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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 2nd June, 2021 at The Assembly Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor J Nicholas (Chair)
Councillor L Braithwaite (Vice-Chair)

Councillors C Browne (Substitute), T Dean, JP Findlow, A Harewood,
S Holland, I Macfarlane, N Mannion, K Parkinson, L Smetham and J Smith

OFFICERS IN ATTENDANCE

Mr N Jones (Principal Development Officer), Mr R Law (Planning Team
Leader) and Mrs M Withington (Acting Team Manager-Property Team)

8 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor D Jefferay.

9 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 20/3627M and 20/3628M, Councillor L Braithwaite declared that she was the Ward Councillor for the area but had not pre-determined the applications. In addition she had met with Mr Breewood who was speaking on the application in her capacity as a Ward Councillor where there had been several incidents of anti-social behaviour near to the application site. Planning matters had not been discussed. Furthermore in the interests of openness, in her capacity as Ward Councillor she emailed Mr. Jalali, the applicant's agent, following advice from Building Control on 15 April to contact the owner with reference to making the building secure. She did not discuss the planning applications.

In the interest of openness in respect of applications 20/3627M and 20/3628M, Councillor N Mannion declared that his grandfather had been employed by Mr Breewood who was speaking on the application, however it was over 40 years ago.

In the interest of openness in respect of application 20/3162M, Councillor J Nicholas declared that he lived with Councillor A Stott who was speaking on the application and that he was also the Ward Councillor, however he had not pre-determined the application.

In the interest of openness in respect of application 20/3162M, Councillor L Smethem declared that she knew Town Councillor K Edwards who was speaking on the application.

It was noted that Members had received correspondence in respect of applications 20/3627M and 20/3628M.

10 **MINUTES OF THE PREVIOUS VIRTUAL MEETING**

RESOLVED

That the minutes of the previous virtual meeting be approved as a correct record and signed by the Chair.

11 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

12 **20/3627M-CHANGE OF USE AND EXTENSIONS TO VACANT MILL INTO 24 SELF-CONTAINED APARTMENTS WITH ASSOCIATED CAR PARKING, ALMA MILL, CROMPTON ROAD, MACCLESFIELD FOR MUJAHID AFZAL**

Consideration was given to the above application.

(Councillor A Farrall, the Ward Councillor, Mr Breewood, an objector, David Ouattara, an objector and Andrew Jalali, 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 is contrary to saved Policies BE15, BE17, BE18 and BE19 in the Macclesfield Borough Local Plan and Policies SD 2, SE 1 SE 7 of the Cheshire East Local Plan Strategy, causing harm to the objectives of those policies due to an adverse impact on the character, appearance and historic interest of the building and setting of the adjacent listed building by reason of its height, scale and form. The proposal is similarly contrary to national planning policy and guidance relating to listed buildings.
2. The proposed extensions would cause loss of light and an overbearing impact to the detriment of the amenities of the occupiers of nearby residential property, particularly numbers 39 Crompton Road and 1 Pownall Square. The approval of the development would therefore be contrary to saved Policies DC3

and DC38 of the Macclesfield Borough Local Plan and Policy SE 1 of the Cheshire East Local Plan Strategy.

3. The development would be detrimental to the interests of highway safety through an increase in parking taking place in unsuitable locations on the highway or within the site, taking account of the nature of the proposed development, the location of the site and the predicted number of parked vehicles arising from the development contrary to saved Policy DC6 of the Macclesfield Borough Local Plan, Appendix C and Policy SD 1 of the Cheshire East Local Plan Strategy.

In order to give proper effect to the Northern Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

13 20/3628M-CHANGE OF USE AND EXTENSIONS TO VACANT MILL INTO 24 SELF-CONTAINED APARTMENTS WITH ASSOCIATED CAR PARKING, ALMA MILL, CROMPTON ROAD, MACCLESFIELD FOR MUJAHID AFZAL

Consideration was given to the above application.

(Ben Carr, the Architect for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

1. The approval of Listed Building Consent would be contrary to saved Policies BE15, BE17, BE18 and BE19 of the Macclesfield Borough Local Plan and Policy SE7 of the Cheshire East Local Plan Strategy, causing harm to the objectives of those policies due to an adverse impact on the character, appearance and historic interest of the building and setting of the adjacent listed building. The proposal is similarly contrary to national planning policy guidance relating to listed buildings.

In order to give proper effect to the Northern Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

14 20/3162M-PROPOSED ERECTION OF THREE DWELLINGS TOGETHER WITH ASSOCIATED ACCESS AND CAR PARKING, CAR

PARK TO THE CROWN, INGERSLEY VALE, BOLLINGTON FOR GUSTAV BONNIER HOLDINGS LTD

Consideration was given to the above application.

(Councillor A Stott, the Ward Councillor, Town Councillor K Edwards, representing Bollington Town Council and Poppy Hilton, 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. Commencement of development (3 years)
2. Development in accordance with approved plans
3. Submission of samples of building materials
4. Landscaping - submission of details
5. Landscaping (implementation)
6. Landscaping to include details of boundary treatment
7. Nesting bird survey to be submitted
8. Provision of features to enhance the biodiversity value
9. Hours of operation condition including details of piling works
10. Construction method statement
11. Foul and surface water shall be drained on separate systems.
12. Surface water drainage details to be submitted
13. Travel information pack to be submitted
14. Electric vehicle infrastructure to be provided
15. Steps to be taken in event of unidentified contamination
16. Car parking spaces to be provided and retained at all times thereafter
17. Details of proposed finished floor levels and land levels to be submitted
18. Cycle storage to be provided
19. Coal mining scheme of works/investigations pre-commencement condition
20. Coal mining safety report prior to occupation
21. Accordance with Arboricultural Information

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 Chair (or in his absence the Vice Chair) 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.

The meeting commenced at 10.00 am and concluded at 11.27 am

Councillor J Nicholas (Chair)

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