

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Northern Planning Committee**
held on Wednesday, 16th November, 2022 in the The Capesthorne Room -
Town Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors T Dean, JP Findlow, A Harewood, S Holland, D Jefferay,
I Macfarlane, L Smetham, J Smith, M Beanland and M Hunter

OFFICERS IN ATTENDANCE

Nicky Folan – Planning Solicitor
Paul Wakefield – Planning Team Leader
Neil Jones – Principal Development Officer
Gaynor Hawthornthwaite – Democratic Services Officer

32 APOLOGIES FOR ABSENCE

Apologies were received from Councillor N Mannion and Councillor K Parkinson. Councillor M Hunter attended as a substitute for Councillor N Mannion and Councillor M Beanland attended as a substitute for Councillor K Parkinson.

33 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests of openness, the following declarations were made:

Councillor J Smith in relation to application 21/4923M declared that she works with a member of Mobberley Parish Council but had not discussed or pre-determined the application.

Councillor D Jefferey in relation to application 22/1567M declared that an objection had been submitted on behalf of residents of Wilmslow, which is his political party, but had not discussed or had any input into the submission and had not pre-determined the application.

Councillor T Dean in relation to application 22/1567M declared that he knew the applicant and his ex-wife.

Councillor M Hunter declared that he was a Director of ANSA, and was not sure if they had been consulted, as part of the statutory consultations, but had not discussed or been involved in any decisions made by ANSA for these applications.

34 MINUTES OF THE PREVIOUS MEETING

That the minutes of the previous meeting held on 5th October 2022 be approved as a correct record and signed by the Chair.

35 PUBLIC SPEAKING

That the public speaking procedure be noted.

36 22/1567M - LITTLE STANNEYLANDS, STANNEYLANDS ROAD, WILMSLOW, CHESHIRE, SK9 4ER: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 8 DWELLINGS WITH ASSOCIATED GARAGES, PARKING, GARDENS, ACCESS AND LANDSCAPING FOR MRS KERREN PHILLIPS, JONES HOMES (NORTH WEST) LIMITED & MR FRANCIS LEE

Consideration was given to the above application.

(Councillor D Stockton, (Ward Councillor), Councillor J Newell (Wilmslow Town Council), Dr A Weinberg (Objector), and Mr L Evans (Agent) attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report, the verbal update and amended conditions, the application be DELEGATED back to the Head of Planning in consultation with the Chair (or in their absence the Vice-Chair) and the Ward Member, to APPROVE to secure details of 2 affordable units and maximise on site ecological mitigation, subject to a S106 agreement to secure:

- Contribution to biodiversity compensation = £15,953.70
- Provision of 2 affordable dwellings
- Management of open space

and the following conditions:

1. Commencement of development (3 years)
2. Development in accordance with approved plans
3. Materials as application
4. Implementation of landscaping scheme
5. Nesting bird survey to be submitted
6. Foul and surface water shall be drained on separate systems.
7. Surface water drainage details to be submitted
8. Contaminated land - verification report to be submitted
9. Ecological Enhancement details to be implemented
10. Imported soil to be tested
11. Steps to be taken in event of unidentified contamination

12. Car parking spaces to be provided and retained at all times thereafter
13. Development carried out in accordance with Flood Risk Assessment
14. Shared pedestrian/cycleway to be constructed
15. Construction management plan to be submitted
16. Implementation of bat mitigation.
17. Implementation of bluebell mitigation.
18. Updated badger survey
19. Implementation of hedgehog mitigation.
20. Phase II investigation implemented (contamination)
21. Tree Protection and Implementation Measures
22. Service/Drainage Layout detail
23. Access and visibility splays to be provided prior to occupation
24. Scheme to control dust and smoke to be submitted
25. Scheme to prevent birds being attracted to site to be submitted
26. All exterior lighting capped at horizon
27. No reflective materials/solar panels
28. Removal of Permitted Development rights (Class A-E) on plot 7

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 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.

(Prior to consideration of the following item, the meeting adjourned for a short break)

- 37 **21/4923M - MOBBERLEY RIDING SCHOOL, NEWTON HALL LANE, MOBBERLEY, CHESHIRE, WA16 7LB: DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES ON SITE AND THE ERECTION OF 11 NO. DWELLINGS WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND INFRASTRUCTURE FOR C/O AGENT, PH PROPERTY HOLDINGS LIMITED**

Consideration was given to the above application.

(Councillor C Leach, (Ward Councillor), Mr E Daniel (Supporter) and Ms D Barber (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:

- Education - $2 \times £17,959 \times 0.91 = £32,685$ (Secondary)
- Recreational Open Space $£1,000 \times 11 = £11,000$ towards the Jim Evison Playing Fields.
- Management of Open Space

And the following conditions:

1. Time Limit
2. Approved Plans
3. Submission of Materials
4. No dry roof verges
5. Window reveals
6. Details of windows, doors and rainwater goods
7. Details of boundary treatments
8. Removal of permitted development rights for extensions, alterations and fences, walls and gates.
9. The development shall be carried out in accordance with the submitted Arboricultural Implications Assessment (AIA) /Arboricultural Method Statement (AMS) (Mulberry Ref TRE/MRSNHL/Rev A dated 14/9/21).
10. Landscaping submission full landscaping scheme including boundary treatments and detail native large canopy trees.
11. Landscaping implementation
12. Breeding bird exclusion zone
13. Prior to the commencement of development a barn owl compensation strategy is to be submitted to and agreed with the Local Planning Authority.
14. The proposed development to proceed in accordance with the recommendation made by section 5.3 of the submitted Phase 1 Habitat Survey & Bat Surveys report (Rachel Hacking Ecology, June 2021)
15. Prior to the use of any building materials in the new development the applicant to submit a strategy for the incorporation of features to enhance the biodiversity value of the proposed development.
16. Submission of Landscape Management Plan
17. Travel Information Pack details to be submitted
18. No development (other than agreed demolition and site clearance works) shall commence until a Remediation Strategy is submitted to, and approved in writing, by the LPA.
19. No part of the development hereby approved shall be occupied or in use prior to submission and approval in writing of a Verification Report.
20. Detailed strategy / design limiting the surface water runoff generated by the proposed development, associated management / maintenance plan and managing overland flow routes to be submitted
21. Ground levels and Finished floor levels (FFLs) need to be approved in writing by the LLFA before any development (excluding demolition and site clearance) shall take place

22. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment (Ref No. HYD638_MOBBERLEY.RIDING.SCHOOL_FRA, Dated 17/09/2021).
23. Visibility splays in both directions.

The meeting commenced at 10.00 am and concluded at 12.30 pm

Councillor J Nicholas (Chair)