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CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Northern Planning Committee**
held on Wednesday, 8th July, 2020

PRESENT

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

Councillors S Akers Smith (Substitute), 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 Hooley (Planning & Enforcement Manager) and Mr N Jones (Principal Development Officer)

8 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor J Nicholas.

(During consideration of the item Councillor S Holland arrived to the virtual meeting).

9 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 20/0060M, Councillor C Browne declared that as the application fell within his portfolio for strategic infrastructure he would leave the virtual meeting prior to consideration of the application.

In the interest of openness in respect of applications 19/3036M and 19/3037M, Councillor L Smetham declared that she was acquainted with Gary Halman who was speaking on both of the applications by virtue of the fact she had discussed ward matters with him.

In the interest of openness in respect of applications 19/3036M and 19/3037M, Councillor T Dean declared that he was a member of the gym at the club involved and therefore would leave the virtual meeting prior to consideration of the application and take no further part in consideration of the application.

In the interest of openness in respect of application 20/0060M, Councillor N Mannion declared he was a Member of Cabinet and whilst capital projects of some size often required Cabinet approval, to his recollection none of the proposals had been considered by Cabinet during his time in

office and the matters contained in the proposal were not within his portfolio. During the presentation, Councillor N Mannion became aware that as the Council's assets were involved he would leave the virtual meeting and take no further part in consideration of the application.

In respect of application 20/1396M, Councillor I Macfarlane declared that he had pre-determined the application. In accordance with the Code of Conduct he exercised his right to speak as the Ward Councillor under the public speaking procedure and then would leave the virtual meeting and take no further part in consideration of the application.

10 MINUTES OF THE PREVIOUS VIRTUAL MEETING

RESOLVED

That the minutes of the virtual meeting held on 17 June 2020 be approved as a correct record and signed by the Chairman.

11 PUBLIC SPEAKING-VIRTUAL MEETINGS

RESOLVED

That the public speaking procedure be noted.

12 20/1396M-DEMOLITION OF EXISTING DWELLING AND THE ERECTION OF ONE NEW REPLACEMENT TWO STOREY DWELLING, 98, ALTRINCHAM ROAD, WILMSLOW FOR MR & MRS NEIL AND SARAH BROOMFIELD

Consideration was given to the above application.

(Councillor Ian Macfarlane, the Ward Councillor, Michael Young, the agent for the applicant and Sarah Carey, 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 verbal update to the Committee the application be approved subject to the following conditions:-

1. Three year time limit
2. In accordance with approved plans
3. Samples of materials and details of finishes
4. Large scale details of windows, doors, roofs
5. Submission of landscaping scheme (hard and soft landscaping)
6. Implementation of landscaping scheme
7. Details of finished levels (spot levels and site sections)
8. Details of boundary treatments
9. Tree retention

10. Tree protection during works
11. Arboricultural method statement
12. Provision of car parking
13. Electric Vehicle Charging point to be provided

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.

13 19/3036M-PROPOSED ALTERATION AND EXTENSION TO PROVIDE ADDITIONAL BEDROOMS, CONFERENCING AND CLUBHOUSE FLOORSACE, EXTENSION OF THE STABLE BLOCK (SPA) TO PROVIDE ADDITIONAL LEISURE AND SPA FACILITIES, CREATION OF A TENNIS HUT AND GOLF STARTER HUT AND OTHER ANCILLARY BUILDINGS, ALTERATION AND RATIONALISATION OF THE WIDER SITE AND CAR PARK TO PROVIDE MORE PARKING SPACES AND ADDITIONAL LANDSCAPING AND RE-DEVELOPMENT OF EXISTING GROUND STORE, MERE GOLF & COUNTRY CLUB, CHESTER ROAD, MERE FOR MERE GOLF AND COUNTRY CLUB LIMITED

Consideration was given to the above application.

(Parish Councillor Deborah Walker, Chairman of Mere Parish Council and Gary Halman, the agent for the applicant attended the virtual meeting and spoke in respect of the application).

RESOLVED

That the application be approved, subject to referral to the Secretary of State, subject to the following conditions:-

1. Time Limit
2. Development in accord with approved plans
3. Submission of materials
4. Matching materials to the stables and using traditional bond, mortar mix and natural stone details
5. Tree Retention
6. Tree Protection
7. Arboricultural Method Statement
8. Levels Survey
9. Hard and Soft Landscaping – Submission of Details
10. Landscaping (Implementation)
11. Requirement for 10% of predicted energy requirements from decentralised & renewable or low carbon sources unless not feasible/viable (in accordance with policy SE9 of the CELPS)
12. Submission of detailed lighting scheme

13. Restriction of lighting of tennis court to the period between the 1st November and the 15th March
14. Implementation of submitted bluebell method statement.
15. Safeguarding of nesting birds
16. Submission of method statement for the control of non-native invasive plant species
17. Submission of ecological enhancement strategy
18. The development in accordance with Flood Risk Assessment.
19. Drainage strategy prior to commencement
20. Foul and surface water to be drained on separate systems.
21. The noise plan shall continue to be implemented in full
22. Prior to first occupation of each unit, an Electric Vehicle Infrastructure plan shall be submitted to and agreed in writing by the LPA
23. Updated Conceptual Model and Phase II ground investigation to be submitted
24. Verification report to be submitted
25. Imported soils to be tested for contamination
26. Unexpected contamination to be reported to LPA
27. Construction Environment Management Plan (CEMP)
28. Travel Plan (include requirement for secure cycle storage and options for minibus transport)

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.

- 14 **19/3037M-LISTED BUILDING CONSENT FOR ALTERATION AND EXTENSION TO PROVIDE ADDITIONAL BEDROOMS, CONFERRING AND CLUBHOUSE FLOORSACE, EXTENSION OF THE STABLE BLOCK (SPA) TO PROVIDE ADDITIONAL LEISURE AND SPA FACILITIES, CREATION OF A TENNIS HUT AND GOLF STARTER HUT AND OTHER ANCILLARY BUILDINGS, ALTERATION AND RATIONALISATION OF THE WIDER SITE AND CAR PARK TO PROVIDE MORE PARKING SPACES AND ADDITIONAL LANDSCAPING AND RE-DEVELOPMENT OF EXISTING GROUND STORE, MERE GOLF & COUNTRY CLUB, CHESTER ROAD, MERE FOR MERE GOLF AND COUNTRY CLUB LIMITED**

Consideration was given to the above application.

(Gary Halman, 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. Time Limit
2. Development in accord with approved plans
3. Submission of materials
4. Matching materials to the stables and using traditional bond, mortar mix and natural stone details
5. Hard and Soft Landscaping – Submission of Details
6. Landscaping (Implementation)

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.

(The virtual meeting was adjourned for lunch from 12.25pm until 12.55pm).

**15 19/5782M-CREATION OF NEW ACCESS ONTO CHURCH LANE;
CHANGE OF USE OF PART OF GARDEN OF MODE COTTAGE TO
EDUCATION USE; INSTALLATION OF NEW FENCING AND NEW
AREAS OF HARDSTANDING, MODE COTTAGE, MOBBERLEY
PRIMARY SCHOOL, CHURCH LANE, MOBBERLEY FOR MR NICK
COOK, CHESHIRE EAST COUNCIL**

Consideration was given to the above application.

RESOLVED

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

1. Three year time limit
2. In accordance with approved plans
3. Submission of Tree Protection Plan (prior to commencement)
4. Submission of Landscaping Plan (hard and soft landscaping)
5. Implementation of Landscaping Plan (first planting season following installation of fencing)
6. Details of acoustic fencing for northern and eastern boundaries – colour and height up to a maximum of 2.5m.
7. Installation of acoustic fencing prior to first occupation

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.

(Prior to consideration of the following application the virtual meeting was adjourned for a short break. Councillor C Browne vacated the Chair, left

the virtual meeting and did not return. Councillor T Dean took the Chair for the remainder of the virtual meeting).

16 20/0060M-AREA FOR THE TEMPORARY STORAGE OF MATERIAL ARISING / REQUIRED DURING / FOR THE CONSTRUCTION OF POYNTON RELIEF ROAD, PROVIDING A REPLACEMENT AREA FOR A MATERIAL STORAGE AREA ASSOCIATED WITH THE APPROVED POYNTON RELIEF ROAD (REF. 16/4436M), LAND WEST OF ADLINGTON BUSINESS PARK, FORMER PART OF ADLINGTON GOLF CENTRE, LONDON ROAD, POYNTON FOR CHRIS HINDLE, CHESHIRE EAST COUNCIL

Consideration was given to the above 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 following conditions:-

1. Temporary 3 year consent
2. Land to be reinstated to agricultural land at the end of the approved period with any hard-surfaces being removed
3. Development to proceed in accordance with the approved plans
4. Before taking any HGV access to the land via the Access Track to Shirdfold Farm a Temporary Traffic and Bridleway Management Plan - with detailed method statements shall be submitted to, approved and implemented
5. Development to proceed in accordance with the great crested newt mitigation measures
6. 25 year Habitat Management Plan for the site to be submitted, approved and implemented
7. Ensure the site is only used on the basis that the existing consented area for materials store on the west side of the bypass is not utilised.

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.

(During consideration of the application, Councillor S Akers-Smith left the virtual meeting and did not return).

The meeting commenced at 10.00 am and concluded at 2.53 pm

Councillor C Browne (Chairman)

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