

## **CHESHIRE EAST COUNCIL**

Minutes of a virtual meeting of the **Northern Planning Committee**  
held on Wednesday, 10th February, 2021

### **PRESENT**

Councillor C Browne (Chairman)  
Councillor T Dean (Vice-Chairman)

Councillors L Braithwaite, A Critchley (Substitute), JP Findlow, A Harewood, S Holland, J Nicholas, I Macfarlane, B Murphy, B Puddicombe and L Smetham

### **OFFICERS IN ATTENDANCE**

Mrs S Baxter, (Democratic Services Officer), N Jones (Principal Development Officer Mr R Law (Planning Team Leader) and Mrs M Withington (Acting Team Manager-Property Team)

### **67 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor N Mannion.

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

In the interest of openness in respect of application 20/3175M, Councillor J Nicholas declared that he lived with Councillor Amanda Stott who was speaking on the application but he had not discussed the application with her or pre-determined it. In addition he also declared that he was a member of Bollington Town Council Planning Committee who had considered the application and whilst he had heard some of the debate on the application he had not made any comments on it.

In the interest of openness in respect of application 20/1866M, Councillor P Findlow declared that the applicant was a neighbour and therefore in accordance with the Code of Conduct would leave the virtual meeting prior to its consideration.

In the interest of openness in respect of application 20/3156M, Councillor L Braithwaite declared that she had called-in the application and that the reasons for her call-in could be perceived to be a pre-determination. In accordance with the Code of Conduct she stated that she would exercise her right to speak as the Ward Councillor under the public speaking procedure and then would leave the virtual meeting.

In the interest of openness in respect of application 20/3156M, Councillor B Puddicombe declared that was married to Town Councillor Fiona Wilson who was speaking on the application, however he had not discussed the application or pre-determined it.

In the interest of openness in respect of application 20/3156M, Councillor A Harewood declared that she had been involved in a number of discussions as a member of Macclesfield Town Council in respect of the application and therefore would leave the virtual meeting prior to consideration of the application.

It was noted all Members received email correspondence in respect of application 20/1866M aside from Councillor A Critchley.

(During consideration of the item, Councillor B Murphy arrived to the virtual meeting).

## **69 MINUTES OF THE PREVIOUS VIRTUAL MEETING**

### **RESOLVED**

That the minutes of the virtual meeting held on 13 January 2021 be approved as a correct record and signed by the Chairman.

(Prior to consideration of the following item, Councillor L Smetham left the virtual meeting).

## **70 PUBLIC SPEAKING-VIRTUAL MEETINGS**

### **RESOLVED**

That the public speaking procedure be noted.

## **71 20/3175M-CHANGE OF USE AND CONVERSION OF FORMER PUBLIC HOUSE AND ASSOCIATED RESIDENTIAL ACCOMMODATION INTO TWO DWELLINGS. DEMOLITION OF OUTBUILDING STRUCTURE AT REAR, THE CROWN, 96, CHURCH STREET, BOLLINGTON FOR MR MORGAN, ALDERLEY GB 1 LTD**

Consideration was given to the above application.

(Councillor A Stott, the Ward Councillor, Town Councillor J Weston, representing Bollington Town Council and Jim Eccles, the agent for the applicant attended the virtual meeting and spoke in respect of the 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) Development to be carried out in accordance with approved plans
- 3) Details / samples of facing materials to be submitted for approval

- 4) Details of lighting scheme to be submitted for approval
- 5) Removal of permitted development rights for extensions and outbuildings
- 6) Parking spaces provided prior to first occupation
- 7) Details of bin storage to be submitted and approved
- 8) Details of cycle storage to be submitted and approved
- 9) Details of boundary treatments to be submitted with stone wall retained
- 10) Electric vehicle charging point to be provided at each property
- 11) Dust Management Plan to be submitted and approved
- 12) Contaminated land – verification of any imported soils
- 13) Contaminated land – watching brief for removal of any hard standing
- 14) Protection for nesting birds
- 15) Scheme of features for breeding birds to be incorporated into the development to be submitted and approved

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 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.

**72 20/1866M-DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF REPLACEMENT BUILDING COMPRISING 6 APARTMENTS, FAIRWAYS, 70, MACCLESFIELD ROAD, PRESTBURY FOR MRS BRENDA CROTHERS**

Consideration was given to the above application.

(Parish Councillor D Franks, representing Prestbury Parish Council, Nick Smith, representing the agent for the applicant and Neil Tatton, representing the agent for the applicant attended the virtual meeting and spoke in respect of the application).

**RESOLVED**

That for the reasons set out in the report the application be approved subject to the completion of a Section 106 agreement securing the following:-

A financial contribution in lieu of onsite provision of affordable housing of £171,315 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. Implementation of submitted landscape scheme
5. Nesting bird survey to be submitted

6. The implementation of reasonable avoidance measures detailed within the provided *Bat Activity Survey* report (Rachel Hacking Ecology, 2020).
7. Foul and surface water shall be drained on separate systems.
8. Surface water drainage details to be submitted
9. Electric vehicle infrastructure to be provided
10. Car parking spaces to be provided and retained at all times thereafter (including garages)
11. Details of proposed finished floor levels and land levels to be submitted
12. Cycle storage to be provided

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chairman (or in his absence the Vice Chairman) 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.

(During consideration of the application, Councillor L Smetham returned to the virtual meeting but she did not take part in the debate or vote on the application. Prior to consideration of the following application, the virtual meeting was adjourned for a short break. Councillor Mrs A Harewood left the virtual meeting and did not return).

**73 20/3156M-ERECTION OF STONE MONUMENT TO COMMEMORATE THE SILK ROUTE WHICH EXTENDS FROM CHINA TO MACCLESFIELD, SPARROW PARK, CHURCHSIDE, MACCLESFIELD FOR MACCLESFIELD TOWN COUNCIL**

Consideration was given to the above application.

(Councillor L Braithwaite, the Ward Councillor, Town Councillor F Wilson, representing Macclesfield Town Council and Eleanor Hall, the agent for the applicant attended the virtual meeting and spoke in respect of the application).

**RESOLVED**

That the application be refused for the following reason:-

The proposed development would detract from the character and appearance of the area by reason of its height, scale and siting. The public interest and benefits of the proposal would not outweigh the harm to the area including the heritage assets. The proposal is contrary to Policies SD 1, SD 2, SE 1 and SE 7 of the Cheshire East Local Plan Strategy as well advice within the NPPF.

In order to give proper effect to the Northern Planning Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning 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.

(This decision was contrary to the officers recommendation of approval).

The meeting commenced at 10.00 am and concluded at 1.33 pm

Councillor C Browne (Chairman)