

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 12th April, 2023 in the The Capesthorpe Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

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

OFFICERS IN ATTENDANCE

Paul Wakefield - Planning Team Leader
Peter Jones - Planning & Highways Lawyer
Neil Jones - Principal Development Officer
Gaynor Hawthornthwaite - Democratic Services Officer

66 APOLOGIES FOR ABSENCE

Apologies were received from Councillor J Smith.

67 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness the following declarations were made:

- Councillor N Mannion declared that with regard to item 6 – application 22/4661M, he had called in this application and 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 and that he is known to one of the registered speakers on this item.
- In respect of application 22/4661M Councillor A Harewood declared that she had undertaken a visit to the site during the previous use.
- In respect of application 22/4661M Councillor L Smetham declared that she had undertaken a visit to the site during the previous use but had not pre-determined the application.
- In respect of application 22/4661M, Councillors J Nicholas and L Smetham declared that they knew Mr John Knight who was speaking on the application.
- It was noted that all members had received correspondence in respect of application 22/2688M.

68 MINUTES OF THE PREVIOUS MEETING

That the minutes of the previous meeting held on 22 March 2023 be approved as a correct record and signed by the Chair.

69 PUBLIC SPEAKING

That the public speaking procedure be noted.

70 22/2688M - RED ACRE, MACCLESFIELD ROAD, ALDERLEY EDGE, SK9 7BW: PROPOSED ERECTION OF REPLACEMENT DWELLING

Consideration was given to the above application.

(Councillor Craig Browne, (Ward Councillor), Councillor Vince Fogharty (on behalf of Alderley Edge Parish Council), Dr David Brickwood (Objector) and Joanne Wootton (Applicant) 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. Time (3 years)
2. Development in accordance with approved plans
3. Submission/approval of facing materials (pre-building materials)
4. Submission/approval of new windows and doors at a scale of 1:20 (pre-relevant works)
5. Record of existing historic greenhouse to HE Level 2 (pre-relevant workers)
6. Obscure glazing (first floor ensuite windows in the western facing elevation)
7. Submission/approval of Landscaping scheme (incl all boundary treatment and additional planting between new dwelling and Old Vine)
8. Landscaping – Implementation
9. Submission/approval of levels details
10. Provision of 3 Car Parking Spaces (pre-occupation);
11. Nesting/breeding birds survey
12. Submission of lighting scheme (pre-commencement)
13. Submission/approval of Ecological Enhancement Strategy
14. Submission/approval of revised Arboricultural Impact/Method Statement and Tree Protection Plan (pre-commencement)
15. Submission/approval or proposed underground services (pre-commencement)
16. Removal of Permitted Development rights
17. Construction management plan to be submitted

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 Committee adjourned for a short break.

**71 22/4661M - 28, IVY LANE, MACCLESFIELD, CHESHIRE, SK11 8NR:
EXTENSION AND INTERNAL ALTERATIONS TO THE EXISTING
BUILDING, AND DEMOLITION OF THE EXISTING GARAGE, TO
PROVIDE 6 NO. SUPPORTED LIVING APARTMENTS (USE CLASS C3)
WITH ASSOCIATED PARKING AND FACILITIES**

Consideration was given to the above application.

(Councillor Nick Mannion, (Ward Councillor), Mr Roger Gleave and Mr John Knight (Objectors) and Hayley Knight (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 Mannion left the meeting and returned following consideration of the application.

RESOLVED:

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

1. Time 3 years
2. Approved plans
3. Materials as per application
4. Prior to commencement submission of tree protection details
5. Prior to commencement submission of tree pruning/fell specification
6. Prior to commencement submission of arboricultural method statement
7. Prior to commencement submission of no dig specifications.
8. Prior to occupation provision of secure cycle parking details for 7no. cycles (1no. staff and 6no. residents) with prior to first occupation implementation
9. Prior to occupation provision of parking for vehicles and retention thereafter.
10. Provision of bin store on prior to occupation basis.
11. Prior to occupation landscaping plan and planting as per submitted details and as per landscaping management plan.
12. Prior to erection submission of external lighting details.

13. Prior to first occupation submission of residents' travel plan and prior to first occupation implementation
14. Restriction of Use of the site in line with submitted details as per ISL Service details letter for adults with learning difficulties
15. Maximum number of residents – 6no.

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.

The Committee adjourned for a short break.

72 21/4108M - LONGSHOTT FARM, PEPPER STREET, SNELSON, SK11 9BG: ADDITION OF 2 BEDROOM MODULAR LODGE

Consideration was given to the above application.

(Mr Johnson (Applicant) attended the meeting and spoke in respect of the application).

RESOLVED:

That, for the reasons set out in the report, the application be REFUSED for the following reasons:

The proposal is considered to represent inappropriate development in the Green Belt, which reduces openness and conflicts with the purposes of the Green Belt through encroachment into the countryside. Permanent and temporary uses are not distinguished in the exceptions to inappropriate development in the Green Belt, in national or local planning policy. No Very Special Circumstances have been advanced that outweigh the identified harm to the Green Belt. The development is therefore not considered to represent sustainable development and is contrary to policies MP1 and PG3 of the CELPS, and PG10 of the SADPD and paragraphs 137, 138, 147 – 150 of the NPPF.

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 1.00 pm

Councillor J Nicholas (Chair)