

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 16th January, 2019 at The Capesthorne Room - Town  
Hall, Macclesfield SK10 1EA

### **PRESENT**

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

Councillors E Brooks, H Davenport, T Dean, L Durham, H Gaddum,  
A Harewood, N Mannion, J Nicholas (Substitute) and G Williams

### **OFFICERS IN ATTENDANCE**

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

### **29 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor M Warren.

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

In respect of application 18/3873M, Councillor G Walton declared that he was the Ward Councillor and that he was acquainted with the applicant and one of the speakers by virtue of the fact that they were members of Ollerton and Marthall Parish Council whose meetings he attended. There had been a number of applications on the site and he had formed a number of views in relation to this and as such he would be vacating the Chair for the item. He declared that he would speak as Ward Councillor and then leave the room.

In the interest of openness in respect of application 18/5301M, Councillor N Mannion declared that his sister lived on Hulley Road approximately 300m, however he had not discussed the application with her nor did he believe she was aware of the application being considered.

In the interest of openness in respect of application 18/3289M, Councillor J Nicholas declared that his Father lives in Prestbury and that he owns a property in the area.

### **31 MINUTES OF THE PREVIOUS MEETING**

#### **RESOLVED**

That the minutes of the meeting held on 10 October 2018 be approved as a correct record and signed by the Chairman subject to Minute No 23 point two of the Section 106 Agreement being amended to read as follows:-

‘Open space for improvements to the benches and signage at the Heath and a contribution to the Warren Avenue allotments site for access improvements and plot divisions for a total sum of £8750.’

## **32 PUBLIC SPEAKING**

### **RESOLVED**

That the public speaking procedure be noted.

(Prior to consideration of the following item, Councillor G Walton vacated the Chair and Councillor C Browne took his place as Chairman for that item).

## **33 18/3873M-OUTLINE APPLICATION WITH SOME MATTERS RESERVED (ACCESS, APPEARANCE, LANDSCAPING) FOR REDEVELOPMENT OF FORMER GARDEN CENTRE TO 10 NO DWELLINGS (INCLUDING 2 AFFORDABLE UNITS), WITH ASSOCIATED LANDSCAPING TOGETHER WITH CONVERSION OF EXISTING SITE BUILDING INTO OFFICE USE, OLLERTON GARDEN CENTRE, CHELFORD ROAD, OLLERTON FOR MR RUSS BRIGHOUSE, BRIGHOUSE HOMES [MOBBERLEY] LTD**

Consideration was given to the above application.

(Councillor G Walton, the Ward Councillor, Councillor Simon Saba, representing Ollerton with Marthall Parish Council, Jacky Slator, an objector and Simon Noblet, the Architect 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 verbal update to the Committee, the application be approved subject to the completion of a Section 106 agreement securing the following:-

- 20% Affordable Housing (i.e. 2 units as proposed), available for affordable rent;
- Provision, management and maintenance of on site open space in perpetuity including a LAP;
- Contribution of £1000 per dwelling for offsite recreation and outdoor sport to be spent at Oaklands Road recreation area

And subject to the following conditions:-

1. Development to commence within 3 years of this permission, or within 2 years of the approval of the last of the reserved matters.
2. Submission of reserved matters
3. Accordance with approved plans
4. Application for reserved matters to be made within 3 years.
5. Travel Information Pack to be submitted and implemented.
6. Electric Vehicle Infrastructure to be provided
7. Phase II ground investigation and risk assessment to be completed and submitted.
8. A verification report to be submitted.
9. Any soil imported for garden use to be tested for contamination and report submitted to LPA.
10. LPA to be contacted if previously unreported contamination found
11. Noise Impact Assessment to be submitted.
12. Foul and surface water to be drained on separate systems
13. Surface water drainage scheme to be submitted
14. Sustainable drainage management and maintenance plans for the lifetime of the development to be submitted.
15. Survey for nesting birds
16. Features to enhance the biodiversity value of the site
17. Arboricultural Method Statement and Tree Protection Plan to be submitted.
18. Construction management plan to be submitted
19. Landscaping scheme to be submitted showing retention and enhancement of hedgerows and native composition of new hedgerow sections.
20. Dwellings not occupied until space laid out for parking of cars
21. Details of bicycle storage to be submitted
22. Reserved matters to comply with scale parameters
23. Removal of PDR

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, vary or add conditions / informatics / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) has delegated authority to do so in consultation with the Vice Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

It was requested that the Reserved Matters application be brought back to the Committee for consideration.

(The meeting adjourned for a short break. Prior to consideration of the following item, Councillor G Walton retook the Chair from Councillor C Browne).

- 34 **18/3289M-CONSTRUCTION OF 5 DETACHED DWELLINGS WITH NEW SHARED ACCESS, WATERBANK, 6, HEYBRIDGE LANE, PRESTBURY FOR MR JONATHAN MATHER, LIGHT HERE LIMITED**

Consideration was given to the above application.

(Councillor P Findlow, the Ward Councillor and Nick Smith, 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 verbal update to the Committee, the application be approved subject to the completion of a Section 106 agreement securing the following:-

- Financial contribution of £237,000 towards affordable housing on commencement
- Management and maintenance of on site pond and open space in perpetuity

And subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Development to be in accordance with landscaping details
5. Landscaping details for implementation
6. Protection of Breeding birds
7. Submission of a strategy for the provision of features for nesting birds roosting bats, invertebrates, brash/deadwood piles and enhancements to the wildlife ponds and native species planting.
8. Preworks check to confirm the absence of badgers
9. Erection of appropriate lighting in order to protect Bats
10. Submission of scheme to conserve and protect Great Crested Newts if found on site during construction
11. Development to be carried out in accordance with Flood Risk and Drainage statement
12. Development to be carried out in accordance with tree protection and drainage plan
13. Electric vehicle charging points to be provided and shall be maintained and remain operational in perpetuity
14. Noise mitigation measures
15. Environmental Health Remediation strategy
16. Verification report for remediation strategy if required
17. Method statement for piling if required
18. Drainage to be in accordance with submitted Flood Risk with assessment
19. Detailed strategy / design, associated management / maintenance plan shall be submitted prior to development taking place
20. Ground levels and Finished floor levels (FFLs) shall be submitted before development takes place
21. Provision of broadband
22. Bin storage

23. Construction Management Plan to include a wheel wash and parking provision for delivery vehicles on site
24. Eradication of invasive plant species (Japanese Knotweed, etc.)

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**35 18/5301M-EXTENSIONS AND ALTERATIONS, INCLUDING ADDITION OF A MEZZANINE STORAGE AREA AND CONTINUED USE FOR STORAGE AND DISTRIBUTION, WITH ANCILLARY OFFICES, STAFF FACILITIES, WORKSHOP AND MOT TEST BAY, SHORESCLOUGH WORKS, HULLEY ROAD, MACCLESFIELD FOR THE SUPERBIKE FACTORY LTD**

Consideration was given to the above application.

**RESOLVED**

That for the reasons outlined in the report and in the verbal update to the Committee, the application be approved subject to the following conditions:-

1. Time limit - 3 years
2. Development in accordance with approved plans
3. Materials for construction of main warehouse and new workshops to be submitted
4. Details of bicycle storage for the provision of 15 cycle storage spaces to be submitted
5. Details of Site Security Box to be submitted
6. Parking to be provided in accordance with plans
7. Landscape Plan to be submitted
8. Landscaping Plan Implementation
9. Breeding Swift Boxes to be provided
10. Breeding Birds survey to be submitted
11. Arboricultural Works and Tree Protection in accordance with submitted details
12. Phase II Ground Assessment to be submitted
13. Verification Report to be submitted
14. Soil forming materials to be tested
15. Previously unidentified contamination
16. Hours of operation
17. 6 month occupation Noise Assessment
18. Electric Vehicle Infrastructure
19. Development to be carried out with Flood Risk Mitigation / Assessment
20. Sustainable Drainage Design to be submitted

21. Details of how development will secure 10% of energy from decentralised or renewable sources to be submitted
22. Submission of a Construction Management Plan
23. No consent granted for showroom use

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The meeting commenced at 10.00 am and concluded at 12.22 pm

Councillor G M Walton (Chairman)