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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 1st September, 2021 at Glasshouse, Alderley Park,
Congleton Road, Nether Alderley, Macclesfield, SK10 4TF

PRESENT

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

Councillors T Dean, JP Findlow, A Harewood, S Holland, D Jefferay,
I Macfarlane, N Mannion, K Parkinson, L Smetham and J Smith

OFFICERS IN ATTENDANCE

Mr A Crowther (Team Leader-Major Applications), Mr N Jones (Principal
Development Officer), Mr P Wakefield (Planning Team Leader) and Mrs M
Withington (Acting Team Manager-Property Team)

28 APOLOGIES FOR ABSENCE

There were no apologies for absence.

29 DECLARATIONS OF INTEREST/PRE DETERMINATION

There were no declarations of interest.

30 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 4 August 2021 approved as a
correct record and signed by the Chair.

31 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

32 20/1970M-FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT (USE CLASS C3) WITH ASSOCIATED INFRASTRUCTURE, LANDSCAPING AND ACCESS, WALLED GARDEN AND KITCHEN GARDEN, ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY FOR JONES HOMES (NORTH WEST) LIMITED AND ALDERLEY PARK LIMITED

Consideration was given to the above application.

(Parish Councillor J Shufflebottom, representing Nether Alderley Parish Council, John Groves, representing a number of objectors and Gary Halman, 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 completion of a Section 106 Agreement securing the following:-

- Profits to be re invested in life science development;
- Education contribution of £273,859;
- 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. Approval of materials for both dwellings and hard and soft landscape features, including sample brickwork panel for each site including samples of detailing brickwork for the walled garden units, and working drawings and samples for ALL elements of detail on the exterior of new buildings
4. Landscaping including details of the woodland management and new native planting within the Kitchen Garden woodland buffer. All hardscape to be in natural materials unless otherwise agreed.
5. Implementation of landscaping
6. Boundary treatment including design details for all proposed walls, fences, railings and gates
7. Soils management scheme to be submitted and approved
8. Landscape Management Plan for a minimum period of 20 years period
9. Tree Protection and Construction Specification / Method Statement
10. Development to be in accordance with the Great Crested Newt Reasonable Avoidance measures
11. Updated badger survey to be submitted and approved
12. Method statement for the safeguarding of the LWS/ancient woodland
13. Development to accord with the Flood Risk Assessment
14. Submission of a detailed strategy / design, ground investigation, and associated management / maintenance plan for the drainage of the site
15. Separate drainage systems for foul and surface water
16. CEMP to include measures to minimise impacts from dust and noise on the adjacent Local Wildlife Site.
17. Lighting to be agreed. It is also strongly suggested there should be no column-based lighting in this scheme. Any high-level lighting should be building mounted.
18. Travel information pack to be submitted and approved
19. Electrical vehicle infrastructure to be submitted and approved
20. Approval of a contaminated land remediation strategy

21. Contaminated land verification report to be submitted and approved
22. Soil tests for contamination to be submitted and approved
23. Measures to deal with unexpected contamination
24. Full details of existing and proposed levels and contours to be submitted and approved
25. Safeguarding of nesting birds
26. Provision of gaps in fences for hedgehogs.
27. Submission of details for the fencing of and safeguarding of the proposed 10m buffer adjacent to the Alderley Park LWS.
28. Submission of detailed planting specification for the 10m buffer adjacent to the Alderley Park LWS.
29. Removal of domestic Permitted Development rights
30. Submission and implementation of a habitat creation, habitat management and ecological monitoring strategy

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 a short break. Prior to consideration of the following item the meeting was adjourned for a short break).

33 20/5021M-DEMOLITION OF EXISTING DWELLING AND ERECTION OF A SINGLE REPLACEMENT DWELLING AND A DETACHED INFILL DWELLING WITH ASSOCIATED WORKS, BEECHWOOD, 6, MOSS ROAD, ALDERLEY EDGE FOR MR & MRS ROBINSON

Consideration was given to the above application.

(Councillor C Browne, the Ward Councillor and Mr Robinson, 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. Three-year time limit
2. Development in accordance with the approved plans
3. Finished levels
4. Drainage strategy
5. Details of materials
6. Tree protection
7. Tree retention
8. Construction of engineer designed surfaces

9. Service drainage layout
10. Landscaping scheme
11. Implementation of landscaping scheme
12. Boundary treatments
13. Protection for nesting birds
14. Ecological enhancements
15. Electric Vehicle charging points
16. Obscure glazing to first floor flank windows
17. Removal of permitted development rights – class A, AA, B and E

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The meeting commenced at 10.00 am and concluded at 12.00 pm

Councillor J Nicholas (Chair)