

Public Document Pack

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 13th September, 2017 at The Capesthorne Room -
Town Hall, Macclesfield SK10 1EA

PRESENT

Councillor G M Walton (Chairman)
Councillor C Browne (Vice-Chairman)

Councillors C Andrew, E Brooks, T Dean, S Edgar, P Findlow, H Gaddum,
S Gardiner, A Harewood, D Mahon and N Mannion

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Miss L Hayes (Planning Officer), Mr N Jones
(Principal Development Officer) and Mr P Wakefield (Principal Planning
Officer)

31 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors L Durham and M
Warren.

32 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 17/1891M, Councillor
S Gardiner declared that he had previously been employed by the
company acting as the agent. In addition Town Councillor Edwards
speaking on the application was known to him.

In the interest of openness in respect of application 16/5896M, Councillor
E Brooks declared that the person speaking on behalf of Wilmslow Town
Council was known to her, however she had no input in the application.

In the interest of openness in respect of application 14/1945M, Councillor
H Gaddum declared that whilst she was not on the Planning Committee at
that time, but she did use a garage on that site, however she had not had
any discussions with anyone in respect of the application.

In the interest of openness in respect of application 16/5625M, Councillor
S Gardiner declared that he knew the agent speaking on the application in
a professional capacity.

33 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 16 August 2017 be approved as a correct record and signed by the Chairman.

34 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

35 17/1891M-PROPOSED DEMOLITION OF EXISTING BUILDING AND ERECTION OF A NEW BUILDING FOR A1 AND A3 USE (RESUBMISSION 16/4388M), 127, WELLINGTON ROAD, BOLLINGTON FOR S PRICE, CHESHIRE TAVERNS RETIREMENT BENEFIT SCHEME

Consideration was given to the above application.

(Councillor J Nicholas, the Ward Councillor, Town Councillor Roland Edwards, representing Bollington Town Council and Caroline Payne, 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:-

Traffic Regulation Order - Contribution of £7k for consultation and advertising costs associated with the above.

Traffic Regulation Order – Contribution of 7k to protect the loading bay for consultation and advertising costs.

And subject to the following conditions:-

1. Time 3 years
2. Plans as approved
3. Prior to commencement - Materials to be confirmed in writing
4. Prior to commencement – Landscaping Plan to be submitted for approval.
5. Prior to occupation – agreed Landscaping Plan to be implemented, maintained and retained at all times after in accordance with standards
6. Prior to occupation – 18no. car parking spaces for the proposed development and 4no. car parking spaces for the butchers to be provided and retained at all times – to ensure sufficient and safe car parking.
7. Prior to occupation – Details of placement and specification of car park access barrier to be submitted and agreed – to prevent anti-social behaviour and misuse of car park

8. Deliveries to adhere to the Delivery Management Plan in the Appendix of the Transport Statement 2017 – Hours of deliveries to adhere to the Delivery Management Plan to be submitted and agreed by the LPA, and require a record to be maintained of delivery times which shall be made available to the Council upon request – to protect residential amenity.
9. Prior to occupation – works to construct the courtesy crossings be completed.
10. Prior to commencement - Construction Management Plan – to ensure ongoing highways safety and mitigate the effect on residential amenity during construction period.
11. Restricted length HGV's – to ensure service vehicles do not interfere with the free passage of vehicular and pedestrian traffic on Wellington Road.
12. Restaurant opening time not to be earlier than 6pm – to minimise overutilization of car park, particularly during peak times.
13. Prior to commencement – Pile foundations – to ensure ongoing residential amenity levels not compromised
14. Prior to commencement – Dust Control method statement – to ensure residential amenity levels not compromised and protect local environment.
15. Prior to commencement – Floor floating method statement - – to ensure residential amenity levels not compromised
16. Prior to commencement – Noise Impact Assessment – to avoid noise giving rise to significant adverse impacts on health and quality of life.
17. Prior to commencement – Odour/ Noise Control scheme to be submitted for retail and restaurant – to preserve residential amenity and quality of the local environment.
18. Prior to commencement – Waste provision scheme and plan to be agreed in writing and implement and made available prior to use of development and permanently retained – to ensure ongoing visual amenity and to safeguard public health
19. Prior to occupation – an electric vehicle charging point – to encourage uptake of ultra-low emission vehicles and to ensure the development is sustainable and to safeguard public health.
20. Hours of use – as application – to safeguard residential amenity.
21. Prior to commencement – drainage strategy – to manage flood risk impacts
22. Prior to commencement – drainage design, implementation and maintenance management – to ensure adequate drainage and prevent flood risk.
23. Development in accordance with 'Flood Risk Response produced by RSK ref 880861_L04_CW dated 4th April 2016 and the mitigation measures detailed within the document
24. Foul and surface water drained on separate systems – to manage and maintain drainage and flood risk
25. No removal of vegetation or demolition or conversion of buildings between March and April – to safeguard protected species.

26. Prior to occupation - External lighting specification and placement to be agreed – to ensure ongoing residential amenity.
27. Prior to occupation – crime prevention methods of spike studs and car park barrier etc shall be installed and maintained for lifespan of development – in the interest of crime prevention and public safety.
28. Parking Management Scheme to be submitted.

(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 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 was adjourned for a short break).

36 16/5896M-DEMOLITION OF A PRE-FABRICATED BUILDING AND CONSTRUCTION OF NEW NURSERY AND PRE-SCHOOL BUILDING, OAKDENE NURSERY, TUDOR ROAD, WILMSLOW FOR MRS EVELYN DAVIES SIPPDEAL TRUSTEES LTD &TRUSTEES OF FAJBELL, C/O OAKLANDS DEAN NURSERY

Consideration was given to the above application.

(Councillor T Fox, the Ward Councillor, Town Councillor Martin Watkins, representing Wilmslow Town Council, Derek Hillesdon, an objector and Mrs Evelyn Davis, 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 receipt of revised plans incorporating a lift within the building and subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials
4. Provision of car parking to include two disabled parking bays
5. Submission of landscaping scheme
6. Landscaping (implementation) including boundary treatment
7. Highways off site works prior to commencement
8. Dust control details to be submitted
9. Floor floating - noise and vibration -details to be submitted
10. Lighting details to be submitted
11. Contamination - scope of works to be submitted
12. Imported soil to be tested
13. Unforeseen contamination
14. Ground levels

15. Restriction on number of children to be in the building to a maximum of 95
16. No additional windows to be inserted on gable ends
17. Bottom of roof lights to be set no lower than 1.7m above internal floor level

(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 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).

(During consideration of the application the meeting was adjourned for a short period in order for Officers to consult the applicant in respect of issues raised by Members relating to the application. The meeting was further adjourned for lunch from 1.30pm until 2.00pm).

37 16/5625M-DEMOLITION OF ALL EXISTING ON SITE BUILDING AND THE ERECTION OF 12 RESIDENTIAL DWELLINGS (USE CLASS C3), TOGETHER WITH ASSOCIATED LANDSCAPE AND HIGHWAY WORKS, ROUGH HEYS FARM, ROUGH HEYS LANE, HENBURY FOR PH PROPERTY HOLDINGS LTD

Consideration was given to the above application.

(Parish Councillor David Nuttall, Chairman of Henbury Parish Council and Jon Suckley, the Agent for the Applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the completion of a Section 106 Agreement securing the following:-

Appropriate affordable housing to include priority to Henbury, then adjoining Parishes, then remainder of Borough for affordable units;

And subject to the following conditions:-

1. Commencement of development
2. Development in accordance with approved plans
3. Details of drainage to be submitted
4. Tree protection details to be submitted
5. Submission of samples of building materials
6. Phase II Contaminated Land Report to be submitted
7. Imported soil to be tested for contamination
8. Unexpected contamination
9. tree/landscape management plan to be submitted to include wetland area

10. Implement arboriculture works in accordance with Arboricultural Impact Assessment
11. Removal of PD rights- to include outbuildings and extensions
12. Electrical Vehicle Charging Points to be provided
13. Details of refuse storage to be submitted
14. Boundary details and gates to be submitted
15. Travel Information Pack to be submitted
16. Nesting bird survey to be submitted
17. Provision of features for breeding birds
18. External lighting details to be submitted
19. Highway improvement works – prior to occupation
20. Implementation of Landscaping Scheme
21. Details of garden sheds for affordable units 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 (Regulation) 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).

38 WITHDRAWN FROM THE AGENDA BY OFFICERS-15/1683M-DEVELOPMENT OF 32 NEW HOUSES INCLUDING 10 AFFORDABLE HOUSES, LANDSCAPING, LANDSCAPE BUFFER ZONE, FLOOD MITIGATION AND GROUND WORKS, ROADS, ASSOCIATED HIGHWAYS AND INFRASTRUCTURE, LAND OPPOSITE LOWERHOUSE MILL,, ALBERT ROAD, BOLLINGTON FOR JOHNSON MULK, PROSPECT GB

This item was withdrawn by Officers prior to the meeting.

39 14/1945M-DEMOLITION OF EXISTING BUILDINGS ON SITE AND ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING OF 18 TWO STOREY DWELLINGS, LAND OFF, SAVILLE STREET, MACCLESFIELD FOR SAVILLE ST GARAGE LTD THE HELPFUL HAND

Consideration was given to the above application.

RESOLVED

That the application be approved subject to the completion of a Section 106 Agreement securing the following:-

- Dedicate the 7 parking spaces on Saville Street as public highway (separate legal agreement); and
- Provision for the embankment of trees to be transferred to a communal area as Green Infrastructure.

- Provision to claw back affordable units if appropriate by the submission of a revised viability assessment containing auditable costs after the decontamination of the site has taken place to identify if affordable housing can be provided within the scheme and if so for it to be provided up to a maximum of 30%. The revised viability assessment will be undertaken prior to the sale of any of the houses on the development and independently assessed if necessary. Should affordable housing be provided, priority is to be given to rented affordable housing over intermediate if a clawback of houses takes place.

And subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Details of ground levels to be submitted
4. Submission of samples of building materials
5. Construction of junction/highways
6. No gates - new access
7. Closure of access/removal of dropped kerbs
8. Landscaping - submission of details
9. Landscaping (implementation)
10. Landscaping to include details of boundary treatment
11. Tree retention
12. Tree protection
13. Tree pruning / felling specification
14. Arboricultural method statement
15. Levels survey
16. Service / drainage layout
17. Refuse storage facilities to be approved
18. Provision of cycle parking
19. Decontamination of land
20. Details of drainage
21. Protection from noise during construction (hours of construction)
22. Pile Driving
23. A scheme to minimise dust emissions
24. Construction Management Plan

(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 Planning and Enforcement Manager 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. Should this application be the subject of an appeal, authority shall 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).

The meeting commenced at 10.00 am and concluded at 2.50 pm

Councillor G M Walton (Chairman)