

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 1st June, 2016 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 Dean, S Edgar (Substitute), P Findlow,
T Fox, S Gardiner, A Harewood, J Macrae and N Mannion

OFFICERS IN ATTENDANCE

Nicky Folan (Planning Solicitor)
Kevin Foster (Principal Planning Officer)
Neil Jones (Principal Development Officer – Highways)
Paul Wakefield (Principal Planning Officer)
Gaynor Hawthornthwaite (Democratic Services Officer)

1 APOLOGIES FOR ABSENCE

Apologies were received from Councillor M Hardy.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

With regard to application 15/2354M Councillor N Mannion declared that he was a member of the bowling club and would, therefore, leave the room prior to consideration of this application.

Councillor E Brooks declared that she had pre-determined application 15/5800M as she had made comments on the previous adjacent site application and would, therefore, leave the room prior to consideration of this application.

In the interests of openness in respect of application 15/3259M, Councillor Gardiner declared that the agent was a former employer.

In respect of application 15/2354M Councillor Andrew declared that he used to be a member of the bowling club, but had not made any comments to club members or pre-determined the application.

3 MINUTES OF THE MEETING

That the minutes of the meeting held on 4th May 2016 be approved as a correct record and signed by the Chairman.

4 PUBLIC SPEAKING

That the public speaking procedure be noted.

5 **16/1560M - NED YATES NURSERIES, MOOR LANE, WILMSLOW, CHESHIRE SK9 6DN: ERECTION OF 14 NO. DWELLINGS WITH ASSOCIATED ACCESS AND INFRASTRUCTURE FOR ELAN HOMES**

(Mr R Bagguley (Supporter) and Ms B Moss (on behalf of the Agent) attended the meeting and spoke in respect of the application)

The Committee considered a report and written and verbal updates regarding the above application.

RESOLVED

That authority be DELEGATED to the Planning and Enforcement Manager in consultation with the Chairman and Vice-Chairman of Northern Planning Committee to APPROVE the application for the reasons set out in the report and pending the outcome of the additional bat surveys and subject to completion of a Section 106 legal agreement to secure:

- £42,000 POS contribution
- £10,000 ROS contribution
- Provision, tenure and phasing of 30% affordable housing
- £32,685.38 secondary education contribution

And the following conditions:

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials
4. Removal of permitted development rights
5. Submission of construction method statement
6. Foul and surface water drainage details to be submitted
7. Electric vehicle charging points to be provided
8. Scheme to minimise dust emissions arising from demolition / construction activities to be submitted
9. Post demolition Phase II ground investigation and risk assessment to be submitted
10. Any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping shall be tested for contamination
11. Advise LPA of any unforeseen contamination
12. Nesting birds survey to be submitted
13. Refuse storage facilities to be submitted
14. Submission of a detailed design and associated management and maintenance plan of surface water drainage for the site.
15. The development to be carried out in accordance with the submitted FRA.

16. Submission of detailed proposals for disposal of surface water (including a scheme for the onsite storage and regulated discharge).
17. Site levels details to be submitted.
18. Submission of Construction Method statement
19. Provision of landscaping
20. Landscaping (implementation)

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 Planning and Enforcement Manager 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.

6 15/2354M - BOWLING GREEN, INGERSLEY VALE, BOLLINGTON, CHESHIRE: OUTLINE APPLICATION FOR PROPOSED 11 NO. 2.5 STOREY AND 2 NO. 2 STOREY RESIDENTIAL HOUSING - RESUBMISSION OF 15/0669M FOR TULLIS RUSSELL

Prior to consideration of this application, as stated in his application, Councillor N Mannion left the meeting and returned following consideration of the application

(Councillor H Gaddum (Ward Member), Mr J Knight (Objector on behalf of residents) and Mr M Hemlin (Applicant) attended the meeting and spoke in respect of the application)

Note: Mr M Hemlin had not registered his intention to address the Committee on behalf of the applicant. However, in accordance with paragraph 2.8 of the public speaking rights at Strategic Planning Board and Planning Committee meetings, the Chairman agreed to allow Mr Hemlin to speak.

The Committee considered a report and verbal update regarding the above application.

RESOLVED

That the application be DEFERRED for further information on the following:

- Heritage Impact Assessment to be carried out (having particular regard to policy BE3)
- Assessment of open spaces available to residents of Bollington and Rainow.

- Assessment of value of the land in terms of aesthetic and functional open space
- Investigate alternative design

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 (Regulation) delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

7 15/5668M - 20 CHAPEL LANE, WILMSLOW, CHESHIRE SK9 5HX: DEMOLITION OF 2 EXISTING DWELLINGS ON 20 & 18A CHAPEL LANE AND ERECTION OF BLOCK CONTAINING 12 APARTMENTS FOR MR CRAIG AINSCOUGH, EVENTUS PROPERTIES LIMITED

The Planning Officer reported a correction to the report on page 41 which should read:

REASONS FOR REPORT

"The application has been called to Committee by the local Ward Member, **Councillor Barton**, for the following reason:"

The Committee considered a report and written and verbal updates regarding the above application.

RESOLVED

That for the reasons set out in the report, the application be APPROVED subject to completion of a Section 106 legal agreement to secure:

£36,000 POS contribution

£6,000 ROS contribution

£32,685.38 secondary education contribution

And the following conditions:

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials
4. Details of the method, timing and duration of any pile driving operations to be submitted
5. Submission of construction method statement (including wheelwash)

6. Detailed design and associated management and maintenance plan of surface water drainage to be submitted
7. Detailed proposals for disposal of surface water to be submitted
8. Scheme to minimise dust emissions arising from demolition / construction activities to be submitted
9. Travel plan to be submitted
10. Electric vehicle infrastructure to be provided
11. Foul and surface water shall be drained on separate systems
12. Breeding birds survey to be submitted
13. Amended access to be provided prior to occupation
14. Retain the existing trees
15. Tree protection to be submitted
16. Method Statement – Access to drive
17. Landscaping to be submitted
18. Implementation of landscaping

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 Planning and Enforcement Manager 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.

Following consideration of this application, there was a 5 minute break.

8 15/5800M - BRICKYARD FARM, 25 ADLINGTON ROAD, WILMSLOW, CHESHIRE SK9 2BJ: PROPOSED 2 STOREY EXTENSION TO EXISTING FARM HOUSE, ERECTION OF 3 NUMBER 2 STOREY DETACHED PROPERTIES & ASSOCIATED WORKS FOR MR CHRIS WILLIAMSON, DAVID WILSON HOMES NORTH WEST / MRS MARGARET COOKE

Prior to consideration of this application, as stated in her application, Councillor E Brooks left the meeting and returned following consideration of the application

(Mr G Lemon (Objector) and Mr D Brackley (on behalf of the Applicant) attended the meeting and spoke in respect of the application)

The Committee considered a report and verbal update regarding the above application.

RESOLVED

That the application be DEFERRED for further information on the following:

- Clarification on road safety points raised by objector
- Emergency access, including road safety audit (if appropriate) and its location in relation to approved layout on adjacent site
- Consultation period to expire

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 Planning and Enforcement Manager 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.

9 15/3259M - 75 LACEY GREEN, WILMSLOW, CHESHIRE SK9 4BG: CONSTRUCTION OF ONE DETACHED DWELLING WITH NEW ACCESS FOR A CHESWORTH

Prior to consideration of this application, Councillors N Mannion and P Findlow left the meeting and did not return

(Mr N Smith (on behalf of the Agent) attended the meeting and spoke in respect of the application)

The Committee considered a report and verbal update regarding the above application.

RESOLVED

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

1. Time limit for submission of reserved matters
2. Implementation of reserved matters
3. Submission of reserved matters
4. Commencement of development
5. Pile Driving details to be submitted
6. Refuse storage facilities to be approved
7. Submission of construction method statement

8. Ground levels to be submitted with reserved matters application
9. Removal of permitted development rights
10. Tree retention
11. Tree protection
12. Construction specification/method statement for trees

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 Chair) 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 1.00 pm

Councillor G M Walton (Chairman)