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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 1st April, 2015 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor R West (Chairman)

Councillors C Andrew, B Burkhill, H Gaddum, S Gardiner, A Harewood,
O Hunter, L Jeuda, J Macrae, D Mahon, D Neilson and A Thwaite

OFFICERS IN ATTENDANCE

Mr P Hooley Planning and Enforcement Manager), Mr N Jones (Principal
Development Officer) and Mrs C McKay (Locum Planning Lawyer)

116 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors L Brown, B Livesley
and L Roberts.

117 **DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in respect of application 14/4130C, Councillor
S Gardiner declared that he used to work for the agents a long time ago.

In the interest of openness in respect of application 14/0616C, Councillor
S Gardiner declared that he did some work related to the application site a
few years ago, however he had not commented on the proposals.

In the interest of openness in respect of application 15/0111M, Councillor
R West declared that he attended a meeting of Adlington Parish Council
when the application had been discussed but he had not made any
comments on the application. Also as Ward Councillor for Adlington he
did know some of the speakers.

In the interest if openness in respect of the same application, Councillor S
Gardiner declared that he used to be employed by someone that lived
close to the application site.

118 **MINUTES OF THE MEETING**

RESOLVED

That the minutes of the meeting held on 4 March 2015 and be approved
as a correct record and signed by the Chairman.

119 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

120 14/4130C-DEVELOPMENT OF 24 DWELLINGS WITH ASSOCIATED LANDSCAPING AND ACCESS, LAND ADJACENT, MANOR LANE, MANOR LANE HOLMES CHAPEL FOR PROPERTY CAPITAL PLC AND MR AND MRS L BU

Consideration was given to the above application.

(Councillor A Kolker, the Ward Councillor and Steve Grimster, the agent for the 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 completion of a Section 106 Agreement securing the following:-

Affordable Housing comprising:

- 7 units on site 4 for social/affordable rented and 3 for shared ownership

Public Open Space comprising of:

- £7,142.46 to upgrade Elm Drive and £23,468.00 towards future maintenance (25 years)
- Management company for onsite Amenity Green Space

And subject to the following conditions:-

1. Standard time limit 3 years
2. Development to be carried out in accordance with approved plans
3. Submission / approval and implementation of scheme of electromagnetic screening
4. Submission / approval and implementation of environmental management plan
5. Hours of construction limited
6. Hours of piling limited
7. Accordance with submitted noise mitigation scheme
8. Submission / approval and implementation of scheme to minimise dust emissions
9. Foul drainage should be connected to foul sewer
10. Construction of approved access
11. Ecological mitigation to be carried out in accordance with submitted statement
12. Accordance with ecological mitigation

13. Bird breeding survey
14. Materials to be submitted and approved
15. Landscaping scheme to be submitted including management details and boundary treatments
16. Landscaping implementation
17. Tree protection scheme
18. Arboricultural Method Statement
19. Submission of plan showing refuse vehicle tracking
20. Submission of a suite of design and construction plans which will include for the proposed tactile paving on Manor Lane and 2 metre service strips
21. Submission of details of any external lighting
22. Removal of permitted development rights Classes A-E
23. Cycle storage to be provided for all dwellings on the site
24. Landscaping condition amended to note that the buffer between new housing and listed building should incorporate semi-mature trees / planting where possible at the outset

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of the Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should this application be the subject of an appeal, authority be delegated to the Planning and Enforcement Manager in consultation with the Chairman 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.

(Prior to consideration of the following application, Councillor Mrs O Hunter left the meeting and did not return).

- 121 **14/0616C-PROPOSED RESIDENTIAL DEVELOPMENT OF 16 NO DWELLINGS TO VACANT LAND NORTH OF BROOK STREET, CONGLETON. PROPOSED DEVELOPMENT IS AN EXTENSION TO THE EXISTING APPROVED SCHEME WHICH HAS BEEN DESIGNED TO FACILITATE FUTURE ACCESS,, LAND OFF BROOK STREET PHASE 2, BROOK STREET, CONGLETON FOR MRS NICHOLA BURNS, MORRIS HOMES NORTH LTD**

Consideration was given to the above application.

(Rob Earley, the agent for the 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 completion of a Section 106 Agreement securing the following:-

- 3 units on site 2 for social/affordable rented and 1 for shared ownership

And subject to the following conditions:-

1. Standard time limit 3 years
2. Development in accordance with submitted plans
3. Hours of construction restriction – construction including delivery vehicles.
4. Hours restriction - piling activity
5. Updated Contaminated land Phase 1 to be submitted
6. Landscaping scheme and Management Plan to be submitted
7. Landscaping to include native species for ecological value
8. Implementation of landscaping
9. Survey for breeding birds and protection during breeding season
10. Incorporation of features into the scheme suitable for use by breeding birds
11. Incorporation of features into the scheme suitable for use by bats
12. Submission/approval and implementation of a programme of remedial works to retained trees
13. Levels to be submitted
14. Materials to be submitted to and approved
15. Detailed scheme for dust mitigation during demolition and construction
16. Details of external lighting strategy to be submitted and agreed
17. Retention of Wheel House Building
18. Detailed Tree Protection Scheme to be submitted, agreed and fully implemented
19. Scheme for watercourse protection during construction including 8m buffer strip and wildlife corridor to be retained
20. Development to be carried out in accordance with Flood Risk Assessment
21. Site Waste Management Plan to be submitted and agreed
22. Precise details of all boundary treatments within the site to be agreed to include public open space and riverside areas or footpaths
23. Method statement detailing proposals for the eradication of Japanese Knotweed and Himalayan Balsam
24. Details of bin storage to be submitted to and approved
25. Removal of PD classes A-E

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of the Northern Planning Committee, to

correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should this application be the subject of an appeal, authority be delegated to the Planning and Enforcement Manager in consultation with the Chairman 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.

122 **15/0111M-THE DEMOLITION OF AN EXISTING GARAGE AND WORKSHOP AND THE CONSTRUCTION OF AN ECO HOUSE OF EXCEPTIONAL DESIGN IN THE EXISTING GARDEN OF GREEN LEAVES, BROOKLEDGE LANE, GREEN LEAVES, BROOKLEDGE LANE, ADLINGTON FOR JOHN COSTELLO**

(During consideration of the application, Councillor Miss C Andrew left the meeting and returned, therefore she did not take part in the debate or vote on the application).

Consideration was given to the above application.

(Parish Councillor David Moss, representing Adlington Parish Council, Arthur Bell, an objector and Graeme Luxton, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

The proposal is an inappropriate form of development within the Green Belt, as defined by the Development Plan, which reduces openness. The material considerations advanced by the applicant in favour of the proposal do not amount to the required very special circumstances to clearly outweigh the identified harm to the Green Belt. The development is therefore contrary to policy GC1 of the Macclesfield Borough Local Plan and paragraph 89 of the National Planning Policy Framework.

2. A European Protected Species has been recorded on site and is likely to be adversely affected by the proposed development. Due to the Green belt harm identified, there are no reasons of overriding public interest to allow the proposal. The proposal therefore fails to meet the tests of the Habitats Directive.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of the Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

The meeting commenced at 2.00 pm and concluded at 3.30 pm

Councillor R West (Chairman)