

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 11th April, 2018 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, L Durham, S Edgar (Substitute),  
H Gaddum, A Harewood, N Mannion, M Warren and G Williams

### **OFFICERS IN ATTENDANCE**

Mrs N Folan (Planning Solicitor), Mrs L Dowd, (Senior Planning Officer), Mr R  
Law (Principal Planning Officer) and Mr N Jones (Principal Development  
Officer)

(Prior to the start of the meeting, the Chairman welcomed Councillor G  
Williams to the meeting as it was his first meeting as a Member of the  
Committee).

### **98 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor P Findlow.

### **99 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness and transparency in respect of application  
18/0171M, Councillor G Walton declared that he was the Ward Councillor  
but remained open minded until he had heard the discussion later.

### **100 MINUTES OF THE PREVIOUS MEETING**

#### **RESOLVED**

That the minutes of the meeting held on 14 March 2018 be approved as a  
correct record and signed by the Chairman.

### **101 PUBLIC SPEAKING**

#### **RESOLVED**

That the public speaking procedure be noted.

### **102 17/5004M-THE CONSTRUCTION OF 3NO. NEW TOWN HOUSES ON THE LAND TO THE REAR OF NOS 2 & 4 LONDON ROAD SOUTH,**

**2 & 4, LONDON ROAD SOUTH, POYNTON FOR MR ROB NORTH,  
ISTARI LIMITED**

Consideration was given to the above application.

(Parish Councillor Jo Stewart, representing Poynton Town Council, Kaye Metcalf, an objector and Chris Russell, the agent for the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That the item be deferred for the following reasons:-

1. A revised layout plan to show the access arrangements, car parking and movements within site along the full extent and details of the proposed bin store/s.
2. Full Conservation Officer comments to be reported.

103      **18/0171M-DEMOLITION OF ALL EXISTING STRUCTURES AND BUILDINGS, REMEDIATION OF THE SITE AND THE ERECTION OF A RESIDENTIAL LED MIXED USE DEVELOPMENT COMPRISING 89 NO RESIDENTIAL DWELLINGS (USE CLASS C3) AND 140 SQ M (1,500 SQ FT) OF BUSINESS FLOORSPACE (USE CLASS B1) TOGETHER WITH LANDSCAPING, ACCESS POINTS FROM DIXON DRIVE, CAR PARKING, AN ACOUSTIC FENCE AND ASSOCIATED INFRASTRUCTURE, LAND AT FORMER CHELFORD AGRICULTURAL CENTRE, DIXON DRIVE, CHELFORD FOR MR ANDREW TAYLOR, DAVID WILSON HOMES NORTH WEST**

Consideration was given to the above application.

(Parish Councillor David Wilson, representing Chelford Parish Council and Andrew Taylor, representing 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 the Committee, the application be approved subject to the completion of a Section 106 Agreement securing the following:-

1. Affordable Housing comprising of 5 x 2 bed units, 2 for intermediate tenure and 3 for social / affordable rent
2. Public Open Space comprising of:
  - Amenity Open Space - £267,000 (residential) £1194 (business)
  - Recreation and Outdoor Sport (ROS) £84,000 (total reduction of £15,000 to account for affordable) £1194 (business).

- Indoor Sports Provision - £13,000 towards the provision of 2 pieces of sports equipment at Chelford Village Hall

The POS contribution will be directed towards improvements, enhancements and additions at Mere Court play area and open space, Chelford Village Hall site and Dixon Drive amenity green spaces.

3. Education Contributions of £173,541 (Primary) and £45,500 (SEN)-total of £219,041.
4. Healthcare contribution of £10,000 towards resurfacing car park at of Chelford Surgery;

And subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accordance with approved and amended plans
3. Construction of access prior to first occupation
4. Landscaping scheme to be submitted and approved to include replacement planting
5. Landscaping scheme to be implemented
6. Accordance with submitted Arboricultural Impact Assessment
7. Tree protection of retained trees / hedgerows
8. Protection for breeding birds during bird nesting season
9. Details of ground levels to be submitted, approved and implemented
10. Details of external facing materials to be submitted, approved and implemented
11. Details of boundary treatments to be submitted, approved and implemented
12. Development to be carried out in accordance with submitted noise survey
13. Development to be carried out in accordance with submitted Drainage Impact Assessment.
14. Completed ground gas risk assessment to be submitted, approved and implemented
15. Remediation of contaminated land to be carried out
16. Verification of remediated contaminated land to be submitted and approved
17. Bin storage to be provided prior to first occupation
18. Details of pile foundations to be submitted, approved and implemented
19. Electric Vehicle Infrastructure to be provided prior to first occupation
20. Submission, approval and implementation of Travel Plan
21. Scheme of dust control to be submitted, approved and implemented
22. Submission, approval and implementation of a scheme of archaeological mitigation
23. Foul and surface water drainage to be connected on separate systems
24. Scheme of surface water drainage to be submitted, approved and implemented

25. Submission, approval and implementation of a Construction Environmental management Plan
26. Removal of permitted development rights for Classes A-E (extensions and outbuildings etc)
27. Accordance with Ecological Assessment
28. Updated bat survey to be submitted, approved and implemented
29. Detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds shall be submitted, approved and implemented
30. Details of external lighting to be submitted, approved and implemented
31. Scheme for ecological enhancement to be to be submitted, approved and implemented
32. Broadband connection to be made available at each property
33. Scheme to be submitted for the retention and re-use of the existing Coal Master's Building

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 (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

104      **15/1683M-DEVELOPMENT OF 30 NEW HOUSES INCLUDING 9 AFFORDABLE HOUSES, LANDSCAPING, LANDSCAPE BUFFER ZONE, FLOOD MITIGATION AND GROUND WORKS, ROADS, ASSOCIATED HIGHWAYS AND INFRASTRUCTURE, LAND OPPOSITE, LOWERHOUSE MILL, ALBERT ROAD, BOLLINGTON FOR JOHNSON MULK, PROSPECT GB**

This item was withdrawn by the applicant prior to the meeting.

(Prior to the close of the meeting, the Chairman, on behalf of the Committee congratulated Paul Wakefield, Principal Planning Officer on his award for Employee of the Month).

The meeting commenced at 10.00 am and concluded at 12.10 pm

Councillor G M Walton (Chairman)