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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 17th June, 2020 at Virtual Meeting

PRESENT

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

Councillors L Braithwaite, JP Findlow, A Harewood, S Holland, D Jefferay (Substitute), 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 Hooley (Planning & Enforcement Manager) and Mr N Jones (Principal Development Officer)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor J Nicholas.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 18/4540M, Councillor P Findlow declared that he was a former pupil and had been a Governor of The Kings School but had not held that position for over a year.

In respect of application 19/2254M, Councillor T Dean declared that he had called in the application and had pre-determined it and therefore in accordance with the Code of Conduct he exercised his right to speak as Ward Councillor under the public speaking procedure and then left the virtual meeting for the remainder of the application.

In respect of application 18/4540M, Councillor A Harewood declared that she had discussed the application as a member of Macclesfield Town Council's Planning Committee and had pre-determined the application, therefore would leave the virtual meeting prior to consideration of the application.

In the interest of openness in respect of application 18/4540M, Councillor N Mannion declared that he was a former pupil of King's School. Since he had left the school nearly 40 years ago he had not visited the premises until the site visit nor had he had any contact with the school since that time.

In the interest of openness in respect of application 18/4540M, Councillor B Puddicombe declared that he was married to the representative speaking on behalf of Macclesfield Town Council and she was also a representative of the same Ward, however he had not discussed the application nor had he pre-determined it.

It was noted that Councillors had received correspondence in respect of applications 19/5920M and 18/4540M.

3 MINUTES OF THE PREVIOUS MEETING

(During consideration of the item, Councillor B Murphy arrived to the virtual meeting).

RESOLVED

That the minutes of the meeting held on 11 March 2020 be approved as a correct record and signed by the Chairman.

4 PUBLIC SPEAKING- VIRTUAL MEETINGS

RESOLVED

That the public speaking procedure be noted.

5 19/5920M- ERECTION OF A PAIR OF 3 BEDROOM, SEMI-DETACHED DWELLINGS WITHIN AN INFILL PLOT OFF SHRIGLEY ROAD NORTH, LAND BETWEEN 18 & 26 SHRIGLEY ROAD NORTH, POYNTON FOR MS LINDSEY JONES

Consideration was given to the above application.

(Councillor Jos Saunders, the Ward Councillor, Town Councillor Laurence Clarke, representing Poynton Town Council, Hayley Whitaker, an objector and Bob Phillips, the agent for the applicant attended the virtual 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 following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials
4. Landscaping - submission of details
5. Submission of landscaping scheme
6. Landscaping (implementation)
7. Details of ground levels to be submitted
8. Parking to be provided and retained

9. Contaminated Land (scope of works for the addressing of risks posed by land contamination to be submitted)
10. Electric Vehicle Infrastructure
11. Dust management Plan
12. Foul and surface water shall be drained on separate systems
13. Surface water drainage scheme required
14. Contaminated Land (verification report)
15. Scheme of intrusive site investigations / remedial work to be submitted
16. Details of boundary treatments to be submitted
17. Contaminated Land (unexpected contamination to be reported)
18. Nesting birds
19. Breeding birds (incorporation of features)
20. Removal of Permitted Development Rights for Classes, A, B and 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 Head of Planning, 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.

6 19/2254M- CONSTRUCTION OF 3 DWELLINGS FOLLOWING DEMOLITION OF THE EXISTING DWELLING, FERNLEA, STANLEY ROAD, KNUTSFORD FOR MR PHIL THEWLIS, PLT PROPERTIES LTD

Consideration was given to the above application.

(Councillor Tony Dean, the Ward Councillor, Town Councillor James McCulloch, representing Knutsford Town Council, Brian Chaplin, a Community representative on Knutsford Neighbourhood Plan, objecting and Georgina Daintith, representing the applicant attended the virtual meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

The proposed dwellings would result in an overdevelopment of the site by virtue of their scale and form and would be overbearing to, and out of character with, the adjoining single storey properties on St Johns Road. The development would therefore be contrary to policies SD2 and SE1 of the Cheshire East Local Plan Strategy and policies D1, D2 and H2 of the Knutsford Neighbourhood Plan.

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

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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 virtual meeting was adjourned for lunch from 12.40pm until 1.00pm. Councillor Mrs A Harewood left the virtual meeting and did not return).

7 **18/4540M- ERECTION OF RETIREMENT LIVING HOUSING (CATEGORY LL TYPE ACCOMMODATION) AND ERECTION OF EXTRA CARE RETIREMENT ACCOMMODATION FOR OLDER PEOPLE (USE CLASS C2), WITH ASSOCIATED COMMUNAL FACILITIES, LANDSCAPING AND CAR PARKING, SITE OF THE KINGS SCHOOL, WESTMINSTER ROAD, MACCLESFIELD FOR MCCARTHY & STONE RETIREMENT LIFESTYLES LTD AND YOURLIFE MANAGEMENT SERVICES LTD**

Consideration was given to the above application.

(Town Councillor Fiona Wilson, representing Macclesfield Town Council and Chris Butt, the agent for the applicant attended the virtual meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the written update to the Committee, the application be approved subject to the completion of a s106 agreement for a restriction of occupation for the future occupants of both the Retirement Living Housing (Category II type accommodation) and Extra Care Retirement Accommodation. The agreement to also include the provision of £100,000 as follows:

1. **Age restriction of occupation of flats (55 years plus or spouse thereof)**
2. **Affordable Housing comprising of:** a commuted sum of £85,000 towards off-site provision to be spent in Macclesfield
3. **Public Open Space comprising of:**
 - Recreation Open Space - £15,000

And subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accordance with approved and amended plans
3. Construction of access and parking made available for use prior to first occupation
4. Landscaping scheme to be submitted and approved to include replacement planting
5. Landscaping scheme to be implemented
6. Details of boundary treatments to be submitted, approved and implemented including retention of boundary walls and re-use of stone from new access to close up existing access

7. Development shall be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan
8. Details of ground levels to be submitted, approved and implemented
9. Foul and surface water drainage to be connected on separate systems
10. Scheme of surface water drainage and management plan to be submitted, approved and implemented
11. Details of external facing materials to be submitted, approved and implemented
12. Windows to be set behind a reveal of at least 100mm
13. Balcony detailing to be submitted, approved and implemented
14. Development to be carried out in accordance with submitted noise survey with mitigation provided prior to first occupation
15. Supplementary Phase II contaminated land investigation to be submitted and approved
16. Verification of remediated contaminated land to be submitted and approved
17. Details of bin / refuse storage to be submitted, approved and implemented prior to first occupation
18. Details of pile foundations to be submitted, approved and implemented
19. Travel Plan to promote alternative / low carbon transport options for staff and residents to be submitted, approved and implemented
20. Electric Vehicle Infrastructure to be provided prior to first occupation comprising of three Mode 2 compliant Fast Electric Vehicle Charging Points with cabling provided for a further three units (to enable the easy installation of further units)
21. Scheme of dust control to be submitted, approved and implemented
22. Submission, approval and implementation of a Construction Environmental Management Plan
23. Obscured glazing on side elevations of upper floors
24. Accordance with Ecological Assessments
25. Nesting bird mitigation measures to be submitted, approved and implemented
26. Details of external lighting to be submitted, approved and implemented
27. Incorporation of features into the scheme for use by breeding birds to be submitted, approved and implemented
28. Details of cycle storage to be submitted, approved and implemented

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The meeting commenced at 10.00 am and concluded at 3.00 pm

Councillor C Browne (Chairman)