

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 11th January, 2012 at Meeting Room, Macclesfield
Library, Jordangate, Macclesfield

PRESENT

Councillor B Moran (Chairman)

Councillors L Brown, B Burkhill, K Edwards, H Gaddum, A Harewood,
P Hoyland, O Hunter, L Jeuda, P Raynes and L Roberts

APOLOGIES

Councillors W Livesley, C Andrew and D Stockton

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr P Hooley (Northern Area Manager), Mr N Jones (Principal Development Officer), Mr P Wakefield (Planning Officer), Mr B Vas (Cheshire East Rural Housing Enabler) and Stephanie Bierwas (Enforcement Officer)

70 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor Hunter declared a personal and prejudicial interest in application 11/3828M on the grounds that she is a member of the Peaks and Plains Board. In accordance with the Code of Conduct, she withdrew from the meeting during consideration of this item and did not return.

Councillor Edwards confirmed that he had not pre-determined application 11/3828M and that he was considering the application with an open mind and on its own merits taking into account any extra information provided at the meeting. Accordingly, he remained in the meeting during the consideration and determination of this item.

71 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 23rd November 2011 be approved as a correct record and signed by the Chairman.

72 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

**73 11/3828M - HEAD OF HOLLY GROVE, TABLEY, CHESHIRE, WA16
0HR: DEVELOPMENT OF 8 DWELLINGS FOR PEAKS & PLAINS
HOUSING TRUST**

(Councillor S Wilkinson, the Ward Councillor; Ms L Gimson, representing the agent for the applicant attended the meeting and spoke in respect of the application).

The Committee considered a report regarding the above planning application, a written update and an oral update by the Planning Officer

RESOLVED:

That the Development Management and Building Control Manager, in consultation with the Chairman, be granted delegated authority to approve the application, subject to the submission and approval of Acoustic Report to demonstrate compliance with recommendations of EHO, and subject to conditions and completion of

(a) A Section 106 Agreement to secure:

- dwellings will be retained as affordable rented housing in perpetuity and that occupation is restricted to those in genuine need who are employed locally or have local connection in accordance with the following cascade:
 1. Tabley
 2. Adjoining Rural Parishes
 3. Rural Knutsford Sub Area as identified in the SHMA 2010
 4. Knutsford
 5. Cheshire East
- commuted sum of £24,000 to be paid to the Council to make additions, enhancements and improvements to the existing open space off Holly Grove in Tabley.

(b) the following conditions:

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials
4. Obscure glazing requirement
5. Landscaping – submission of details
6. Landscaping (implementation)
7. Landscaping to include details of boundary treatment
8. Removal of permitted development rights

9. Draining details
10. Phase II contaminated land survey
11. Safeguarding breeding birds
12. Enhancement for breeding birds
13. Provision of access for United Utilities to their site
14. Construction method statement to include on-site compound, pile foundation restrictions, hours of construction and wheel washing.
15. All habitable rooms shall have glazing with a minimum sound reduction index of R_{TRA} 33dB. The unit shall be installed in accordance with the manufacturer's recommendations to avoid air gaps when fitting the frames. Details of the selected glazing shall be forwarded to the LPA for approval prior to its installation and shall be retained thereafter.
16. Acoustically treated passivent ventilation system as detailed in para 5.3 Mitigation of ADC, dated 8th September (TV AL 450/40) shall be installed with the units.
17. Prior to the occupation of the approved dwellings the approved acoustic mitigation shall be completed/installed in full accordance with the approved details and retained at all times thereafter.
18. Before the use of the development is commenced, a Validation Test of the sound attenuation works shall be completed and the results submitted to and approved by the Local Planning Authority. Such validation test shall:
 - a) Be carried out in accordance with an approved method statement.
 - b) Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved, then notwithstanding the sound attenuation works thus far approved, a further scheme of sound attenuation works capable of achieving the specified noise levels and recommended by an acoustic consultant shall be submitted to and approved by the Local Planning Authority before the use of the development is commenced.

Such further scheme of works shall be installed as approved in writing by the Local Planning Authority before the use is commenced and shall thereafter be retained unless otherwise agreed in writing with the Local Planning.

The meeting commenced at 2.00 pm and concluded at 3.15 pm

Councillor B Moran (Chairman)