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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 23rd March, 2022 in the The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors JP Findlow, S Gardiner (Substitute), A Harewood, S Holland,
D Jefferay, I Macfarlane, N Mannion, K Parkinson and L Smetham

OFFICERS IN ATTENDANCE

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

57 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors T Dean and J
Smith.

58 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 21/2975M, Councillor
S Gardiner declared he was known to Jon Suckley who was the agent
speaking on the application.

In the interest of openness in respect of application 21/2975M, Councillor
S Gardiner declared that one of the objectors was known to him and that
15 years ago he had been the planning agent in respect of the land
opposite the application site. These declarations were made during
consideration of the first application.

In the interest of openness in respect of application 21/2975, Councillor K
Parkinson declared she used to work at the application premises.

In the interest of openness in respect of application 21/3860M, Councillor
N Mannion declared that Hans Property Consultants had been engaged by
the applicant. He declared he had played rugby with the owner of the
business for about 25 years but had not spoken to him in 3 years and not
discussed the application.

In the interest of openness in respect of application 21/1496M, Councillor
D Jefferay declared that he knew Roger Bagguley who was speaking on
the application. He suspected that Mr Bagguley was speaking on behalf of
the Residents of Wilmslow who were the political party Councillor D

Jefferay was affiliated to, however he had not discussed the application with him or pre-determined it.

It was noted that all Members had received correspondence in respect of application 21/2975M.

59 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 23 February 2022 be approved as a correct record and signed by the Chair subject to the insertion of the words '19 January 2022' after the word 'on' in relation to minute no. 52 'Minutes of the Previous Meeting'.

60 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

61 21/2975M-PART DEMOLITION OF EXISTING BUILDINGS, CONVERSION AND ALTERATION OF RETAINED BUILDINGS FOR RESIDENTIAL USE (USE CLASS C3) AND ERECTION OF RESIDENTIAL DEVELOPMENT (USE CLASS C3) WITH ASSOCIATED OPEN SPACE, LANDSCAPING, ACCESS, CAR PARKING AND INFRASTRUCTURE, THE SWAN HOTEL, CHESTER ROAD, BUCKLOW HILL, CHESHIRE FOR MR ANDREW MCMURTRIE, PH PROPERTY HOLDINGS LIMITED AND PREMIER INN HOTELS LTD

Consideration was given to the above application.

(Councillor C Leach, the Ward Councillor, Parish Councillor Richard Finch, representing Mere Parish Council, Rob Pattinson, representing objectors and Jon Suckley, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred in order for further consideration of the nutrient impact upon Rostherne Mere (RAMSAR site).

(During consideration of the item the meeting was adjourned in order to seek further legal advice. In the interest of openness and transparency, the Chair declared that during the adjournment he had been approached by one of the speakers who wished to put forward an offer on behalf of the applicant. Officers advised that it would be inappropriate to take into consideration the offer put forward by the applicant).

62 21/3860M-VARIATION OF CONDITIONS 23 (APPROVED USES) AND 25 (HOURS OF OPERATION) RELATING TO THE ENTERPRISE HUB ON APPROVAL 11/2340M, LANGLEY BUSINESS PARK, LANGLEY ROAD, MACCLESFIELD FOR SEDDON HOMES LIMITED

Consideration was given to the above application.

(Councillor A Gregory, the Ward Councillor and Amanda Oakden representing 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 wording of Condition 23 (approved uses) is amended to the following: -

23. The rural enterprise hub shall be used for Class E (g) (i) and (iii) and B8 use only, and for no other purpose (including any other purpose listed in the Schedule to the Town and County Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that order, with or without modification).

And the wording of condition 25 (hours of operation) is amended to the following: -

25. The hours of operation of the rural enterprise hub hereby approved shall be limited to 07.00 hours to 23.00 hours on Monday to Sunday including public holidays.

Where a variation of condition application, the effect is to create a new grant of planning permission. Consequently, the relevant conditions from the previous permission are recommended with the inclusion of an additional condition stating that no more than 2 units to be occupied by the same tenant :-

These would be as follows: -

01. The plans and particulars shall be in accordance with Reserved Matters approval;
02. The Reserved Matters shall comply with the approved parameters plan;
03. The Reserved Matters application(s) shall comprise no more than 77 dwellings and 836m² gross of Class E (G) (i) and (iii) and B8 use;
04. Not less than 50% of the Rural Enterprise Hub floorspace shall be substantially completed and available for use within 3 years from the commencement of development;
05. The Landscape Design shall be in accordance with the approved details;

06. The Landscape Implementation Programme shall be in accordance with the approved details;
07. The Landscape Phasing shall be in accordance with the approved details;
08. The completion of the landscaping shall be in accordance with the approved details;
09. The Arboricultural Impact Assessment and Method Statement shall be in accordance with the approved details;
10. Vehicular access to the site shall be taken from Langley Road, in accordance with the updated Transport Assessment;
11. The Visibility Splay Details shall be in accordance with the approved details;
12. Parking facilities for at least 6 cycles shall be provided for the Rural Enterprise Hub and made available prior to its first occupation;
13. The Nesting Birds details shall be in accordance with the approved details;
14. The Highways, Footways and Cycleways shall be in accordance with the approved details;
15. The development shall be carried out in accordance with the recommendations and mitigation proposals within the Ecological Supporting Information;
16. The Programme of Archaeological Work shall be in accordance with the approved details;
17. The Construction Environmental Management Plan shall be in accordance with the approved details;
18. The Foundation Zoning shall be in accordance with the approved details;
19. Hours of construction;
20. Approved Uses
21. Information on sustainable travel options shall be submitted and approved;
22. Hours of Operation
23. The Remediation & Enabling Works Strategy shall be in accordance with the approved details;
24. The rating level of the noise emitted from the Rural Enterprise Hub shall not exceed the existing background noise level at any time;
25. The External Lighting Scheme shall be in accordance with the approved details;
26. The Levels shall be in accordance with the approved details;
27. General Permitted Development Rights – Class A1;
28. The Energy Statement shall be in accordance with the approved details;
29. The Energy Reduction Statement shall be in accordance with the approved details;
30. The Riparian Enhancement Report shall be in accordance with the approved details;
31. The Flood Risk Assessment shall be in accordance with the approved details;
32. The Surface Water Drainage shall be in accordance with the approved details;

33. The Overland Flood Flow shall be in accordance with the approved details; and
34. The Soil Survey shall be in accordance with the approved details.
35. No more than 2 units occupied by same tenant

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.

(Prior to consideration of the following item, Councillor K Parkinson left the meeting and did not return).

63 21/1496M-DEMOLITION OF EXISTING BUILDING AND STRUCTURES AND THE ERECTION OF 2NO. DETACHED BUNGALOWS WITH ASSOCIATED ACCESS AND LANDSCAPING, LAND ADJACENT TO YEW TREE FARM, MOOR LANE, WILMSLOW FOR YTF DEVELOPMENTS LIMITED

Consideration was given to the above planning application.

(Councillor M Goldsmith, the Ward Councillor, Town Councillor Jon Newell, representing Wilmslow Town Council, Roger Bagguley, an objector and Ian Pleasant, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused due to it being an overdevelopment of the site due to the footprint of the proposed dwellings and boundary tree constraints resulting in inadequate space for outdoor accommodation and required parking capacity within the site, which is to the detriment of living conditions of the occupants of the new dwellings due to the size of the dwellinghouses, contrary to policy H2 of the Wilmslow Neighbourhood Plan.

(This decision was contrary to the officers recommendation of approval).

The meeting commenced at 10.00 am and concluded at 2.30 pm

Councillor J Nicholas (Chair)

