

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 13th February, 2019 at The Capesthorpe Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors E Brooks, T Dean, L Durham, H Gaddum, A Harewood, O Hunter,
N Mannion, M Warren and G Williams

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr K Foster (Principal Planning Officer), Mr
N Jones (Principal Development Officer) and Mr M Keen (Senior Planning
Officer)

36 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor L Wardlaw.

37 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 18/4867M, Councillor
C Browne declared that whilst he was a member of Alderely Edge Parish
Council who had considered the application, he had not taken part in any
discussions and had kept an open mind.

It was noted that Members had received email correspondence in respect
of application 18/4867M.

38 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 16 January 2019 be approved as
a correct record and signed by the Chairman.

39 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

40 18/4867M-DEMOLITION OF THE EXISTING COUNTY HOTEL AND REDEVELOPMENT TO PROVIDE 2 RESIDENTIAL BLOCKS COMPRISING OF 22NO APARTMENTS AND 4 TOWNHOUSES,

TOGETHER WITH PARKING, LANDSCAPING AND ASSOCIATED WORKS, THE COUNTY HOTEL, HARDERN PARK, ALDERLEY EDGE FOR MR ANDREW HALL, HARDERN PARK GARDENS LIMITED

Consideration was given to the above application.

(Parish Councillor Myles Garbett, representing Alderley Edge Parish Council, Trevor Birchenough, an objector and Richard Walters, the agent for the applicant).

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:-

- Primary contribution of £54 231 and Secondary contribution of £65 371 totalling £119 602.
- Open space and recreation outdoor sports contributions of £84,000.00.
- Affordable housing contribution of £362,000

And subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials
4. Pile Driving
5. Landscaping - submission of details
6. Landscaping (implementation)
7. Landscaping to include details of boundary treatment-to include retention of the stone boundary wall
8. Scheme for noise mitigation to be submitted (acoustic survey)
9. Gas protection measures to be submitted
10. All arboricultural works shall be carried out in accordance with Cheshire Woodlands Arboricultural Statement
11. Pond to be installed
12. Bat mitigation
13. Lighting
14. Nesting birds
15. Breeding birds
16. Hedgehog mitigation
17. No gates
18. Foul water
19. Surface water
20. Travel information pack
21. Electric vehicle infrastructure
22. Contaminated Land
23. Contaminated land (verification report)
24. Contaminated Land (soil)

25. Contaminated Land
26. Pedestrian refuge to be implemented prior to occupation
27. Broadband
28. Construction Management Plan-to include a wheel washing facility
29. Obscure Glazing

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.

It was noted that the three landscaping conditions should be carried out in consultation with the Ward Councillor.

41 18/6139C-ERECTION OF SINGLE STOREY SIDE EXTENSION AND TWO STOREY REAR EXTENSION, DEMOLITION OF EXISTING CONSERVATORY, 100 BOUNDARY LANE, CONGLETON FOR TOM EVANS

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report the application be approved subject to the following conditions:-

- 1) 3-year commencement
- 2) Accord with plans
- 3) Materials per application
- 4) Obscure glaze first floor side-facing window

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) be granted 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.

The meeting commenced at 10.00 am and concluded at 11.05 am

Councillor G M Walton (Chairman)