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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 9th October, 2019 at The Capesthorpe Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor C Browne (Chairman)
Councillor T Dean (Vice-Chairman)

Councillors L Braithwaite, JP Findlow, A Harewood, S Holland, I Macfarlane,
N Mannion, B Murphy, B Puddicombe and L Smetham

OFFICERS IN ATTENDANCE

Mrs S Baxter (Democratic Services Officer), Mrs N Folan (Planning Solicitor),
Mr P Hurdus (Highways Development Manager), Mr P Wakefield (Principal
Planning Officer) and Miss N Wise-Ford (Principal Planning Officer)

33 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor A Gregory.

34 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 19/3182M, Councillor
C Browne on behalf of the Committee declared that a document and email
had been received on behalf of a number of residents objecting to the
application.

35 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held 11 September 2019 on be approved
as a correct record and signed by the Chairman.

36 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

37 19/0618M-DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF THREE TOWNHOUSES WITH ASSOCIATED PARKING, 68 MOSS LANE, ALDERLEY EDGE FOR BECK HOMES (NW) LTD

Consideration was given to the above application.

(Parish Councillor Mike Dudley-Jones, representing Alderley Edge Parish Council, Dr David Brickwood , representing the Edge Association and Kath Ludlam a Planning Consultant for 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 verbal update to Committee the application was approved subject to the following conditions:-

1. Time Limit
2. Plans
3. Details of materials, including windows, doors and rainwater goods
4. Details of boundary treatments
5. Levels to be approved
6. Landscaping scheme for soft and hard landscaping
7. Landscape implementation
8. PD removal for extensions and alterations.
9. Strategy for the incorporation of features to enhance the biodiversity value of the site to be submitted
10. Nesting bird survey to be submitted
11. No development should commence on site until such time as detailed proposals for disposal of surface water (including a scheme for the on-site storage and regulated discharge) have been submitted to and agreed in writing by Cheshire East Council both as Planning Authority and Lead Local Flood Authority (LLFA). The development shall be carried out in strict accordance with the approved scheme.
12. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.
13. Site specific dust management plan to be submitted
14. Electric Vehicle charging points to be provided
15. Broadband connection to be made available
16. Prior to the commencement of any development hereby approved, a scheme in the form of a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details for the methods to be employed to control and monitor noise, dust and vibration impacts. The approved scheme shall be implemented to the full written satisfaction of the Local Planning Authority before the construction works are commenced, and shall be maintained for the duration of the construction works.

In order to give proper effect to the Committee's intentions and without changing the substances of the decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence Vice Chairman) of Northern Planning Committee to correct any technical slip or omission in the wording of the resolution, including wording of conditions and reasons, between approval of the minutes and issue of the decision notice. Should the application be subject to any appeal, the Heads of Terms as set out in the Section 106 part of the report should be secured as part of any S106 Agreement.

(Prior to consideration of the following application Councillors C Browne and N Mannion left the meeting and did not return. As a result of the Chairman leaving the meeting Councillor T Dean took the Chair.

38 19/3182M-ERECTION OF A PAIR OF 3 BEDROOM, SEMI-DETACHED DWELLINGS, INCLUDING ASSOCIATED LANDSCAPING, LAND LOCATED BETWEEN NO.18 & NO.26 SHRIGLEY ROAD NORTH FOR MS LINDSEY JONES

Consideration was given to the above application.

(Ward Councillor J Saunders, the Ward Councillor, Town Councillor L Clarke, representing Poynton Town Council and Hayley Whitaker, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. The proposed development does not contribute positively to the local area's character and identity by creating or reinforcing local distinctiveness in terms of height, scale, form and external design features. The changes from the previously refused scheme are not considered to address previous concerns in terms of the development's impact on the character of the area. The proposal is therefore contrary to policy SD2 of the CELPS and chapter 12 of the NPPF.

2. Whilst the principle of infill development on the site is accepted, the scale of the proposed development does not amount to limited infilling in a village, and therefore the proposal is contrary to policy PG3 of the CELPS, paragraph 145 of the NPPF and draft policy HOU1 of the Poynton Neighbourhood Plan.

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 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 10.00 am and concluded at 11.35 am

Councillor C Browne (Chairman)