

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 23rd November, 2011 at Heritage Centre, Roe Street,
Macclesfield SK11 6UT

PRESENT

Councillor B Moran (Chairman)
Councillor W Livesley (Vice-Chairman)

Councillors C Andrew, L Brown, K Edwards, H Gaddum, A Harewood,
P Hoyland, O Hunter, L Jeuda, P Raynes, D Stockton and L Roberts

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr P Hooley (Northern Area Manager), Mr N Turpin (Principal Planning Officer, Mr N Jones (Principal Development Officer), Mr B Vas (Cheshire East Rural Housing Enabler) and Mr A Ramshall (Senior Conservation Officer)

62 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Barry Burkhill.

63 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor Edwards declared a personal interest in respect of application numbers 11/3347M and 11/3350M on the grounds that he is a member of the Macclesfield Civic Society.

Councillor Harewood declared a personal interest in respect of application number 11/3199M on the grounds that she works as a nurse in this profession.

Councillor Hoyland declared a personal interest in respect of application number 11/3347M on the grounds that he has been involved in work at the premises that back onto the site.

64 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 2nd November 2011 be approved as a correct record and signed by the Chairman.

65 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

66 11/2658M - HYBRID PLANNING APPLICATION: OUTLINE APPLICATION FOR DEVELOPMENT OF 10 AFFORDABLE HOMES TOGETHER WITH ASSOCIATED ACCESS WORKS AND PRIVATE CAR PARKING. FULL APPLICATION FOR THE RECONFIGURATION OF ACCESS TO AND RETENTION OF THE OVERFLOW CAR PARKING AREA FOR CHELFORD AGRICULTURAL MARKET - LAND TO THE WEST OF FORMER IRLAMS DEPOT, KNUTSFORD ROAD, CHELFORD

Consideration was given to the above application.

(Ms K Gidon, a Parish Councillor and Mr M Worcester, representing the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED:

That the application be APPROVED subject to

(a) a Section 106 Agreement to secure

- Dwellings will be 35% intermediate housing and 65% social rent retained as affordable housing in perpetuity and that occupation is restricted to those in genuine need who are employed locally or have local connection to the parish of Chelford and then cascaded initially to adjoining parishes before being offered to residents of other areas of the Borough.
- Commuted sum of £30,000 to be paid to the Council to make additions, alterations and improvements to the existing facility at Mere Court.
- Provision of a Puffin Crossing on Knutsford Road (A537) prior to the first sale or rental of a property in the development.

(b) the following conditions

1. Commencement of development
2. Submission of reserved matters
3. Compliance with parameter details
4. Details to be submitted -layout
5. Full details approved as part of outline consent - Access
6. Ground levels to be submitted
7. Landscaping (implementation)

8. Removal of permitted development rights
9. Construction of access
10. Submission of construction method statement
11. Refuse storage facilities to be approved
12. Protection of breeding birds
13. Provision of bird boxes
14. All arboricultural works shall be carried out in accordance with Cheshire Woodlands Arboricultural Statement
15. Details of lighting to be approved
16. Submission of further acoustic assessment showing acoustic mitigation as part of Reserved Matters application
17. Submission of acoustic report including a revised assessment of noise levels at the North East corner
18. Submission of specifications of acoustic glazing ventilation systems
19. Hours of construction/noise generative works
20. Submission of a surface water drainage scheme based on sustainable drainage principles and the FRA
21. Submission of a Character Assessment justifying scale, layout and materials as part of the Reserved Matters application
22. Maximum scale of dwellings
23. Contaminated land

67 11/3199M - EXTENSION TO TIME LIMIT ON PLANNING PERMISSION 07/0430P (ERECTION OF A CONTINUING CARE RETIREMENT COMMUNITY) - TERRITORIAL ARMY YPRES BARRACKS, CHESTER ROAD, MACCLESFIELD

Consideration was given to the above application.

RESOLVED:

That the application be APPROVED subject to

- (a) Completion of a Section 106 Agreement to secure:
 - Amenity Open Space: to provide access and a long term landscape and habitat management plan covering the existing wetland area and the new proposed native woodlands; dealing with wildlife and protected species, management of the existing open space, establishment and management of the new amenity spaces, public access issues, a table of maintenance operations and timings and cost implications for the developer.
 - Use of the site for care accommodation: to be based upon Bayerton operational model document accompanying the application dated April 2007; approval of an operational plan prior to occupation dealing with facilities management, shared space and services; tenure and tenure mix including priority to local residents, care assessment, care delivery; initial and subsequent sales, rental units, care provision, care assessment,

shared space and services and age restriction and continuity of care management.

- Cascade provision
- Travel Plan
- Landscape Management Plan

(b) The following conditions:

1. Provision of car parking
2. Landscaping – submission of details
3. Tree retention
4. Submission of samples of building materials
5. Submission of landscaping scheme
6. Tree protection
7. Development in accord with revised plans (unnumbered)
8. Commencement of development (3 years)
9. Landscaping (implementation)
10. Drainage and surfacing of hardstanding areas
11. Pedestrian visibility within car parks etc
12. Landscaping to include details of boundary treatment
13. Construction of junction/highways
14. Construction of highways – submission of details
15. Protection from noise during construction (hours of construction)
16. Protection of highway from mud and debris
17. Submission of construction method statement
18. Scheme for wetland
19. Breeding birds
20. Pedestrian access ramp to be constructed
21. Upgrading cycleway/footway
22. The residential units shall be provided for care accommodation only in accordance with Class C2
23. Details of ground levels to be submitted
24. Signal controlled junction to be provided
25. Existing footway to be widened
26. Provision of cycle parking facilities
27. Disposal of foul and surface waters to be approved before commencement
28. All finished floor levels shall be set at 144.35 metres above Ordnance Datum
29. Renewable energy
30. Lighting scheme for access roads and all external lighting within site
31. Waste audit, including bin storage details
32. Surface water drainage
33. Details of drains
34. No gates or other means of obstruction shall be erected across the access road

- 35. Details of access road to be submitted
- 36. Existing bus stops to be upgraded
- 37. Details of retaining wall to be submitted
- 38. Oil storage
- 39. Shower/Changing provision

68 11/3347M - DEMOLITION OF EXISTING MILL AND ERECTION OF DEVELOPMENT COMPRISING 36 APARTMENTS - PARK GREEN MILL, PARK GREEN, MACCLESFIELD SK11 7NA

Consideration was given to the above application.

(Councillor J Jackson, the Ward Councillor; Mr K Smith, on behalf of Macclesfield Civic Society and Mr D Coulson, representing the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED:

That the Development Management and Building Control Manager, in consultation with the Chairman, be granted delegated authority to approve the application, subject to outcome of air quality assessment and subject to

(a) A Section 106 Agreement to secure

- Ensuring provision of a new walk/cycleway adjacent to the River Bollin prior to 50% sale of the units
- Commuted payments of £90,000 to Open Space and amenity and £12,000 towards outdoor sport and recreational facilities in the town prior to 50% occupation of the units

(b) The following conditions:

- 1. Commencement of development (3 years)
- 2. Development in accord with approved plans
- 3. Submission of samples of building materials
- 4. Sample panel of brickwork to be made available
- 5. Details to be approved
- 6. Rainwater goods
- 7. Archaeological watching brief
- 8. Submission of landscaping scheme
- 9. Landscaping (implementation)
- 10. Protection from noise during construction (limit on hours of construction works)
- 11. Removal of Japanese Knotweed and the other non-native invasive plant species
- 12. Protection of breeding birds
- 13. Artificial bat roosts to be agreed

14. Details of any pile driving to be approved and hours of operation
15. Decontamination of land
16. Approval of details of surface water drainage
17. Retention of metal sign
18. Renewables

69 **11/3350M - CONSERVATION AREA CONSENT FOR DEMOLITION OF EXISTING MILL AND ERECTION OF DEVELOPMENT COMPRISING 36 APARTMENTS - PARK GREEN MILL, PARK GREEN, MACCLESFIELD SK11 7NA**

Consideration was given to the above application.

(Mr D Coulson, representing the agent for the applicant attended the meeting and spoke in respect of the application)

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. Commencement of development.
2. Demolition as precursor of redevelopment.

The meeting commenced at 2.00 pm and concluded at 5.15 pm

Councillor B Moran (Chairman)