

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 5th July, 2023 in the The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor D Jefferay (Chair)

Councillors S Adams, M Beanland, K Edwards, M Gorman, S Holland,
T Jackson, N Mannion, J Place and A Kolker

OFFICERS IN ATTENDANCE

Nicky Folan – Planning Solicitor

Paul Wakefield – Planning Team Leader

Neil Jones – Principal Development Officer

Gaynor Hawthornthwaite – Democratic Services Officer

11 APOLOGIES FOR ABSENCE

Apologies were received from Councillors T Dean and F Wilson.
Councillor A Kolker attended as a substitute for Councillor Dean.

12 DECLARATIONS OF INTEREST/PRE DETERMINATION

It was noted that all Members had received correspondence in respect of
application 22/4758M.

In the interest of openness in respect of application 22/4758M, Councillor
Jefferay declared that he had previously spoken in support of the
application, and that he would be exercising his right to speak as the Ward
Councillor under the Public Speaking Protocol and would then leave the
room for the remainder of the item.

13 MINUTES OF THE PREVIOUS MEETING

That the minutes of the previous meeting held on 7 June 2023 be
approved as a correct record and signed by the Chair.

14 PUBLIC SPEAKING

That the public speaking procedure be noted.

15 **22/0783M - OAKWOOD NURSERIES, CHELFORD ROAD, OLLERTON, KNUTSFORD WA16 8SE: OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS FOR THE DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND THE CONSTRUCTION OF NEW DWELLINGS FOR MR & MRS KEVIN & TRACEY WARBURTON**

Consideration was given to the above application.

(Jill Naylor (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 completion of a s106 agreement to secure:

- Affordable Housing comprising 30% (3 units as proposed), available for intermediate tenure
- Public Open Space of a minimum of 65sqm per dwelling including play space provision comprising of a LAP
- Onsite provision of allotments/community garden
- Management Plan for the on-site public open space, LAP and allotments
- Financial contribution of £1000 per dwelling for recreation outdoor sport in the Knutsford area

and the following conditions:

1. Standard Outline Time limit – 3 years
2. Submission of Reserved Matters
3. Accordance with Approved Plans
4. Access to be constructed in accordance with approved plan prior to first occupation
5. Scheme of Piling works to be submitted, approved and implemented
6. Dust control scheme to be submitted, approved and implemented
7. Noise mitigation scheme to be submitted with reserved matters and to accord with submitted Acoustic Report
8. Provision of electric vehicle infrastructure (charging points) at each property prior to first occupation
9. Submission of contaminated land survey
10. Remediation of contaminated land
11. Reserved matters to be supported by detailed finished ground and floor levels
12. Reserved Matters to be in accordance with submitted scale parameters

13. Development to be carried out in accordance with in accordance with the recommendations of the submitted Ecological Report
14. Nesting Birds Survey to be carried if works are to be carried out during the bird breeding season
15. Proposals for the incorporation of features into the scheme suitable for use by roosting bats and nesting birds to be submitted
16. Detailed lighting scheme to be submitted in support any future reserved matters application.
17. Details of boundary treatments to be submitted, approved and implemented
18. Retention of retained trees
19. Foul and surface water drainage to be connected on separate systems
20. Scheme of surface water drainage and management plan to be submitted, approved and implemented
21. Sustainable drainage management and maintenance plan to be submitted, approved and implemented
22. Details of materials to be submitted, approved and implemented
23. Removal of permitted development rights for extensions and outbuildings
24. Details of bin / refuse storage to be submitted with reserved matters and implemented prior to first occupation
25. Accordance with Travel Information Packs to promote alternative / low carbon transport options for residents to be submitted, approved and implemented.
26. Removal of the vegetation that is encroaching onto the pavement along the frontage of the site.

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

16 WITHDRAWN - 21/3983M - LAND AT SALTERSLEY HALL FARM, SALTERSLEY LANE, WILMSLOW, SK9 5LS: CHANGE OF USE OF LAND FOR 12 HOLIDAY LODGES FOR MR TERENCE CUMMINS

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

The Committee adjourned for a short break.

17 22/4758M - 4, WAREHAM STREET, WILMSLOW, SK9 1BT: VARIATION OF CONDITION 1 AND REMOVAL OF CONDITION 3 ON APPROVAL 21/3436M FOR RETROSPECTIVE APPLICATION FOR EXTERNAL DRINKING & DINING AREA IN CONNECTION WITH RESTAURANT WITH PROPOSED DECKING AND CANOPY FOR MS A MOTT, SOTTO

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

RESOLVED:

That Councillor Nick Mannion be appointed as Chair.

Consideration was given to the above application.

(Councillor D Jefferay (Ward Councillor) and Ms C Gascoigne (Agent) attended the meeting and spoke in respect of the application).

Following speaking as the Ward Member, in accordance with the public speaking protocol, as stated in the Declaration of Interest/Pre Determination, Councillor Jefferay left the meeting.

RESOLVED:

That against officers' recommendation, the temporary permission that expires on 22 October 2023 be extended for a further temporary period of 5 years, expiring on 22 October 2028, in accordance with the amended plans and subject to the following additional conditions:

- a tree management plan be submitted

Members were sympathetic to the need for the decking to support the existing business, but were concerned over the lifespan of the structure and the materials it was made from. They felt that the impact on the open space and character of the area was acceptable for a temporary period and that a further 5 years would be sufficient to give the owner time to look at alternative more permanent structures.

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.

The meeting commenced at 10.00 am and concluded at 12.30 pm

Councillor D Jefferay (Chair)