

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 23rd April, 2025 in The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor D Jefferay (Chair)
Councillor F Wilson (Vice-Chair)

Councillors M Beanland, S Bennett-Wake, T Dean, D Edwardes, K Edwards,
A Harrison, S Holland, T Jackson and J Smith

OFFICERS IN ATTENDANCE

Paul Wakefield, Planning Team Leader
Andrew Poynton, Planning and Highways Lawyer
Chris Hudson, Arboricultural and Ecology Team Leader
Emma Fairhurst, Principal Arboricultural Officer
Fiona Reynolds, Senior Planning Officer
Neil Jones, Development Officer, Infrastructure
Jennifer Ashley, Democratic Services Officer

23 APOLOGIES FOR ABSENCE

There were no apologies for absence received.

24 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness, Councillor Bennett – Wake, declared that she was a neighbour of application 25/0233/HOUS and would leave the room for the duration of the item, not taking part in any discussion or vote on the application.

25 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 13th November 2025 be approved as a correct record, subject to the inclusion of apologies being noted for Cllr Dean.

26 PUBLIC SPEAKING

That the public speaking procedure be noted.

**27 21/5803M - FRANK R MARSHALL AND CO, MARSHALL HOUSE
CHURCH HILL, KNUTSFORD, CHESHIRE EAST, WA16 6DH**

Consideration was given to the above planning application.

The following attended the meeting and spoke in favour of the application;

Mr Colin Williams, Agent

RESOLVED:

That for the reasons set out in the report, the application be APPROVED, subject to the following conditions:

1. Time limit for implementation – 3 years
2. Development to be in accordance with approved plans
3. Materials samples to be submitted
4. Sample panel brickwork to be submitted
5. Window and door details to be submitted
6. Method for protection of internal historic features and surfaces to be submitted
7. Details of historic features to be left in situ to be submitted
8. Retained fabric to be made good – details to be submitted
9. New services details to be submitted
10. Details of underpinning to be submitted
11. Method statement for cleaning and repair of historic brickwork to be submitted
12. Details of treatment of historic fabric abutting extensions to be submitted
13. Details of retention of internal screens to be submitted
14. Cycle parking details to be submitted
15. Drainage details to be submitted
16. Landscaping details and implementation including boundaries to be submitted
17. Noise mitigation to be implemented
18. Hours of opening
19. Biodiversity enhancements to be submitted
20. Testing of imported soil for contamination
21. Action required in event of unidentified contamination
22. Submission of tree protection, tree retention and tree method statement

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 Chair of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

28 21/5804M - LISTED BUILDING CONSENT: FRANK R MARSHALL AND CO, MARSHALL HOUSE CHURCH HILL, KNUTSFORD, CHESHIRE EAST, WA16 6DH

Consideration was given to the above planning application.

The following attended the meeting and spoke in favour of the application;

Mr Colin Williams, Agent

RESOLVED:

That for the reasons set out in the report, the application be APPROVED, subject to the following conditions:

1. Time limit for implementation – 3 years
2. Development to be in accordance with approved plans
3. Materials samples to be submitted
4. Sample panel brickwork to be submitted
5. Window and door details to be submitted
6. Method for protection of internal historic features and surfaces to be submitted
7. Details of historic features to be left in situ to be submitted
8. Retained fabric to be made good – details to be submitted
9. New services details to be submitted
10. Details of underpinning to be submitted
11. Method statement for cleaning and repair of historic brickwork to be submitted
12. Details of treatment of historic fabric abutting extensions to be submitted
13. Details of retention of internal screens to be submitted
14. Level 2 Historic Building Survey to be undertaken

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 Chair the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

29 24/4319/HOUS - LOWER BROOK CROFT SMITHY LANE, RAINOW, MACCLESFIELD, CHESHIRE EAST, SK10 5UP

Consideration was given to the above planning application.

RESOLVED:

That the application be APPROVED, as recommended, subject to the following conditions;

1. Time period for implementation – three years
2. Development to be in accordance with approved plans
3. Materials as application (roof material to be natural slate)
4. Removal of existing container

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 Chair of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

30 25/0233/HOUS - 2 DELAMERE DRIVE, MACCLESFIELD, CHESHIRE EAST, SK10 2PW

Councillor Bennett–Wake left the room.

Consideration was given to the above application.

RESOLVED:

That the application be APPROVED, as recommended, subject to the following conditions;

1. Time Limit (3 years)
2. Development in accord with approved plans
3. Materials to be as per the application, to match the main dwelling.
4. Boundary treatment details to be submitted

In order to give proper effect to the 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.

31 CHESHIRE EAST BOROUGH COUNCIL (KNUTSFORD - 82 KING STREET) TREE PRESERVATION ORDER 2024

Councillor Bennett–Wake returned to the room.

Consideration was given to the above Tree Preservation Order.

RESOLVED:

That the Tree Preservation Order be CONFIRMED, with no modifications.

The meeting commenced at 10.00 am and concluded at 12.00 pm

Councillor D Jefferay (Chair)