

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 5th October, 2022 in the The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor J Nicholas (Chair)
Councillor L Braithwaite (Vice-Chair)

Councillors M Benson, T Dean, JP Findlow, A Harewood, S Holland,
D Jefferay, I Macfarlane, N Mannion and J Smith

OFFICERS IN ATTENDANCE

Nicky Folan – Planning Solicitor
Paul Wakefield – Planning Team Leader
Nick Hulland – Principal Planning Officer
Paul Hurdus – Principal Development Manager
Gaynor Hawthornthwaite – Democratic Services Officer

27 APOLOGIES FOR ABSENCE

Apologies were received from Councillor K Parkinson and Councillor L Smetham. Councillor M Benson attended as a substitute for Councillor Smetham.

28 DECLARATIONS OF INTEREST/PRE DETERMINATION

No declarations of interest were declared.

29 MINUTES OF THE PREVIOUS MEETING

That the Minutes of the previous meeting held on 14th September 2022 be approved as a correct record and signed by the Chair.

30 PUBLIC SPEAKING

That the public speaking procedure be noted.

31 21/2975M - THE SWAN HOTEL, CHESTER ROAD, BUCKLOW HILL, CHESHIRE, WA16 6RD: PART DEMOLITION OF EXISTING BUILDINGS, CONVERSION AND ALTERATION OF RETAINED BUILDINGS FOR RESIDENTIAL USE (USE CLASS C3) AND ERECTION OF RESIDENTIAL DEVELOPMENT (USE CLASS C3) WITH ASSOCIATED OPEN SPACE, LANDSCAPING, ACCESS, CAR PARKING AND INFRASTRUCTURE

Consideration was given to the above application.

(Councillor C Leach, Ward Councillor, Councillors L Reynolds and R Finch on behalf of Mere Parish Council, Mr V Fraser, an Objector, and Mr J Suckley, the agent attended the meeting and spoke in respect of the application).

RESOLVED:

That for the reasons set out in the report and the verbal update, the application be APPROVED subject to the S106 Agreement to secure the following:

S106	Amount	Trigger
Affordable Housing – Commuted Sum	£5,314.02	Prior to occupation
Public Open Space & Recreation and Outdoor Sports – Commuted Sum	£51,000 towards off-site POS improvements £17,000 towards off-site Recreation & Outdoor Sport improvements	Prior to commencement
Requirement to provide an on-site Management Company	Secure requirement to provide on-site Management Company to manage out of curtilage landscaping/habitat & monitor and manage the required on-site reed bed in perpetuity	Prior to occupation of any of the development

And the following conditions:

1. Time (3 years)
2. Plans
3. Submission/approval of and new or replacement facing, roofing and external hard surfacing materials
4. Retention of Milestone
5. Submission/approval of new or replacement window and door details to (Buildings 1 and 3)

6. Any new or replacement fenestration to Buildings 1 and 3 should include reveals to match
7. Removal of Permitted Development Rights (Part 1, Classes A-E and Part 2 Class A)
8. Implementation of electric vehicle charging infrastructure details
9. Submission/approval an updated Conceptual Model (contaminated land)
10. Submission/approval of a verification report (contaminated land)
11. Submission/approval of a soil verification report
12. Works should stop in the event that contamination is identified
13. Obscure Glazing provision
14. Submission/approval of cycle storage details
15. Submission/approval of updated Landscaping scheme (incl boundary treatment)
16. Landscaping – Implementation
17. Submission/approval of levels details
18. Tree retention
19. Submission/approval of a Tree Protection Plan
20. Submission/approval of an updated Arboricultural Method Statement (AMS)
21. Submission/approval of a service/drainage layout (trees)
22. Ecological Mitigation – Implementation
23. Submission/approval of a Construction Environmental Management Plan (CEMP)
24. Submission/approval of on-site reed bed details
25. Nesting/breeding birds
26. Submission/approval of Ecological Enhancement Strategy
27. Implementation of Flood Risk Assessment
28. Submission/approval of detailed overall drainage strategy
29. Submission/approval of a drainage management and maintenance plan

In order to give proper effect to the Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice

The meeting commenced at 10.00 am and concluded at 11.15 am

Councillor J Nicholas (Chair)

