

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Northern Planning Committee**  
held on Wednesday, 20th August, 2025 in the Capesthorne Room,  
Town Hall, Macclesfield, SK10 1EA

## **PRESENT**

Councillor M Warren (Chair)  
Councillor F Wilson (Vice-Chair)

Councillors M Beanland, S Bennett-Wake, T Dean, K Edwards, S Gardiner,  
A Harrison, T Jackson, J Smith and J Snowball

## **OFFICERS IN ATTENDANCE**

Paul Wakefield, Planning Team Leader  
Matthew Keen, Senior Planning Officer  
Fiona Reynolds, Senior Planning Officer  
Margaret Preston - Senior Enforcement Officer, Environmental Protection  
Neil Jones, Highways Officer  
Andrew Poynton, Planning and Highways Lawyer  
Rachel Graves, Democratic Services Officer

## **7 APOLOGIES FOR ABSENCE**

Apologies were received from Councillor S Holland. Councillor S Gardiner attended as a substitute member.

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

In relation to application 23/2348M, in the interest of openness Councillor S Gardiner declared that he had previously worked with the agent for this application over 20 years ago.

## **9 MINUTES OF THE PREVIOUS MEETING**

### **RESOLVED:**

That the minutes of the meeting held on 25 June 2025 be approved as a correct record.

## **10 PUBLIC SPEAKING**

The public speaking procedure was noted.

**11 23/2348M - WILMSLOW RUGBY UNION FOOTBALL CLUB KINGS ROAD, WILMSLOW, CHESHIRE EAST, SK9 5PZ: FULL PLANNING PERMISSION FOR ENGINEERING WORKS COMPRISING SITE REPROFILING WORKS, NEW DRAINAGE AND INSTALLATION OF 3G SPORTS PITCH AND ASSOCIATED EXTERNAL WORKS**

Consideration was given to the above planning application.

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

Councillor Mark Goldsmith (ward councillor), Wilmslow Town Councillor Jon Newell, Mr Bruce Sciple (objector), Mr Mike Potts (objector) and Mr Colin Williams (agent).

**RESOLVED:**

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

1. 3-year Time Limit
2. Development in accord with approved plans
3. Materials to be submitted
4. Bird nesting season avoidance
5. Biodiversity enhancement scheme to be submitted
6. Construction Environmental Management Plan (Ecology)
7. Sensitive lighting scheme (wildlife)
8. Landscaping scheme to be submitted including boundary treatments
9. Landscaping details and maintenance to be submitted
10. Levels to be submitted
11. Sustainable surface water drainage scheme to be submitted prior to commencement
12. Management and maintenance of Sustainable Drainage Systems (SuDS)
13. Updated flood risk assessment to be submitted prior to commencement
14. Contamination phase 1 assessment to be submitted
15. Verification and remediation (contamination) to be submitted
16. Reporting of unexpected contamination
17. Noise impact assessment to be implemented
18. Artificial Grass Pitch design and construction
19. Artificial Grass Pitch management and maintenance
20. Community Use Agreement
21. Running Path design and construction
22. Continuity of sport
23. Updated protected species survey required if development commences after 17<sup>th</sup> Jan 2026
24. Plan detailing the protection of River Bollin waterbody and linking Styal Wood to be submitted prior to commencement

25. 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 / 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 Chair of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

12 **24/4391/FUL - LAND WEST OF ALDERLEY ROAD, WILMSLOW SK9 1PZ: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF CARE HOME WITH ASSOCIATED PARKING, LANDSCAPING AND ACCESS IMPROVEMENTS.**

Consideration was given to the above planning application.

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

Councillor David Jefferay (ward councillor), Wilmslow Town Councillor Jon Newall and Mr Howard Clayton (architect).

**RESOLVED:**

That application be DEFERRED for further consideration and details of:

- Proven need
- Variation to layout (too uniform)
- Contaminated land
- Car parking / travel plan

13 **WITHDRAWN 25/1064/OUT - LAND ADJOINING JENNY HEYES, HEYES LANE, ALDERLEY EDGE, CHESHIRE EAST, SK9 7LH: OUTLINE PLANNING APPLICATION FOR 9 DWELLINGS (ACCESS CONSIDERED ALL OTHER MATTERS RESERVED).**

This item was withdrawn prior to the meeting.

The meeting commenced at 10.30 am and concluded at 1.25 pm

Councillor M Warren (Chair)