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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 17th January, 2018 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors C Andrew, T Dean, L Durham, S Edgar (Substitute), P Findlow,
H Gaddum, S Gardiner, A Harewood, N Mannion and M Warren

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr K Foster (Principal Planning Officer), Mr
N Jones (Principal Development Officer) and Mr R Law (Principal Planning
Officer)

74 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor E Brooks.

75 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor N Mannion declared a pecuniary interest in application
17/3500M, by virtue of the fact that he was Chairman of the Bowling Club
and had a major interest in the scheme. In accordance with the Code of
Conduct he left the meeting prior to consideration of the application and
returned once a decision had been made.

In the interest of openness in respect of application 17/3500M, Councillor
H Gaddum declared that she was acquainted with all of the people
speaking on the application.

In the interest of openness in respect of application 17/3500M, Councillor
S Gardiner declared that the agent for the applicant speaking on the
application was known to him.

It was noted that Members had received correspondence in respect of
application 17/3500M and that a numbers of the speakers were also
known to them.

76 MINUTES OF THE MEETING

RESOLVED

That the minutes of the meeting held on 6 December 2107 be approved as a correct record and signed by the Chairman.

77 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

78 17/3500M-RESERVED MATTERS APPLICATION FOLLOWING OUTLINE APPROVAL 15/2354M - DETAILS OF APPEARANCE OF THE PROPOSED 11NO. 2.5 STOREY TOWNHOUSES AND 1NO. 2 STOREY DETACHED HOUSE. DETAILS OF LANDSCAPE LAYOUT AND MATERIALS, BOWLING GREEN, INGERSLEY VALE, BOLLINGTON FOR CHRIS BOWMAN, INGERSLEY CRESCENT LTD

Consideration was given to the above application.

(Councillor A Stott, the Ward Councillor, Town Councillor Ken Edwards, representing Bollington Town Council, Helen Whitely, an objector, Kate McHale, an objector, John Knight, an objector and Caroline Payne, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for the following reasons:-

1. Accordance of the scheme with condition no 17 of the outline approval to be re-assessed.
2. Full Conservation Officer comments to be reported.
3. Investigate the opportunity to amend the layout / landscaping to include 4 parking spaces at the front of the site.
4. Confirmation as to whether the parking in garages can be enforced under the outline condition.
5. Re-assessment of overshadowing to neighbouring cottages to include the 45-degree test and to account for the difference in levels.

79 17/3022M-ERECTION OF CLASS A1 RETAIL UNIT, CAR PARKING AND SERVICING AREAS, ACCESS, LANDSCAPING AND ASSOCIATED WORKS INCLUDING RELOCATION OF ELECTRICITY SUB-STATION AND REMEDIAL WORKS TO LISTED BUILDING FOLLOWING DEMOLITION OF EXISTING BUILDINGS, THE TOWERS AND PROGRESS MILL, PARSONAGE STREET, MACCLESFIELD FOR MISS F HEELEY, LIDL UK GMBH

Consideration was given to the above application.

(Councillor J Jackson, the Ward Councillor, Councillor B Dooley, the Ward Councillor, Town Councillor Gareth Jones, representing Macclesfield Town Council and Faye Heeley, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. Commencement of development (3 years)
2. Development in accord with approved and amended plans
3. Materials to be submitted including details of surfacing including details of fire retardant cladding
4. Details of imagery to be applied to opaque glazed features and perforation of the external cladding to be submitted and shall reference local history of the site
5. Scheme of public real works to Park Green frontage to be submitted
6. Tree retention (where applicable)
7. Tree protection (where applicable)
8. Landscaping - submission of details
9. Landscaping (implementation)
10. Accordance with submitted Extended Phase 1 Habitat Survey
11. Nesting birds survey to be submitted
12. Features for incorporation of nesting birds into the scheme to be submitted
13. Accordance with details of external lighting
14. Construction Management Statement to be submitted to include wheel wash facilities and details of demolition
15. Details of the materials used to reconstruct Parsonage Street to be submitted and shall include the removal and re-use of the existing stone setts
16. Drainage strategy with detailed calculations to be submitted
17. Foul and surface water shall be drained on separate systems
18. Accordance with submitted noise mitigation measures
19. Method statement for piling and floor floating to be submitted
20. Method statement for minimising dust emissions during demolition / construction
21. Electric Vehicle Infrastructure to be provided (2x rapid charge points)
22. Travel plan to be submitted
23. Phase II post demolition ground investigation and risk assessment to be submitted
24. Verification report in accordance with remediation to be submitted
25. Imported soil to be tested for contamination
26. Unforeseen contamination to be reported to LPA
27. 10% of energy from decentralised and renewable or low carbon sources

28. No deliveries outside of the hours of 07.00 hours to 21.00 hours from Monday to Saturday and from 09.00 hours to 18.00 hours on Sundays and Bank Holidays

29. Hours of opening restricted to 07.00 hours to 22.00 hours from Monday to Saturday and from 10.00 hours to 17.00 hours on Sundays and Bank Holidays and 11.30 hours to 17.00 hours on Remembrance Sunday

30. Programme of archaeological work in accordance with a written scheme of investigation to be submitted

31. Scheme for the control of odours to be submitted

An informative was to be included stating that construction workers and contractors were required to obtain parking permits to avoid on street parking.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), 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.

In addition Councillor S Gardiner stated that on a number of occasions Government policy had changed without any due regard for the planning process which put the Committee in a difficult position. He requested that the Chairman of the Strategic Planning Board consider writing to the appropriate Government departments stating that when any changes are made to Government policies which affect planning, new advice is issued shortly thereafter.

The meeting commenced at 10.00 am and concluded at 12.50 pm

Councillor G M Walton (Chairman)