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CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Northern Planning Committee**
held on Wednesday, 7th October, 2020

PRESENT

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

Councillors L Braithwaite, JP Findlow, A Harewood, S Holland, J Nicholas,
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 N Jones (Principal Development Officer) and Mr P Wakefield (Principal
Planning Officer)

32 APOLOGIES FOR ABSENCE

There were no apologies for absence.

33 DECLARATIONS OF INTEREST/PRE DETERMINATION

There were no declarations of interest.

34 MINUTES OF THE PREVIOUS VIRTUAL MEETING

RESOLVED

That the minutes of the previous virtual meeting held on 9 September
2020 be approved as a correct record and signed by the Chairman.

35 PUBLIC SPEAKING-VIRTUAL MEETINGS

RESOLVED

That the public speaking procedure be noted.

36 20/1472M-REDEVELOPMENT OF FORMER GARDEN CENTRE TO 10NO. DWELLINGS (INCLUDING 2 AFFORDABLE UNITS) WITH ASSOCIATED LANDSCAPING, TOGETHER WITH CONVERSION OF EXISTING SITE BUILDING TO OFFICE USE, OLLERTON NURSERY, CHELFORD ROAD, OLLERTON, CHESHIRE FOR D MEREDITH

Consideration was given to the above application.

(Councillor M Asquith, the Ward Councillor, Parish Councillor N Speakman, representing Ollerton with Marthall Parish Council, Jacky Slator, an objector and Amy Brighthouse, representing 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 completion of a S106 Agreement securing the following:-

- 20% Affordable Housing (i.e. 2 units as proposed), available for affordable rent.
- Provision and management of on site open space
- Contribution of £1,000 per dwelling for off site Recreation & Outdoor Sport to be directed towards Oaklands Road playing field, Ollerton for pitch improvements and informal active recreation.

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 implemented in accordance with submitted scheme
5. Details of boundary treatments to be submitted, approved and implemented
6. Development shall be carried out in accordance with the Arboricultural Impact Assessment / Method Statement and Tree Protection Plan
7. Retention of retained trees
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. Sustainable drainage management and maintenance plan to be submitted, approved and implemented
12. Details of materials to be submitted, approved and implemented
13. Removal of permitted development rights for extensions and outbuildings
14. Development to be carried out in accordance with noise survey
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 residents to be submitted, approved and implemented
20. Electric Vehicle Infrastructure to be provided prior to first occupation

- 21. Scheme of dust control to be submitted, approved and implemented
- 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. Scheme of biodiversity enhancement to be submitted, approved and implemented
- 28. Cycle storage provided 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.

(During consideration of the application, Councillor L Braithwaite and B Murphy lost connection and therefore did not take part in the debate or vote on the application).

37 20/1957M-THE CONSTRUCTION OF A SINGLE STOREY 1-BED APARTMENT WITHIN THE GROUNDS OF NO 16 GEORGES ROAD EAST, POYNTON, 16, GEORGES ROAD EAST, POYNTON, CHESHIRE FOR MR CHRIS RUSSELL, QMS DEVELOPMENTS

Consideration was given to the above application.

(Councillor J Saunders, the Ward Councillor, Town Councillor L Clarke, representing Poynton Town Council and Chris Russell, 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. Materials as application
4. Landscaping (to include boundary treatment) - submission of details
5. Landscaping (implementation)
6. Removal of permitted development rights
7. 2 parking spaces to be provided and retained
8. Details of existing ground levels, proposed ground levels and finished floor levels to be submitted

9. Detailed strategy / design limiting the surface water runoff to be submitted
10. Electric vehicle infrastructure to be provided
11. Contaminated land risk assessment to be submitted
12. Verification Report to be submitted in event that contaminated land remediation is required
13. Imported soil to be tested for contamination
14. Actions to be undertaken in event of unidentified contamination being found
15. Details of bin stores 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.

The meeting commenced at 10.00 am and concluded at 12.30 pm

Councillor C Browne (Chairman)