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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 11th September, 2019 at The Capethorne Room -
Town Hall, Macclesfield SK10 1EA

PRESENT

Councillor C Browne (Chairman)

Councillors M Benson (Substitute), L Braithwaite, S Edgar (Substitute),
A Gregory, A Harewood, S Holland, I Macfarlane, B Puddicombe and
L Smetham

OFFICERS IN ATTENDANCE

Mrs S Baxter (Democratic Services Officer), Mrs C Fenghour (Senior Planning Officer), Mrs N Folan (Planning Solicitor), Mr P Hooley (Planning & Enforcement Manager), Mr C Hudson (Principal Forestry and Arboricultural Officer), Mr N Jones (Principal Development Officer) and Mr P Wakefield (Principal Planning Officer)

26 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors T Dean, P Findlow, N Mannion and L Roberts.

27 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 19/1955M, Councillor C Browne declared he alongside other Members on the Committee had received an email from Peter Yates who was speaking on the application.

In the interest of openness in respect of application 19/0399M, Councillor S Holland declared that she was acquainted with the John Twigg who was speaking on the application, however she had not discussed the application with him.

In the interest of openness in respect of application 19/1955M, Councillor L Smetham declared that she knew Parish Councillor Mrs T Jackson and Peter Yates who were both speaking on the application.

28 MINUTES OF THE PREVIOUS MEETING

RESOLVED

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

29 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

30 19/1955M-ERECTION OF A DWELLING HOUSE WITH ASSOCIATED WORKS INCLUDING LANDSCAPING, LAND ADJACENT TO WITHINLEE HOLLOW, WITHINLEE ROAD, PRESTBURY FOR MR PETER BUSBY

Consideration was given to the above application.

(Parish Councillor T Jackson, representing Prestbury Parish Council, Peter Yates, representing Prestbury Amenity Society and a number of local residents and Gareth Salthouse, the agent for the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of Councillor P Findlow, the Ward Councillor).

RESOLVED

That the application be refused for the following reason:-

The proposed development would be contrary to policy H12 of the Macclesfield Borough Local Plan and policies SE1 and SD2 of the Cheshire East Local Plan Strategy by virtue of the development not being commensurate with the surrounding area in terms of the size, form and mass of the building within its plot.

(This decision was contrary to the officers recommendation of approval).

31 19/0399M-DEVELOPMENT OF A CAR PARK ASSOCIATED WITH THE OPERATION OF MANCHESTER AIRPORT, DEMOLITION OF 48 AND 52 MOSS LANE WITH ASSOCIATED OUTBUILDINGS, PROVISION OF A NEW LANDSCAPING BELT, FOOTPATH AND ECOLOGICAL MITIGATION, HOLLYTREE COTTAGE, 52 MOSS LANE, STYAL FOR MR ANDREW COWAN, MANCHESTER AIRPORT PLC

Consideration was given to the above application.

(Parish Councillor R Dixon, representing Styal Parish Council and John Twigg, representing the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of Councillor D Stockton, the Ward Councillor).

RESOLVED

That for the reasons set out in the report the application be approved subject to the application be referred to the Secretary of State for final determination and subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Landscaping - submission of details
5. Landscaping (implementation)
6. Submission of landscape management plan
7. Landscaping to include details of boundary treatment
8. Bird hazard management plan to be submitted
9. Lighting details to be submitted
10. Glint and glare assessment to be submitted
11. Development to be carried out in accordance with submitted Arboricultural Impact Assessment
12. Imported soil to be tested for contamination
13. Measures in the event of any unidentified contamination being found
14. Development to be carried out in accordance with bat mitigation and compensation measures detailed in the submitted Ecological Appraisal Report. Details of the proposed bat boxes to be submitted.
15. Updated badger survey to be submitted
16. Implementation of mitigation measures for common toad and hedgehog as described in the submitted ecological assessment
17. Nesting bird survey to be submitted
18. Detailed design and habitat creation method statement to be submitted for on and off site habitat mitigation areas. Approved details to be implemented, and habitat management plan to be submitted
19. Implementation of drainage strategy

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) 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.

32 CHESHIRE EAST BOROUGH COUNCIL (ADLINGTON - LITTLE BRECK, SUGAR LANE) TREE PRESERVATION ORDER 2019

Consideration was given to the above Order.

RESOLVED

That the Cheshire East Borough Council (Adlington – Little Breck, Sugar Lane) Tree Preservation Order 2019 be confirmed with modification that the description of A2 in the schedule should read “the trees of whatever species within area marked A2 on the map”.

The meeting commenced at 10.00 am and concluded at 12.20 pm

Councillor C Browne (Chairman)