

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 25th June, 2025 in the Capesthorpe Room, Town Hall,
Macclesfield, SK10 1EA

PRESENT

Councillor F Wilson (Vice-Chair, in the Chair)

Councillors M Beanland, S Bennett-Wake, C Browne, T Dean, K Edwards,
A Farrall, A Harrison, S Holland, T Jackson and B Puddicombe

OFFICERS IN ATTENDANCE

Robert Law, Planning Team Leader

Tim Poupart, Senior Planning Officer

Matthew Keen, Senior Planning Officer

Neil Jones, Highways Officer

Andrew Poynton, Planning and Highways Lawyer

Rachel Graves, Democratic Services Officer

1 APOLOGIES FOR ABSENCE

Apologies were received from Councillors J Smith, J Snowball and M Warren. Councillors C Browne and B Puddicombe attended as substitutes.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

In relation to application 24/2602M, Councillor A Harrison declared that he was the ward councillor for this application.

In relation to application 24/4944/FUL, Councillor C Browne declared that he would speak as the ward councillor on this application and would then leave the meeting.

3 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 23 April 2025 be approved as a correct record.

4 PUBLIC SPEAKING

The public speaking procedure was noted.

5 **24/2602M - NEW BARN FARM, CHELFORD ROAD, OLLERTON, KNUTSFORD, CHESHIRE EAST, WA16 8SZ: DEMOLITION OF EXISTING EQUESTRIAN BUILDINGS, CONSTRUCTION OF DWELLINGS AND ALTERATIONS TO ACCESS**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application: -

Ollerton with Marthall Parish Councillor Nick Speakman and Mr Nick Smith (agent).

Councillor A Harrison left the meeting during the consideration of this item and took not part in the debate or vote on this application.

RESOLVED:

That for the reasons set out in the report the application be APPROVED, subject to a s106 agreement to secure the following:

S106	Amount	Trigger
Affordable Housing	30% (4 units as proposed as intermediate tenure)	Not more than of 50% of open market dwellings shall be occupied until all affordable units within have completed and made ready for occupation
Education (primary/secondary)	Formula of £19,425.00 per child for Primary, and £26,717.00 per child for Secondary	Prior to first occupation of the development
POS – Arrangements for transfer to management company of all areas of planting/landscaping, POS/incidental open space, Children’s play space, allotments/orchards, and ecological areas		Prior to first occupation of the development
Contribution to outdoor sports facilities	TBC	Prior to first occupation of the development

and the following conditions/informatives:

Outline:

- 1 Outline – commencement of development
- 2 Outline – approval of details (*access*)
- 3 Outline – time limit for reserved matters (*appearance, landscaping, layout, and scale*)
- 4 Accordance with Approved Plans (*access to be built in accordance with the plans in the highways statement*)
- 5 Removal of Permitted Development rights (*Class A, B and E*)
- 6 Notwithstanding Submission – Public Open Space Scheme
- 7 Dwellings no higher than two-storey with a max ridge of 7.8 metres

Reserved Matters:

- 8 Notwithstanding Submission - Housing Mix Assessment
- 9 Notwithstanding Submission – Affordable Housing Scheme
- 10 Details of Cycle and Bin Storage
- 11 Details of Boundary Treatments
- 12 Submission of Samples of Materials
- 13 Provision for Parking

Sustainability:

- 14 Residents Sustainable Travel Information Pack
- 15 Electric Vehicle Infrastructure
- 16 Low Emission Boilers

Living Conditions:

- 17 Submission of a Construction Management Plan (*prior to commencement*)
- 18 Implementation of Noise Survey

Highways:

- 19 Access to be constructed in accordance with approved plans (*prior to first occupation*)
- 20 A 2m footway be provided along the site frontage to the A537 (*prior to first occupation*)

Drainage:

- 21 Flood Risk Assessment and detailed Drainage Strategy (*prior to commencement*)
- 22 Sustainable Surface Water Drainage, Management and Maintenance (*prior to commencement*)
- 23 Surface Water Flooding Drainage Strategy (*prior to commencement*)
- 24 CCTV Survey (remediation, repair, and maintenance strategy) (*prior to commencement*)

Ecology:

- 25 Biodiversity Net Gain (*prior to commencement*)
- 26 Protection of Nesting and Breeding Birds (*compliance condition*)
- 27 Ecologically Sensitive Lighting Scheme (*prior to first occupation*)

28 Biodiversity Enhancement Plan (*prior to first occupation*)

Contamination:

- 29 Contaminated Land Assessment, Investigation and Remediation (*prior to commencement*)
- 30 Verification of Contaminated Land (*prior to first occupation*)
- 31 Unexpected Contamination (*compliance condition*)
- 32 Importation of Soil (*compliance condition*)

Trees:

- 33 Tree Protection (*prior to commencement*)
- 34 Retention of retained trees (*compliance condition*)
- 35 In accordance with Arboricultural Impact Assessment/Method Statement (*compliance condition*)

In order to give proper effect to the Committee's intent and without changing the substance of the decision, authority is delegated to the Head of Planning in consultation with the Chair (or in their absence the Vice Chair) of the Northern Planning Committee to correct any technical slip or omission in the resolution, before issue of the decision notice.

Should this application be the subject of an appeal, authority 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 enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

The meeting adjourned for a short break, during which Councillor A Harrison returned to the meeting.

6 **24/4944/FUL - HEYES LANE TENNIS CLUB, THE CIRCUIT, ALDERLEY EDGE, CHESHIRE EAST, SK9 7LT: INSTALLATION OF NEW COURT LIGHTING FOR ALL 3 COURTS**

Having previously declared an interest in this application; Councillor C Browne moved to the public gallery.

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Councillor Criag Browne (ward councillor), Alderley Edge Parish Councillor Vince Fogharty, Mr David Carey (objector), Mr Dave Barraclough (supporter) and Mr Viren Gandhi (applicant).

After speaking as the ward councillor, Councillor C Brown left the meeting and did not return. Councillor T Dean left the meeting during consideration of this application and did not return.

RESOLVED:

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

- 1 Commencement of development
- 2 Development in accord with approved plans
- 3 Limitation of hours of lighting to no later than 22:00 hours (incl Sundays and Bank Holidays)
- 4 Accordance with submitted light spillage information
- 5 Accordance with submitted Ecological Assessment

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) of the Northern Planning Committee to correct any technical slip or omission in the resolution, before issue of the decision notice.

The meeting commenced at 10.30 am and concluded at 1.40 pm

Councillor F Wilson (Vice-Chair, in the Chair)