

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 13th March, 2019 at The Capesthorne 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,  
N Mannion, J Nicholas (Substitute), L Wardlaw and G Williams

### **OFFICERS IN ATTENDANCE**

Mr J Baggaley (Nature Conservation Officer), Mr A Barnes (Senior Planning Officer), Mr T Body (Nature Conservation Officer), Mrs N Folan (Planning Solicitor), Mr N Hulland (Principal Planning Officer), Mr N Jones (Principal Development Officer) and Mr P Wakefield (Principal Planning Officer)

### **42 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors O Hunter and M Warren.

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

It was noted that Members had received correspondence in respect of application 18/5737M.

In the interest of openness in respect of application 18/6319C, Councillor L Wardlaw declared that she was Portfolio Holder for Health and the development of Congleton leisure centre came under her portfolio and in the interest of transparency she would not take part in the debate and leave the room prior to consideration of the application.

In the interest of openness in respect of application 18/5001M, Councillor C Browne declared that whilst he was a member of Alderley Edge Parish Council and they had submitted a comment in respect of the application he did not take part in the meeting. Whilst he had called in the application and the applicant and his family are known to him he still had an open mind.

In the interest of openness in respect of application 18/6319C, Councillor G Williams declared he had made representations on behalf of a number of community groups who were in support of the application, therefore he would not take part in the debate and leave the room prior to consideration of the application.

In the interest of openness in respect of application 18/5811M, Councillor G Williams declared he was a governor of Eaton Bank Academy who were supporting the project however he had had no direct involvement and whilst he had an interest in sustainability in the town and was involved in a sustainability group but he had come to the meeting with an open mind.

In the interest of openness in respect of application 18/5737M, Councillor H Gaddum declared she knew John Knight and Councillor J Saunders both of who were speaking on the application, however she had not discussed the application with either of them.

In the interest of openness in respect of application 18/5737M, Councillor N Mannion declared that he lived near to John Knight who was speaking on the application however he had no contact with him in respect of the application.

In the interest of openness in respect of application 18/6319C, Councillor N Mannion declared that he was a member of Macclesfield Rugby Club who had played against Congleton Rugby Club and he was a close friend of someone operating a business at the leisure centre however he had not discussed the application.

Prior to the debate on application 18/5001M, Councillor N Mannion declared a non pecuniary interest by virtue of the fact that he was involved with his brothers business who had provided a quote to the applicant to undertake some work and therefore he left the room prior to consideration of the application and did not return.

#### **44 MINUTES OF THE PREVIOUS MEETING**

##### **RESOLVED**

That the minutes of the meeting held on 13 February 2019 be approved as a correct record and signed by the Chairman.

#### **45 PUBLIC SPEAKING**

##### **RESOLVED**

That the public speaking procedure be noted.

#### **46 18/5737M-DEMOLITION OF THE EXISTING STRUCTURE AND THE CONSTRUCTION OF A THREE-BEDROOM DWELLING, WITH ASSOCIATED EXTERNAL LANDSCAPING WORKS AND THE FORMATION OF TWO PARKING SPACES: LAND OFF, SHRIGLEY ROAD NORTH, POYNTON FOR MR JONATHAN BAILEY**

Consideration was given to the above application.

(Councillor J Saunders, the Ward Councillor, John Knight, representing Poynton Town Council, Hayley Whitaker, an Objector, and Jonathan Bailey, 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 following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Landscaping - submission of details
5. Landscaping (implementation)
6. Obscure glazing requirement
7. Implementation of energy efficiency features
8. Parking to be provided and retained
9. Details for the incorporation of features into the scheme suitable for use by breeding birds to be submitted
10. Electric vehicle infrastructure to be provided
11. Soil to be tested for contamination
12. Unidentified contamination to be reported
13. Scope of works for the addressing risks posed by land contamination to be submitted
14. Verification report to be submitted
15. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance
16. Scheme of intrusive site investigations / remedial work to be submitted
17. Broadband
18. Removal of PDR
19. Submission of a Construction Management Plan
20. Boundary treatment to the rear to be submitted and agreed

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, vary or add conditions / informatives / 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 Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(Prior to consideration of the following item, Councillor E Brooks arrived to the meeting).

### **47 18/6319C-REFURBISHMENT AND EXTENSION OF EXISTING LEISURE CENTRE TO INCLUDE DEMOLITION OF EXISTING SWIMMING POOL**

**AND AUXILIARY BUILDINGS, NEW BUILD POOL INCLUDING RECEPTION AND CHANGING AREAS, PLUS REFURBISHMENT OF EXISTING SPORTS HALL AND GYM AREAS, CONGLETON LEISURE CENTRE, WORRALL STREET, CONGLETON FOR CHESHIRE EAST COUNCIL**

Consideration was given to the above application.

(Matt Johnson, representing the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That authority be delegated to the Head of Planning (Regulation), in consultation with the Chairman of Northern Planning Committee, to approve the application for the reasons set out in the report and in the written and verbal update to the Committee and, subject to;

- The receipt of a contribution of £8,000, prior to the issuing of the decision notice, to consult upon and implement parking restrictions on Worrall Street; and
- Resolution of ecology matters in relation to bats

And subject to the following conditions:-

1. Time (3 years)
2. Plans
3. Facing (including cladding, render and brickwork), roofing and external surfacing materials – Prior submission/approval
4. Prior submission/approval of windows/doors glazing details, including finish of frames
5. Levels – Prior submission/approval
6. Protection of the main outdoor pitch during construction (Sport England)
7. Prior submission/approval of a drainage improvement scheme to the main pitch (Sport England)
8. Prior to commencement of development, detailed plans of the relocation and floodlighting of training grids and timescales for implementation (Sport England)
9. Prior submission/approval of drainage and pitch quality improvements at Back Lane and timescales for implementation (Sport England)
10. Relocation of storage units shall take place, one to have power, in accordance with the details set out in the planning application and latest submission (Sport England)
11. Use of land for rugby
12. Prior submission/approval of cycle storage details (incl location)
13. Prior submission/approval of a soil verification report
14. Tree protection – Implementation

15. Landscape scheme – submission of details (incl replacement/further tree planting and)
16. Landscape scheme – Implementation
17. Implementation of the Flood Risk Assessment mitigation
18. Prior submission/approval of a surface water drainage strategy and associated management and maintenance plan.
19. Foul and surface water shall be drained on separate systems
20. Prior submission/approval of a strategy outlining the method of cleaning and disposal of discharge from the swimming pool
21. Prior submission/approval of a surface water drainage scheme
22. Provision of electric charging points

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 Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(The meeting was adjourned for a short break).

- 48 **18/5811M-A NEW INTAKE STRUCTURE ON THE WEST BANK ROUGHLY 20M UPSTREAM OF THE WEIR, 3.5M WIDE AND PROTECTED BY A COARSE SCREEN OF 150MM APERTURE. 30M OF 1500MM DIA. BURIED LOW PRESSURE PIPELINE. AN ARCHIMEDES SCREW TURBINE SET ONTO CONCRETE FOUNDATIONS WITHIN A 3M-WIDE CHANNEL CONSTRUCTED FROM SHEET STEEL PILES. A CONTROL BUILDING ABOVE THE TURBINE 4M X 5.5M IN PLAN ENCLOSING THE GEARBOX, GENERATOR AND CONTROL EQUIPMENT. A SHORT TAILRACE CHANNEL DELIVERING THE FLOW BACK INTO THE DOWNSTREAM WEIRPOOL. A BURIED ELECTRICAL CABLE RUNNING 1000M TO THE SWITCHROOM AT THE SIEMENS FACTORY IN CONGLETON. UPGRADING OF THE EXISTING 'ANGLER'S FOOTPATH' WITH A POST-AND-BEAM RAISED BOARDWALK (1.2M WIDTH). THE ARMoured POWER CABLE RUNNING ACROSS TO HAVANNAH LANE WILL BE FIXED BENEATH THE BOARDWALK. 250M OF TEMPORARY ACCESS TRACK COMING FROM THE NORTH, OFF THE A536 THROUGH AN ADJACENT FIELD AND DOWN TO THE PLATEAU ABOVE THE INTAKE AND TURBINE LOCATIONS, PROVIDING CONSTRUCTION ACCESS TO THE HYDRO WORKS**

Consideration was given to the above application.

(Dr Foster, a supporter and Paul Guymer, representing the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be approved subject to the following conditions:-

1. Time (3 years) – Except where varied
2. Approved plans
3. Materials as per application
4. AIA - Implementation
5. Prior submission/approval of details of an Engineer designed no dig hard surface construction for the access track
6. Prior submission/approval of agreed scheme of supervision for the approved arboricultural protection measures
7. Nesting birds
8. Prior submission/approval of breeding bird features
9. Prior submission/approval of updated badger survey
10. Watercourse protection method statement
11. Prior submission/approval of a habitat/woodland management plan for lifetime of screw
12. Prior submission/approval of a method statement to safeguard areas of retained habitat
13. Noise mitigation – Implementation
14. Temporary access track cannot implemented until the CLR works at the eastern end have been completed
15. Removal of access track upon completion of works and restoration
16. Prior submission/approval of a remediation scheme comprising of a shut-down arrangements, involving the de-commissioning/shut-down of the facility rather than its removal
17. Prior submission/approval of boardwalk construction method statement
18. Prior submission/approval of a Education Plan
19. Prior removal of any trees harming stone structure adjacent to the Weir done prior to installation of Screw

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 Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(This decision was contrary to the Officer's recommendation of refusal. During the course of consideration of the application the meeting was adjourned in order for Officers to compile a list of conditions given that there had been a proposal to approve the application contrary to the Officer's recommendation).

- 49 **18/5001M-ERECTION OF A GROUND FLOOR EXTENSION TO THE REAR OF NO.67 LONDON ROAD AND THE ASSOCIATED AMALGAMATION OF INTERNAL FLOORSPEACE AND DEMOLITION OF EXISTING RETAIL SPACE TO CREATE A C.2,000 SQ.FT UNIT (CLASS A1); RECONFIGURATION OF FLOORSPEACE AT FIRST AND**

**SECOND FLOOR TO CREATE FIVE TWO-BEDROOM APARTMENTS (CLASS C3); INSTALLATION OF A DORMER WINDOW AND ALL ASSOCIATED PHYSICAL WORKS AND CAR PARKING, 65 & 67, LONDON ROAD, ALDERLEY EDGE FOR MR ALEX YERAMAIN, CCM INDUSTRIES**

Consideration was given to the above application.

(Parish Councillor Mike Dudley-Jones, representing Alderley Edge Parish Council, Louise Booth, an objector, and Angela Mealing, representing the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be refused for the following reasons:-

- 1.The design, bulk, form and massing of the proposed development would be contrary to Policy SD2 of the Cheshire East Local Plan Strategy (2017) and the Cheshire East Borough Design Guide Supplementary Planning Document (2017).
- 2.The proposed development would result in a loss of privacy by way of overlooking injuring the amenities of neighbouring properties and therefore would be contrary to saved policy DC3 of the Macclesfield Borough Local Plan (2004).

In the event of any changes being needed to the wording of the Committee's decision (such as to debate, vary or add conditions / informatives / 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 Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(This decision was contrary to the Officer's recommendation of approval).

**50 PLANNING APPEALS**

Consideration was given to the above report.

**RESOLVED**

That the report be noted.

The meeting commenced at 10.00 am and concluded at 3.05 pm

Councillor G M Walton (Chairman)

