

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 4th October, 2023 in the The Capesthorne Room - Town  
Hall, Macclesfield SK10 1EA

### **PRESENT**

Councillor D Jefferay (Chair)  
Councillor F Wilson (Vice-Chair)

Councillors M Beanland, M Gorman, S Holland, N Mannion, K Parkinson,  
J Place, J Smith, L Smetham, J Snowball and S Edgar

### **OFFICERS IN ATTENDANCE**

Paul Wakefield - Planning Team Leader  
Nicky Folan - Planning Solicitor  
Neil Jones - Principal Development Officer  
Rachel Hamilton - Conservation Officer  
Gaynor Hawthornthwaite - Democratic Services Officer

### **32 APOLOGIES FOR ABSENCE**

Apologies were received from Councillors T Dean, K Edwards and T Jackson.

Councillor L Smetham attended as a substitute for Councillor T Dean.  
Councillor J Snowball attended as a substitute for Councillor K Edwards  
and Councillor S Edgar attended as a substitute for Councillor T Jackson.

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

In relation to application 21/5123M Councillor N Mannion declared in the interest of openness, that he had attended an online zoom meeting in 2020 when the landowner, Peaks and Plains Housing Trust, first mooted the possibility of demolishing Ivy House and the adjoining bungalows with a view to re-developing the site prior to submission of the planning application and had no involvement in the planning application since it was submitted.

In relation to application 21/5123M Councillor F Wilson declared in the interest of openness that she had previously been a member of the Macclesfield Town Council's Planning Committee. She had not attended any meeting where the application had been discussed and had not commented on it or predetermined it.

#### 34 **MINUTES OF THE PREVIOUS MEETING**

##### **RESOLVED:**

That the minutes of the meeting held on 6 September 2023 be approved as a correct record.

#### 35 **PUBLIC SPEAKING**

That the public speaking procedure be noted.

#### 36 **21/5123M - IVY HOUSE, IVY ROAD, MACCLESFIELD: PROPOSED REPLACEMENT OF EXISTING BUILDINGS WITH 29 NO. DWELLINGS FOR MR DANIEL BROCKLEHURST, PEAKS AND PLAINS HOUSING TRUST**

Consideration was given to the above planning application.

(Councillor Mary Brooks (Ward Member) and Paul Jeffrey (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 further discussion and a decision on whether the access gate serving the neighbour car parking spaces should be required, and to a S106 Agreement securing provision of 100% affordable housing and a review of viability and subject to the following conditions:

1. Time limit - 3 years
2. Development in accordance with approved plans
3. Materials to be submitted.
4. Removal of Permitted Development rights - alterations, extensions and outbuildings
5. Removal of Permitted Development rights - hardstanding, driveways and boundary treatments
6. Construction management plan to be submitted.
7. Parking to be provided
8. Details of the secure access gate to the 7no. supplementary neighbour parking spaces
9. Access to be provided
10. Management plan for shared surfaces including the central landscaped accessway
11. Secure cycle parking details to be submitted
12. Bin storage details to be provided.
13. Pile foundations details to be submitted
14. Dust management plan to be submitted

15. Sustainable Travel Plan to be submitted
16. Phase II ground investigation report with remediation strategy to be submitted
17. Verification Report to be submitted following on from any approved Remediation Strategy;
18. Testing of imported soil
19. Bat and bird boxes to be implemented
20. Breeding bird survey to be submitted
21. Tree protection plan, tree retention plan and arboricultural method statement to be submitted.
22. Implementation of landscaping scheme
23. Prior to occupation scheme of external lighting for private and public spaces.
24. Foul and surface water drainage strategy 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.*

- 37 **22/2593M - NEW HALL, STOCKS LANE, OVER PEOVER, CHESHIRE, WA16 9HE: REFURBISHMENT AND RESTORATION OF THE EXISTING DWELLING TO INCLUDE DEMOLITION OF COTTAGE/LINK/COACH HOUSE, REAR WING AND PART OF THE GARAGE AND THEIR REPLACEMENT WITH A RECONFIGURED TWO STOREY REAR AND SIDE EXTENSION, INTERNAL AND ELEVATION ALTERATIONS, DEMOLITION OF THE EXISTING AGRICULTURAL BUILDING AND PART OF THE GARAGE TO BE REPLACED WITH A SINGLE STOREY LEISURE SUITE AND DETACHED GARAGE, LANDSCAPING ENHANCEMENTS, RECONFIGURATION OF THE GARDEN CURTILAGE AND ASSOCIATED WORKS FOR C/O AGENT, CALDERPEEL**

*Prior to the debate on this item, Councillor Gorman declared in the interest of openness, that with regard to applications 21/5123M and 22/2594M, Calderpeel are known to him professionally and personally, but he had no discussions about this scheme with them.*

Consideration was given to the above planning application.

(Zoe Reynolds (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. Time limit
2. Approved plans
3. Materials samples to be submitted and approved
4. Details of bricks to be submitted and approved
5. Brick sample panel to be provided prior to commencement
6. Details of windows and doors at 1:20
7. Window/doors recessed a minimum of 100mm
8. Rainwater goods to be black metal
9. Conservation style roof lights
10. Method statement for replacement/ repair/treatment of remaining brickwork to the main dwelling
11. Details of replacement staircase to dwelling
12. Hard and soft landscape scheme to be submitted, agreed and implemented
13. Tree retention
14. Works in accordance with the Arboricultural information
15. Works to proceed in line with ecological report
16. Works to avoid nesting birds
17. Scheme for ecological enhancement to be submitted, agreed and implemented
18. Drainage scheme to be submitted pre commencement, agreed and implemented
19. Tennis courts to be relocated / domestic use of field to cease
20. Details of boundary treatment.
21. Energy and sustainability strategy to be submitted prior to demolition of existing agricultural building.

**38 22/2594M - NEW HALL, STOCKS LANE, OVER PEOVER, CHESHIRE, WA16 9HE: LISTED BUILDING CONSENT FOR REFURBISHMENT AND RESTORATION OF THE EXISTING DWELLING TO INCLUDE DEMOLITION OF COTTAGE/LINK/COACH HOUSE, REAR WING AND PART OF THE GARAGE AND THEIR REPLACEMENT WITH A RECONFIGURED TWO STOREY REAR AND SIDE EXTENSION, INTERNAL AND ELEVATION ALTERATIONS, DEMOLITION OF THE EXISTING AGRICULTURAL BUILDING AND PART OF THE GARAGE TO BE REPLACED WITH A SINGLE STOREY LEISURE SUITE AND DETACHED GARAGE, LANDSCAPING ENHANCEMENTS, RECONFIGURATION OF THE GARDEN CURTILAGE AND ASSOCIATED WORKS FOR C/O AGENT, CALDERPEEL**

Consideration was given to the above planning application.

**RESOLVED:**

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

1. Time limit
2. Approved plans
3. Materials samples to be submitted and approved
4. Details of bricks to be submitted and approved
5. Brick sample panel to be provided prior to commencement
6. Details of windows and doors at 1:20
7. Window/doors recessed a minimum of 100mm
8. Rainwater goods to be black metal
9. Conservation style roof lights
10. Method statement for replacement/ repair/treatment of remaining brickwork to the main dwelling
11. Details of replacement staircase to dwelling

The meeting commenced at 10.00 am and concluded at 12.30 pm

Councillor D Jefferay (Chair)