

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 12th August, 2015 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor G M Walton (Chairman)
Councillor C Browne (Vice-Chairman)

Councillors C Andrew, E Brooks, T Fox, S Gardiner, S Gardner, M Hardy,
A Harewood, G Hayes, O Hunter, L Jeuda, J Macrae and N Mannion

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr P Hooley (Planning and Enforcement
Manager), Mr N Jones (Principal Development Officer), Mr R Law (Senior
Planning Officer), Miss M Rees (Planning Officer), Mr N Turpin (Principal
Planning Officer) and Mr A Williams (Planning Officer)

29 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor M Beanland.

30 DECLARATIONS OF INTEREST/PRE DETERMINATION

(During the item, Councillor C Browne arrived to the meeting).

In the interest of openness in respect of application 15/2127N, Councillor
G Hayes declared that due to his close working relationship with the
applicant, Councillor Mrs R Bailey he would leave the room prior to
consideration of the application.

In the interest of openness in respect of the same application, Councillor S
Gardiner declared that he knew the applicant, Councillor Mrs R Bailey. In
respect of application 13/2765M he declared that he knew one of the
speakers Councillor H Davenport.

(It was noted that these declarations applied to all Members on the
Committee).

In the interest of openness in respect of application 15/2180M, Councillor
S Gardiner declared that the speaker, Colin Williams was a former boss of
his.

31 MINUTES OF THE MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman.

32 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

33 13/2765M-RESIDENTIAL DEVELOPMENT COMPRISING 39 DWELLINGS, ACCESS AND ASSOCIATED WORKS, LAND OFF, REDHOUSE LANE, DISLEY FOR LUCY HAWLEY, PERSIMMON HOMES NORTH WEST

(Councillor S Gardner arrived to the meeting as the Officer started his presentation).

Consideration was given to the above application.

(Councillor H Davenport, the Ward Councillor, Parish Councillor David Kidd, representing Disley Parish Council, Tim Conway, an objector and Adele Snook, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Development Management and Enforcement Manger in consultation with the Chairman, and Ward Councillor for approval subject to layout alterations in the vicinity of Plot 152 to achieve satisfactory amenity for future occupiers and improvements to the fenestration/design of the elevations of plots adjacent to Redhouse Lane (Plots 125, 126 and 127). Members required that the Section 106 Agreement for application 13/2765M was not signed and the Decision Notice issued until the Section 106 Agreement and Decision Notice had been issued for application 14/4172M (the Phase 1 development). In addition, the application shall be approved subject to the completion of a S106 agreement which secured the following: -

- 30% Affordable Housing (12 dwellings) 65% Social Rented and 35% intermediate tenure
- Provision of £75 924.03 towards primary education and £98 056.14 towards secondary education - payable on commencement of development
- A commuted sum would be required for offsite provision for use towards play, access, recreation and amenity facilities at Arnold Rhodes open space. The commuted sum total is £117 000
- A commuted sum would be required for offsite provision for recreation and outdoor sports provision at Arnold Rhodes and Newtown Sports fields. The commuted sum total is £27 000

- A contribution to the Canals and Rivers Trust of £20 000 towards improvements of the canal towpath and associated infrastructure - this sum is referred to also on application 14/4172 and will only be required on the terms of one of the applications.

It was noted that the traffic measures (undertaking Highways Works, traffic calming and traffic management measures), which are requested in the officers report were removed, as these are to be secured under the Phase 1 application.

And subject to the following conditions:-

1. Development in accord with revised plans
2. Notwithstanding the submitted details -Submission of landscaping scheme
3. Landscaping (implementation)
4. Additional landscaping details required including street furniture, public art and interpretation; vehicular/pedestrian barriers; surfacing material; and secure railway boundary fencing
5. Construction of junction/highways
6. Protection from noise during construction (hours of construction)
7. Pile driving details to be submitted and approved by LPA
8. Commencement of development (3 years)
9. Development carried out in accordance with method statement for the protection of the SBI
10. Details of wheel washing facilities to be submitted and approved
11. Construction Management plan to be submitted and approved prior to commencement of construction on site.
12. Submission and approval of scheme to minimise dust emissions prior to commencement
13. Prior to first occupation submission and approval of residents travel plan
14. Development to be carried out in accordance with Arboricultural Impact Assessment
15. Materials to be submitted to include reconstituted stone in areas near Redhouse
16. Noise Impact Assessment with any remediation required to be submitted
17. Details of bin storage to be submitted
18. Environment Agency requested condition related to Flood Risk and contaminated land
19. Details of any floor floating to be submitted
20. Contaminated land
21. Breeding birds
22. Provision for bat and bird boxes
23. Electric vehicle charge point infrastructure

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning & Enforcement Manager, in consultation with the Chairman (or in

her absence the Vice Chairman) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should this application be the subject of an appeal, authority be delegated to the Planning & Enforcement Manager, in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to ensure the Heads of Terms for a S106 Agreement.

(The meeting adjourned for a short break).

34 15/2180M-OUTLINE APPLICATION FOR REDEVELOPMENT OF EXISTING SITE WITH DEMOLITION OF EXISTING BUILDING AND ERECTION OF TWO NO. DETACHED DWELLINGS WITH NEW ACCESS ARRANGEMENTS, 29, GLEBELANDS ROAD, KNUTSFORD FOR MRS J CALAM

Consideration was given to the above application.

(Colin Williams, 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 written update to Committee, the application be approved subject to the following conditions:-

1. Submission of reserved matters
2. Time limit for submission of reserved matters
3. Time limit on outline permission
4. Submission of samples of building materials
5. Landscaping - submission of details
6. Landscaping (implementation)
7. Tree retention
8. Tree protection
9. Tree pruning / felling specification
10. Arboricultural method statement
11. Service / drainage layout
12. Dust
13. Pile Driving
14. Construction hours
15. Parking provision
16. Access
17. Removal of Permitted development Rights
18. Removal of existing access
19. Details of bin storage to be submitted
20. Submission of a Construction Management Plan

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

(Councillor S Gardiner requested it be minuted that he voted against the motion to approve the application).

35 15/1126C-DEMOLITION OF EXISTING HOUSE AND STABLES AND CONSTRUCTION OF NEW DWELLINGS, HIVERLEY, MACCLESFIELD ROAD, TWEMLow FOR MRS ANDREA JACKSON

Consideration was given to the above application. Prior to his presentation the Senior Planning Officer made a correction to the housing position stated in the report and that the current position was a five year housing supply target of 1800 dwellings per year and not a figure of 1180 as incorrectly referred to within the report. As such the Council was unable to robustly demonstrate a five year supply of housing land.

(Miss Julia Ashall, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Planning and Enforcement Manager in consultation with the Chairman, Vice-Chairman of the Northern Planning Committee and the relevant Ward Councillors to approve subject to specified design alteration to ensure affordable housing units have own car parking spaces, subject to the completion of a Section 106 Agreement securing the following:-

Affordable Housing comprising:

- 3 units on site 2 for social rented and 1 for shared ownership

And subject to the following conditions:-

1. 3 year time limit
2. Development in accordance with amended plans
3. Access to be constructed with visibility splays of 2.4m x 95m prior to first occupation.
4. Contaminated land Phase 1 to be submitted
5. Electric vehicle charging points to be included for each dwelling
6. Landscape scheme and management and maintenance scheme for on-site pond to be submitted
7. Implementation of landscaping
8. Accordance with submitted Arboricultural Impact Assessment
9. Accordance with tree protection scheme / measures

10. Implementation of recommendations in Phase I Habitat Survey
11. Survey for breeding birds and protection during breeding season
12. Incorporation of features into the scheme suitable for use by breeding birds
13. Levels to be submitted to and approved
14. Details of drainage to be submitted. Only foul drainage connected to foul sewer
15. Jodrell Bank Electromagnetic screening measures to be included
16. Materials to be submitted to and approved
17. Detailed scheme for dust mitigation during demolition and construction to be submitted
18. Precise details of all boundary treatments within the site to be agreed
19. Removal of permitted development rights classes A-E
20. Details of bin storage to be submitted

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should this application be the subject of an appeal, authority be delegated to the Planning and Enforcement Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

(Prior to consideration of the following item as stated in his declaration, Councillor G Hayes left the meeting and did not return).

36 15/2127N-TO ENABLE DIRECT ACCESS TO AGRICULTURAL LAND OFF THE HIGHWAY, LODGE FARM, CREWE ROAD, WALGHERTON, CHESHIRE EAST FOR RACHEL BAILEY, S N BAILEY & PARTNERS

Consideration was given to the above application.

(Steve Bailey, 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. Commencement of development
2. Development in accord with approved plans
3. No obstruction above 1m in height within the visibility splay

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning & Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

The meeting commenced at 10.00 am and concluded at 1.20 pm

Councillor G M Walton (Chairman)