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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 8th December, 2021 in the The Capesthorne Room -
Town Hall, Macclesfield SK10 1EA

PRESENT

Councillor J Nicholas (Chair)

Councillors A Critchley (Substitute), T Dean, JP Findlow, S Holland, D Jefferay, I Macfarlane, K Parkinson, B Puddicombe (Substitute), L Smetham and J Smith

OFFICERS IN ATTENDANCE

Mr N Jones (Principal Development Officer), Mr P Wakefield (Planning Team Leader) and Mrs M Withington (Principal Lawyer)

44 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors L Braithwaite, A Harewood and N Mannion.

45 DECLARATIONS OF INTEREST/PRE DETERMINATION

It was noted that all Members had received substantial information in respect of application 20/3260M.

In the interest of openness in respect of application 20/3260M, Councillor L Smetham declared that she had been a Member of the Licensing Act Sub Committee who had considered an application for a Premises Licence by Daniel Morgan in respect of Lady Grey Farm, Lady Lane, Mobberley, Knutsford on the 27 February 2020, however she confirmed she had not fettered her discretion in respect of the planning application for the same site.

In the interest of openness in respect of application 21/4426M, Councillor B Puddicombe declared that he had spoken against the application at the previous meeting and therefore would exercise his right to speak as the neighbouring Ward Councillor under the public speaking procedure. In accordance with the Code of Conduct he removed himself from the Committee and sat in the public gallery prior to consideration of the application.

46 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 3 November 2021 be approved as a correct record and signed by the Chair.

47 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

48 **20/3260M-CHANGE OF USE OF THE EXISTING SHIPPON TO A WEDDING VENUE TOGETHER WITH ASSOCIATED WORKS INCLUDING A SMALL INFILL EXTENSION, PART REPLACEMENT ROOF, NEW BLACKENED VERTICAL TIMBER CLADDING, SEPTIC TANK, ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING WORKS (PART RETROSPECTIVE), LADY GREY FARM, LADY LANE, MOBBERLEY FOR MR DAN MORGAN**

Consideration was given to the above application.

(Stuart Nixon, an objector, Bernadette Bailey, a supporter and Donna Barber, the agent for the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of Councillor C Leach, the Ward Councillor).

RESOLVED

That the application be refused for the following reasons:-

1. Impact of noise and disturbance on living conditions of neighbours, contrary to policies DC3, DC13 and DC14 of the Macclesfield Borough Local Plan and policy SD2 of the Cheshire East Local Plan Strategy.
2. Inappropriate development in the Green Belt contrary to policy PG3 of the Cheshire East Local Plan Strategy.

(This decision was contrary to the officer's recommendation of approval. Prior to consideration of the following item, the meeting was adjourned for a short break).

49 **21/4426M- TWO NEW SEMI-DETACHED DWELLINGS WITH OFF STREET PARKING, JOHN STREET CAR PARK, JOHN STREET, MACCLESFIELD, SK11 8BN FOR MR WARD**

Consideration was given to the above application.

(Councillor A Farrall, the Ward Councillor, Councillor B Puddicombe, neighbouring Ward Councillor, Town Councillor F Wilson, representing Macclesfield Town Council and Ian Harrison, agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Head of Planning in consultation with the Chair of the Northern Planning Committee to approve subject to the receipt of any further representations not raising any new matters and subject to the following conditions:-

1. Commencement of development (*three years*);
2. Development in accordance with approved plans;
3. Removal of PD rights;
4. Finished levels (*pre-commencement*);
5. Materials as application;
6. Submission of a Contaminated Land Phase 1 Report (*pre-commencement*);
7. Submission of a Contaminated Land Verification Report (*pre-occupation*);
8. Importation of soil;
9. Unexpected contamination;
10. Provision of Electrical Vehicle Infrastructure (*pre-occupation*);
11. Use of ultra-low emission boilers (*pre-occupation*);
12. Ecological enhancements;
13. Submission of landscaping scheme;
14. Implementation of landscaping scheme;
15. Boundary treatments (*pre-occupation*); and
16. Provision of parking (*pre-occupation*);
17. Obscure glazing
18. Cycle storage

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.

The meeting commenced at 10.00 am and concluded at 12.50 pm

Councillor J Nicholas (Chair)

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