

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 14th September, 2022 in the The Capesthorpe Room -
Town Hall, Macclesfield SK10 1EA

PRESENT

Councillor J Nicholas (Chair)
Councillor L Braithwaite (Vice-Chair)

Councillors T Dean, JP Findlow, A Harewood, S Holland, D Jefferay,
I Macfarlane, N Mannion, K Parkinson and L Smetham

OFFICERS IN ATTENDANCE

Paul Wakefield, Planning Team Leader
Nicky Folan, Planning Solicitor
Neil Jones, Principal Development Officer
Nick Hulland, Principal Planning Officer
Emma Hood, Arboricultural Officer
Gaynor Hawthornthwaite, Democratic Services Officer

16 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Smith.

17 DECLARATIONS OF INTEREST/PRE-DETERMINATION

In the interests of openness, Councillor Smetham declared that with regard to application number 21/0289M, she was acquainted with Henbury Parish Councillor David Nuttall and had briefly acknowledged him on her way into the meeting and was aware that the current application had been discussed by the Parish Council, but had not discussed or made any comments on this or the previous application and had expressed no interest at the site visit with the developer on the previous application.

In the interests of openness, Councillor Jefferay declared that with regard to application number 21/4669M, he had met with the Case Officer for the Ward and that he knows two of the speakers on this application, and a lot of the residents, some of whom have objected to the application. He had received correspondence relating to a single procedural matter which was forwarded on to the Case Officer but had not pre-determined the application. There had been no lobbying towards him on the matter.

In the interests of openness, Councillor MacFarlane declared that with regard to application number 21/4669M he and his wife live near to the proposed site and are not affected in any way visually but had not pre-determined the application.

In the interests of openness, Councillor Mannion declared during consideration of application number 21/0289M that Henbury parish adjoins his ward and that he knows several of the Henbury parish councillors, including Councillor Nuttall, who was speaking on this application, but he had not discussed or made any comments on this application.

18 MINUTES OF THE PREVIOUS MEETING

That the minutes of the previous meeting held on 10th August 2022 be approved as a correct record and signed by the chair, subject to Councillor N Mannion's apologies being noted in item 1 – Apologies for Absence.

19 PUBLIC SPEAKING

That the public speaking procedure be noted.

20 WITHDRAWN - 21/2975M - PART DEMOLITION OF EXISTING BUILDINGS, CONVERSION AND ALTERATION OF RETAINED BUILDINGS FOR RESIDENTIAL USE (USE CLASS C3) AND ERECTION OF RESIDENTIAL DEVELOPMENT (USE CLASS C3) WITH ASSOCIATED OPEN SPACE, LANDSCAPING, ACCESS, CAR PARKING AND INFRASTRUCTURE: THE SWAN HOTEL, CHESTER ROAD, BUCKLOW HILL, CHESHIRE WA16 6RD FOR MR ANDREW MCMURTRIE, PH PROPERTY HOLDINGS LIMITED AND PREMIER INN HOTELS LTD

This item was WITHDRAWN by officers prior to the meeting.

21 21/4669M - APPROVAL OF RESERVED MATTERS (LAYOUT, LANDSCAPING, APPEARANCE AND SCALE) FOLLOWING OUTLINE APPROVAL 17/5837M - OUTLINE PERMISSION FOR RESIDENTIAL DEVELOPMENT, WITH ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS OFF ALDERLEY ROAD, TOGETHER WITH ASSOCIATED INFRASTRUCTURE AND OPEN SPACE: LAND WEST OF, ALDERLEY ROAD, WILMSLOW FOR MS SIOBHAN SWEENEY, STORY HOMES LIMITED

Consideration was given to the above application.

(Councillor J Newell, on behalf of Wilmslow Town Council, Mr R Bagguley, an objector and Mr J Suckley, the agent attended the meeting and spoke in respect of the application).

RESOLVED:

That for the reasons set out in the report and update report, the application be DELEGATED to the Head of Planning in consultation with the Chair (or in their absence the Vice-Chair) of the Northern Planning Committee to APPROVE, following receipt of details of 17 on-site affordable houses

being provided and subject to the satisfactory receipt of outstanding consultee responses and the following conditions:

1. In accordance with Outline
2. Plans
3. Submission/approval of facing and roofing materials
4. Submission/approval of a Construction Management Plan
5. Implementation of Biodiversity Enhancement Strategy
6. Nesting birds
7. Implementation of Tree Protection Plan and Arboricultural Impact Assessment
8. Submission/approval of an updated Arboricultural Method Statement
9. Obscure glazing - various
10. Implementation of Noise Mitigation
11. Submission/approval of updated Landscape details
12. Submission/approval of updated levels details
13. Submission/approval of details re: storage and re-use of soil
14. Submission/approval of retaining wall details
15. Tree/Hedgerow retention
16. Submission/approval of boundary gate/pedestrian and maintenance access details
17. Submission/approval of design solutions to discourage anti-social behaviour around the play area
18. Submission/approval of updated detailed design and specifications for the proposed play area

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 Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice

22 21/0289M - REDEVELOPMENT TO PROVIDE A NEW, FLEXIBLE COMMERCIAL UNIT AND 14 NO. RESIDENTIAL DWELLINGS WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING: FLORA GARDEN CENTRE, CHELFORD ROAD, HENBURY SK11 9PG FOR MR JAMIE HALL, PROJECT IRIS D LIMITED

Consideration was given to the above application.

(Councillor D Nuttall, on behalf of Henbury Parish Council and Mr J Appleton, the agent attended the meeting and spoke in respect of the application).

RESOLVED:

That for the reasons set out in the report and update report, that authority be DELEGATED to the Head of Planning, in consultation with the Chair of Northern Planning Committee (or in their absence the Vice Chair), to APPROVE following receipt of the details of the 5 on-site affordable houses being provided and subject to a Section 106 Agreement to secure the following:

Public Open Space & Recreation Open Space – Commuted Sum	£33,000 towards off-site POS improvements £11,000 towards off-site Recreation Open Space in West Macclesfield Total: £44,000	Prior to commencement
Education – Commuted Sum	£32,685 towards secondary education	Prior to occupation of first dwelling
Affordable Housing – On-site provision	On site provision of x5 affordable dwellings	Provided no later than the occupation of 50% of the open market dwellings
Landscape/Open Space Management	Submission/approval of a management plan in perpetuity	Prior to occupation of any of the development hereby approved

And the following conditions:

1. Time (3 years)
2. Approved Plans
3. Submission/approval of facing, roofing and hard surfacing materials
4. Obscure glazing (*First-floor en-suite – Plot 14 & Bedroom 3 side elevation – Plot 8*)
5. Removal of Permitted Development Rights - Classes A, B & E Part 1, schedule 2 for plots 9-14 and Classes A & E for plots 1-3
6. Implementation of Access
7. Provision of electric vehicle charging infrastructure

8. Submission/approval of a Residents Sustainable Travel Information Pack
9. Submission/approval of a Phase II contaminated land report
10. Submission/approval of a verification report
11. Submission/approval of a soil verification report
12. Works should stop in the event that contamination is identified
13. Submission/approval of a noise impact assessment/mitigation strategy for any plant and equipment (commercial unit)
14. Restriction over hours of use (commercial unit)
15. Restriction over the delivery hours (commercial unit)
16. Restriction over the use of the commercial unit
17. Submission/approval of an odour abatement/control/mitigation statement in the event that the commercial building changed to a business whereby odours arise
18. Submission/approval of revised Landscaping Scheme
19. Landscaping – Implementation
20. Submission/approval of existing and proposed spot levels and FFL's
21. Works to proceed in accordance with the submitted Arboricultural Statement, Tree Protection Scheme and Arboricultural Method Statement
22. Submission/approval of external lighting scheme (Ecology)
23. Submission/approval of a habitat creation method statement
24. Submission/approval of a 30-year habitat management plan
25. Submission/approval of Ecological Enhancement Strategy
26. Nesting birds
27. Submission/approval of an overall drainage strategy (incl Surface and Foul water)
28. Foul and surface water be drained on separate systems
29. Submission/approval of a sustainable drainage management and maintenance plan

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

(Prior to consideration of the following item, the meeting adjourned for a lunch break)

23 WITHDRAWN 22/2715M - CHANGE OF USE OF AN AGRICULTURAL FIELD TO A DOG EXERCISE AREA AND CREATION OF ASSOCIATED ENCLOSURES, ACCESS AND CAR PARKING: LAND OFF BEGGARMANS LANE, KNUTSFORD: FOR WHIRLEYMERE LIMITED, C/O WHARFE RURAL PLANNING

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

24 21/1706M - CHANGE OF USE FROM RETAIL SHOP (A1) TO MIXED USE COMPRISING A RETAIL SHOP AND CAFÉ (A1/A3), EXTENDING OUT OVER PRIVATE FORECOURT ON THE FRONT ELEVATION AND REAR EXTENSION FOR KITCHEN TOGETHER WITH THE ERECTION OF EXTRACTION EQUIPMENT TO THE REAR OF THE BUILDING: 67, LONDON ROAD, ALDERLEY EDGE, SK9 7DY FOR MR NURRETIN KARRAKULAK, BRAMHALL GOURMET LTD

Consideration was given to the above application.

(Councillor C Browne, the Ward Councillor, Councillor V Fogharty, on behalf of Alderley Edge Parish Council, Ms L Booth, Objector and Mr J Suckley, the agent attended the meeting and spoke in respect of the application).

RESOLVED:

That for the reasons set out in the report and update report, the application be APPROVED, subject to the following conditions:

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. Odour control scheme to be implemented
5. Noise mitigation to be implemented and maintained
6. Waste management plan to be submitted
7. Opening hours 08:00 to 23:00

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 Planning and Enforcement Manager 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.

25 CHESHIRE EAST BOROUGH COUNCIL (CHELFORD - ASHCROFT DRIVE) TREE PRESERVATION ORDER 2022

Consideration was given to the above report.

RESOLVED:

That the Tree Preservation Order on land at Ashcroft Drive be confirmed with no modifications.

**26 CHESHIRE EAST BOROUGH COUNCIL (WILMSLOW - VERGE
OPPOSITE 136 - 156 ALTRINCHAM ROAD) TREE PRESERVATION
ORDER 2022**

Consideration was given to the above report.

(Councillor Goldsmith, the Ward Member attended the meeting and spoke in respect of the item).

RESOLVED:

That the Tree Preservation Order on the verge opposite 136-156 Altrincham Road be confirmed with no modifications.

The meeting commenced at 10.00 am and concluded at 2.40 pm

Councillor J Nicholas (Chair)