan Steering Group and the Friends of Handforth Station, an objector and Mr Boden, representing 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 approved subject to the following conditions:-

1. Outline matters reserved
2. Outline timescales
3. Approved plans/documents
4. Materials to be submitted
5. Landscaping details to be submitted, to include:
  - Site soils management proposals – to be in accordance with the current DEFRA Code of Practice and relevant British Standards.
  - Details for any SUDs features incorporated within the scheme e.g. permeable surfaces, swales etc.
  - Hard landscape details including proposed surfacing materials, street furniture, lighting, signage etc.
  - Full soft landscape proposals including detailed planting plans and specifications
  - The positions, design, materials and type for all proposed boundary treatments
6. Landscape implementation
7. Landscape management plan

8. Tree Retention/Protection- to include method statement including supervision to be submitted as part of any Reserved Matters application.
9. Levels details to be submitted
10. A management scheme to ensure residents of the Garden Village at Handforth have preferential access shall be submitted to and approved
11. Notwithstanding the submitted plans, the signal controlled narrowing of the carriageway on the railway bridge is not approved
12. Electric vehicle infrastructure.
13. A detailed strategy / design, ground investigation, and associated management / maintenance plan for the site drainage to be submitted.
14. Lighting (Amenity & Bats)
15. Ecological enhancement strategy
16. Proposals to seek retention and enhancement of existing hedgerow
17. Any future reserved matters application should be supported by an up to date metric calculation and a long term (30yrs) ecological management strategy
18. Bird nesting season
19. Details of cycle provision and disabled parking/access to be provided as part of any Reserved Matters application

Furthermore it was requested that the Reserved Matters application be brought back to the Northern Planning Committee for determination.

In order to allow the applicant to review the road narrowing proposal, in conjunction with Cheshire East Council, to ensure it was the optimum solution given the surrounding constraints and being mindful of the future Access for All works at Handforth station; any revised proposals would be considered as part of the Reserved Matters application.

In order to give proper effect to the Northern Planning Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning 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.

(The virtual meeting was adjourned for lunch from 1.18pm until 2.00pm).

**65 20/3347M-THE INSTALLATION OF A 5M HIGH LATTICE STUB TOWER SUPPORTING 3NO. ANTENNAS, 2NO. 300MM TRANSMISSION DISHES, PROPOSED 2NO. EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO INCLUDING 18NO. REMOTE RADIO UNITS (RRU'S) AND 9NO COMBINERS, SITE AT, GOODALL STREET, MACCLESFIELD FOR VODAFONE LIMITED**

Consideration was given to the above application.

(Councillor M Warren, the Ward Councillor and Jenni Hann, the agent for the applicant attended the virtual meeting and spoke in respect of the application).

## **RESOLVED**

That the application be deferred in order for evidence of alternative location sites to be provided, including reasons as to why those sites were discounted and for the applicant to consult with residents on the potential location of the infrastructure.

### **66 20/2966M-RESERVED MATTERS FOR APPROVAL OF APPEARANCE, LANDSCAPING AND SCALE FOLLOWING OUTLINE APPLICATION 19/3201M FOR CONSTRUCTION OF A DETACHED BUNGALOW, 79, SHRIGLEY ROAD SOUTH, POYNTON FOR MR JOHN PARROTT**

Consideration was given to the above application.

(Town Councillor L Clarke, representing Poynton Town Council attended the virtual meeting and spoke in respect of the application).

## **RESOLVED**

That the application be delegated to the Head of Planning to approve in consultation with the Chairman of the Northern Planning Committee subject to clarification of the absence of historic mining in or adjacent to the site and subject to the following conditions:-

1. To comply with outline permission
2. Development in accord with approved plans
3. Materials as application
4. Implementation of landscaping scheme submitted with application
5. Obscure glazing requirement
6. Development in accordance with the Tree Protection Scheme and Arboricultural Method Statement

In order to give proper effect to the Northern Planning Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning 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.

The meeting commenced at 10.00 am and concluded at 3.19 pm

Councillor C Browne (Chairman)