

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 7th June, 2023 in the The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor F Wilson (Vice-Chair)

Councillors M Beanland, T Dean, K Edwards, T Jackson, N Mannion, J Smith,
S Gardiner, B Puddicombe, C Browne and D Edwardes

OFFICERS IN ATTENDANCE

Paul Wakefield - Planning Team Leader
Nick Hulland - Principal Planning Officer
Andrew Poynton - Planning and Highways Lawyer
Neil Jones - Principal Development Officer
Gaynor Hawthornthwaite - Democratic Services Officer

1 APOLOGIES FOR ABSENCE

Apologies were received from Councillors D Jeffery, M Gorman, S Holland
and J Place.

Councillor S Gardiner attended as a substitute for Councillor S Holland,
Councillor B Puddicombe attended as a substitute for Councillor J Place,
Councillor C Browne attended as a substitute for Councillor D Jefferay and
Councillor D Edwardes attended as a substitute for Councillor M Gorman.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests of openness, the following declarations were made:

- Councillor Browne declared that with regard to application 22/2353M, he had called in this application, but had retained an open mind and not formed a view and with regard to application 22/2111M one of the applicants is known to him, through a mutual friend, but had not discussed the application with them and had retained an open mind.
- Councillor Gardiner declared that with regard to planning application 22/2347M, he had had communications with Mr D Malcom, Head of Planning, following an urgent action that had been raised with the appropriate legal officer.

- Councillor Wilson declared that with regard to application 22/1223M she was previously a member of Macclesfield Town Council Planning Committee when this application was discussed on 29th April 2022 and 17th March 2023 when the Town Council objected to the application. Councillor Wilson did not speak against this application, but in order to avoid any perception of pre-determination she would leave the room when this application was discussed.
- Councillor D Edwardes also declared that he was previously a member of Macclesfield Town Council when application 22/1223M was discussed on 29th April 2022 and 17th March 2023 and would also leave the room when the application was discussed to avoid any perception of pre-determination.

3 MINUTES OF THE PREVIOUS MEETING

That the minutes of the previous meeting held on 12th April 2023 be approved as a correct record and signed by the Chair.

4 PUBLIC SPEAKING

That the public speaking procedure be noted.

5 22/2353M - CHERRY DENE, MACCLESFIELD ROAD, ALDERLEY EDGE: PROPOSED DEMOLITION OF THE EXISTING DWELLING AND THE ERECTION OF A REPLACEMENT DWELLING AND ASSOCIATED WORKS INCLUDING THE REALIGNMENT OF THE INTERNAL ACCESS ROAD FOR MARK HAWTHORNTHTWAITE

Consideration was given to the above application.

(Councillor V Fogharty (representing Alderley Edge Parish Council) Mr D Scott (Agent) attended the meeting and spoke in respect of the application).

RESOLVED:

That 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 and the Ward Member to APPROVE, subject to conditions, including the planting of trees in the first season.

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

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add Conditions and/or Informatives or reasons for approval 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.

During consideration of this item, Councillor T Dean arrived to the meeting and did not take part in the debate or vote on the application.

6 22/1223M - MARBURAE HOUSE, ATHEY STREET, MACCLESFIELD, CHESHIRE, SK11 6QU: CONVERSION OF EXISTING OFFICE BUILDING TO RESIDENTIAL APARTMENTS FOR MR & MR HARRY AND VINNY, EDWARDS AND TAYLOR

In the absence of the Chair and Vice Chair, the Committee were asked to appoint a Chair.

RESOLVED:

That Councillor Nick Mannion be appointed as Chair.

Prior to consideration of this application, as stated in the Declaration of Interest/Pre Determination, Councillor F Wilson and Councillor D Edwardes left the meeting and returned following consideration of the application.

The Committee adjourned for a short break.

Consideration was given to the above application.

(Councillor L Braithwaite (Ward Member) attended the meeting and spoke in respect of the application).

RESOLVED:

That the application be REFUSED for the following reasons:

The proposed development would lead to a substandard level of amenity for the future occupiers and an overdevelopment of the site.

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

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 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

During consideration of this application, Cheshire Fire Authority was referred to, and in the interests of openness, Councillor Mannion declared that he was a member of the Cheshire Fire Authority.

The Committee adjourned for a short break.

7 22/0560M - BARCLAYS BANK PLC, RADBROKE HALL, STOCKS LANE, OVER PEOVER WA16 9EU: INSTALLATION OF PHOTOVOLTAIC CELLS ABOVE EXISTING CAR PARKING SPACES FOR BARCLAYS PLC

Consideration was given to the above application.

(Ms A May (Agent) attended the meeting and spoke in respect of the application).

RESOLVED:

That for the reasons set out in the report, the application be APPROVED, subject to referral to the Secretary of State and the following conditions

1. Commencement of development (3 years)
2. In accordance with approved plans
3. Details of materials to be submitted (including details of protective coating)
4. Temporary for a period of 30 years
5. Submission/approval of a de-commissioning statement
6. Submission/approval of an updated Arboricultural Method Statement (including updated Tree Protection Plan)
7. Submission/approval of an updated Landscaping Scheme *(to include replacement tree planting)*
8. Landscape - Implementation
9. Submission/approval of proposed external lighting scheme
10. Submission/approval of a Construction Management Plan
11. Nesting birds
12. Submission/approval of ecological enhancement scheme
13. If cease to be used for solar panels / renewable energy purposes structures to be removed from site
14. Submission/approval of elevated details of single solar panels.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add Conditions and/or Informatives or reasons for approval 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.

8 22/2111M - 1, HILL TOP AVENUE, WILMSLOW, SK9 2JE: PROPOSED DEMOLITION OF EXISTING DETACHED RESIDENTIAL PROPERTY AND CREATION OF 2NO. NEW BUILD 4 BEDROOM DETACHED RESIDENTIAL PROPERTIES WITH AMENDED VEHICLE ACCESS FOR MICK REGAN

Consideration was given to the above application.

(Councillor C Hilliard (Ward Councillor), Councillor J Kelly (Wilmslow Town Council), and Ms H Barton (Agent) attended the 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. Commencement of development (3 years)
2. Development in accord with approved plans
3. Details of materials to be submitted
4. Obscure glazing (the first floor ensuite windows in the western and eastern facing elevations of Plot 2, the first floor ensuite windows in the western facing elevation of Plot 1 and the first floor ensuite windows in the northern facing elevations of Plot 1 and 2)
5. Provision of 4 Car Parking Spaces (pre-occupation)
6. Submission of Bin and Bicycle Storage details
7. Submission of Boundary Treatment and Landscaping Scheme
8. Landscaping (implementation)
9. Breeding Birds survey to be submitted
10. Submission of ecological enhancement strategy
11. Proceed in Accordance with Arboricultural Impact Assessment and Method Statement
12. Submission of levels details
13. Submission of detailed overall drainage strategy
14. Submission of drainage management and maintenance plan

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add Conditions and/or Informatives or reasons for approval 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.

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

- 9 **23/0853M - 17 & 19, HOLLY ROAD SOUTH, WILMSLOW, CHESHIRE, SK9 1NQ: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 34 RETIREMENT LIVING APARTMENTS INCLUDING LODGE MANAGERS OFFICE AND RECEPTION, COMMUNAL FACILITIES, GUEST SUITE, CAR PARKING AND LANDSCAPING. RESUBMISSION OF APPLICATION 22/2347M FOR CHURCHILL RETIREMENT LIVING**

Consideration was given to the above application.

(A statement was read out on behalf of Councillor D Jefferay (Ward Councillor) who was unable to attend the meeting.

Mr J Bradley (Objector) and Mr Z Thomas (Agent) attended the meeting and spoke in respect of the application).

RESOLVED:

That the application be REFUSED for the following reasons:

- The design and scale of the building is not in keeping with the area
- The lack of parking
- The impact of living conditions on the neighbours
- It is contrary to policy NE6 in the Wilmslow Neighbourhood Plan

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

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add Conditions and/or Informatives or reasons for approval 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

During consideration of this item, Councillor Mannion left the meeting and did not return.

Prior to consideration of the following item, Councillors T Dean, C Browne, S Gardiner, T Jackson and J Smith left the meeting and did not return.

The Committee adjourned for a short break.

10 22/2347M - 17 & 19 HOLLY ROAD SOUTH, WILMSLOW

Consideration was given to the above report.

(A statement was read out on behalf of Councillor D Jefferay (Ward Councillor) who was unable to attend the meeting.

Mr J Bradley (Objector) attended the meeting and spoke in respect of the application).

RESOLVED:

That the request for authority not to defend refusal No.2 (lack of tree information) from the determined planning application (reference 22/2347M) - the demolition of existing buildings and erection of 34 Retirement Living Apartments including Lodge Manager's office and reception, communal facilities, guest suite, car parking and landscaping at 17-19 Holly Road South, Wilmslow, be APPROVED subject to the following conditions;

- Development shall proceed in accordance with the submitted AMS, TPP and measures for Managing Trees
- The submission/approval of levels information
- The submission/approval of a revised landscaping scheme
- Landscape - Implementation

The meeting commenced at 10.00 am and concluded at 3.30 pm