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CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Northern Planning Committee**
held on Wednesday, 5th May, 2021

PRESENT

Councillor J Nicholas (Chair)

Councillors L Braithwaite, C Browne (Substitute), T Dean, S Edgar (Substitute), JP Findlow, A Harewood, S Holland, I Macfarlane and N Mannion

OFFICERS IN ATTENDANCE

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

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Jefferay, K Parkinson, L Smetham and J Smith.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 20/1063M, Councillor L Braithwaite declared that she was one of the Ward Councillors, however she had not pre-determined the application.

In the interest of openness in respect of 20/1063M, Councillor N Mannion declared that he had previously been Portfolio Holder for Environment and Regeneration with responsibility for the disposal of Cheshire East Council. As reference was made to the disposal of land by a public speaker he clarified he had not been involved in the disposal of land relating to the application site.

3 MINUTES OF THE PREVIOUS VIRTUAL MEETING

RESOLVED

That the minutes of the virtual meeting held on 7 April 2021 be approved as a correct record and signed by the Chairman.

4 PUBLIC SPEAKING-OPEN SESSION

RESOLVED

That the public speaking procedure be noted.

5 20/1063M-ERECTION OF 3 DWELLINGS WITH OFF-ROAD PARKING (4 SPACES), GARDENS WITH ASSOCIATED LANDSCAPING AND WASTE & RECYCLING STORAGE, CAR PARK, JOHN STREET, MACCLESFIELD FOR TAYLOR ICE COMMS

Consideration was given to the above application.

(Councillor A Farrall, the Ward Councillor and Councillor B Puddicombe, the neighbouring Ward Councillor attended the virtual meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. The scheme provides insufficient off-street parking for the level of residential development proposed. Given, the existing identified problems with on-street parking on John Street and in the surrounding area, it is considered that the proposal would not comply with Cheshire East Parking Standards (CELPS Annex C) and CELPS Policy SD1.
2. If approved, the scheme would not preserve or enhance the character or appearance of this part of the High Street Conservation Area due to the overall height, form and bulk of the development. The proposal is therefore contrary to the requirements of the Framework and CELPS Policies SD2, SE1 and SE7.
3. The proposed development will be unduly dominant upon the outlook from the rear elevations of the properties on High St, and their relatively small outdoor amenity spaces, which would be very overbearing. The proposal is therefore contrary to policies DC3 and DC38 of the MBLP and the CEC Design Guide.

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 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, Councillor S Holland joined the virtual meeting, therefore she did not take part in the debate or vote on the application)

6 20/5087M-ERECT SINGLE PAIR OF SEMI-DETACHED DWELLINGS (2 HOUSES IN TOTAL), TOGETHER WITH NEW SITE ACCESS AND PARKING AREAS AND ASSOCIATED EXTERNAL WORKS, 207, COPPICE ROAD, POYNTON FOR P AVERELL, LINEAR CONSTRUCTION LTD

Consideration was given to the above application.

RESOLVED

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

1. Three-year time limit
2. In accordance with approved plans
3. Finished levels to be submitted
4. Tree protection to be provided in accordance with submitted scheme
5. Arboricultural Method statement for areas of hard standing to be submitted
6. Drainage strategy and Management plan to be submitted
7. Breeding bird protection to be submitted
8. Wildlife sensitive lighting to be submitted
9. Pre-works walkover survey for badgers to be submitted
10. Ecological enhancements to be implemented
11. Foul Water drainage to be submitted
12. Details of materials to be submitted
13. Landscaping details to be submitted
14. Landscaping implementation
15. Boundary treatments to be submitted
16. Removal of permitted development rights for extensions (class A and AA)
17. Garage to be retained for car parking
18. EV charging points to be provided
19. Imported soil tested for contamination
20. Actions in the event of unidentified contamination
21. Contamination risk assessment to be submitted
22. Verification report to be submitted
23. Parking spaces to be provided and to measure minimum of 4.8m x 2.5m

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(During consideration of the application, the live broadcast lost connection and therefore the virtual meeting was adjourned for a short break).

7 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 12.00 pm

Councillor J Nicholas (Chair)