

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 28th March, 2018 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor G Merry (Chairman)

Councillors B Burkhill, L Durham (Substitute), S Edgar (Substitute), T Fox, S Hogben, D Hough, J Jackson, M Sewart, L Smetham, L Wardlaw and M J Weatherill (Substitute)

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Lawyer), Mr K Foster (Principal Planning Officer), Mr N Jones (Principal Development Officer), Mr R Law (Principal Planning Officer) and Mr D Malcolm (Head of Planning (Regulation))

93 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Hammond, J Macrae and S Pochin.

94 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 17/3892M, Councillor J Jackson declared that she was a member of Macclesfield Town Council however she was not present for any discussions.

In the interest of openness in respect of application 17/3892M, Councillor J Jackson declared that she was the Ward Councillor but she would speaking and voting on the application.

In the interest of openness in respect of applications 17/5837M, 17/5838M, 17/3892M and 17/5573C, Councillor S Hogben declared he was a Director of ANSA who had been a consultee, however he had not made any comments or discussed the applications.

In the interest of openness in respect of application 17/3892M, Councillor L Durham declared that she was a member of Macclesfield Town Council Planning Committee who had considered the application, however she had not taken part in any of the discussions.

In the interest of openness Councillor D Hough declared that he was a Director of TSS who organised bus routes, however he had not discussed bus routes with anyone.

In respect of applications 17/5573C and 17/1000C, Councillor L Wardlaw declared that she had pre determined them as she had expressed a view and therefore left the room prior to the consideration of the applications and did not return.

It was noted that Members had received correspondence in respect of a number of applications on the agenda.

95 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 28 February 2018 be approved as a correct record and signed by the Chairman subject to the removal of the word 'were' from Councillor S Hogben's declaration of interest.

96 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

97 17/4034M-OUTLINE PLANNING PERMISSION (WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR THE ERECTION OF UP TO 232 DWELLINGS, LAND SOUTH OF, CHELFORD ROAD, MACCLESFIELD FOR REDROW HOMES AND JONES HOMES NORTH WEST

This item was withdrawn by Officers from the agenda prior to the meeting.

98 17/5837M-OUTLINE PERMISSION FOR RESIDENTIAL DEVELOPMENT, WITH ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS OFF ALDERLEY ROAD, TOGETHER WITH ASSOCIATED INFRASTRUCTURE AND OPEN SPACE, LAND WEST OF, ALDERLEY ROAD, WILMSLOW FOR ROYAL LONDON MUTUAL INSURANCE SOCIETY LTD

Consideration was given to the above application.

(Councillor R Menlove, the Ward Councillor, Town Councillor Watkins, representing Wilmslow Town Council, Manuel Golding, an objector, Tracie Reyner, a supporter and Gary Halman, the agent for the applicant attended the 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 Section 106 Agreement securing the following:-

- Provision of 30% affordable units, of these dwellings 65% will be social and/or affordable rented and 35% intermediate housing.
- Educational contribution towards secondary and SEN provision of £192,584 based on 60 dwellings being built on site.
- Contribution towards ROS £1,000 per open market house.
- Contribution towards health provision, using the formula Occupancy x Dwellings x £360, the final figure is dependent on the number and size of properties that come forward at reserved matters.
- Contribution towards indoor recreation of £8,330 based on 60 dwellings being built on site.
- Management Plan for the on-site public open space and LEAP
- Contribution for monitoring of Travel Plan £5,000

And subject to the following conditions:-

1. Standard contaminated land condition
2. Importation of soil
3. Unexpected contamination
4. Time period to implement permission.
5. Approve reserved matters details
6. Plans
7. Details of surface water drainage
8. Pedestrian and cycle signage
9. Submission and implementation of Travel Plan
10. Submit arboricultural impact assessment
11. Implement access
12. Levels
13. Carry out development as per the FRA
14. Construction environment management plan
15. Bat friendly lighting scheme
16. Ecological enhancement strategy
17. Landscape and habitat management plan
18. Boundary details
19. Dust control
20. Provision of Electric Vehicle Charging Points
21. Updated otter and badger survey
22. Implement noise recommendations
23. Implement landscaping scheme
24. Noise Impact Assessment as part of RM application.
25. Details of materials
26. Details of play area
27. Retention of hedgerows
28. Submission of design guide prior to submission of reserved matters application
29. Up to 60 dwellings
30. Broadband

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being

issued, the Head of Planning (Regulation) delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

99 17/5838M-OUTLINE PERMISSION FOR RESIDENTIAL DEVELOPMENT, WITH ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS OFF ALDERLEY ROAD, HIGHWAY IMPROVEMENTS TO ALDERLEY ROAD, TOGETHER WITH ASSOCIATED INFRASTRUCTURE AND OPEN SPACE, LAND EAST OF, ALDERLEY ROAD, WILMSLOW FOR ROYAL LONDON MUTUAL INSURANCE SOCIETY LTD

Consideration was given to the above application.

(Councillor R Menlove, the Ward Councillor, Town Councillor Watkins, representing Wilmslow Town Council, Ian Nahapiet, an objector, Andy Lusk, a supporter and Gary Halman, the agent for the for the applicant attended the 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 Board, the application be approved subject to the completion of a Section 106 Agreement securing the following:-

- Provision of 30% affordable units, of these dwellings 65% will be social and/or affordable rented and 35% intermediate housing.
- Educational contribution towards secondary and SEN provision of £339,668.00 based on 120 dwellings being built on site.
- Contribution towards ROS £1,000 per open market house or delivery of the playing field.
- Contribution towards health provision, using the formula Occupancy x Dwellings x £360, the final figure is dependent on the number and size of properties that come forward at reserved matters.
- Contribution towards indoor recreation of £16,670 based on 120 dwellings being built on site.
- Management Plan for the on-site public open space and LEAP
- Contribution for monitoring of Travel Plan £5,000

And subject to the following conditions:-

1. Standard contaminated land condition
2. Importation of soil
3. Unexpected contamination
4. Access available for use before occupation
5. Time period to implement permission.
6. Approve reserved matters details
7. Plans
8. Details of surface water drainage

9. Pedestrian and cycle signage
10. Submission and implementation of Travel Plan
11. Submit arboricultural impact assessment
12. Implement access
13. Levels
14. Carry out development as per the FRA
15. Construction environment management plan
16. Bat friendly lighting scheme
17. Ecological enhancement strategy
18. Landscape and habitat management plan
19. Boundary details
20. Dust control
21. Provision of Electric Vehicle Charging Points
22. Updated badger survey
23. Noise Impact Assessment,
24. Implement landscaping scheme
25. Noise Impact Assessment as part of RM application.
26. Details of materials
27. Details of play area
28. Retention of hedgerows
29. Submission of heritage impact assessment.
30. Details and implementation of cycle way and footpath
31. Buffer zone for water voles
32. Submission of design code
33. Retention of woodland
34. Submission of design code before submission of reserved matters application.
35. Up to 120 dwellings
36. Broadband before construction
37. Off site highway works prior to occupation
38. Alderley Road widening to be carried out prior to occupation

(It was agreed that an informative be added to include retention of as much of the wall as possible to be incorporated into the landscaping scheme and pepper potting relating to affordable housing).

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

(The meeting was adjourned for lunch from 1.30pm until 2.00pm).

MILLS, PARK GREEN, MACCLESFIELD FOR PEAKS AND PLAINS HOUSING TRUST

Consideration was given to the above application.

(Town Councillor Gareth Jones, representing Macclesfield Town Council and Nigel Bennett, the applicant attended the 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 Board, the application be approved subject to the completion of a Section 106 Agreement/ Unilateral Undertaking making provision for:

Public Open Space comprising of:

- Amenity Open Space - £1500 per bed space (124 bed spaces x £1500 = £186,000)
- Recreation / Outdoor Sports Provision - £500 per 2+ bed space (113 2+ bed spaces = £56,500)

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 prior to first occupation
4. Landscaping scheme to be submitted and approved
5. Landscaping scheme to be implemented
6. Protection for breeding birds during bird nesting season
7. Details of ground levels to be submitted, approved and implemented
8. Details of external facing materials to be submitted, approved and implemented
9. Details of boundary treatments to be submitted, approved and implemented
10. Development to be carried out in accordance with submitted noise survey
11. Development to be carried out in accordance with submitted Flood Risk Assessment. Finished floor levels of the proposed apartments are set no lower than 134.915 m above Ordnance Datum (AOD)
12. Phase II contaminated land survey to be submitted, approved and implemented
13. Remediation of contaminated land to be carried out
14. Bin storage to be provided prior to first occupation
15. Cycle storage to be provided prior to first occupation
16. Details windows to be submitted, approved and implemented
17. Details of pile foundations to be submitted, approved and implemented

18. Electric Vehicle Infrastructure (2 rapid charge points) to be provided prior to first occupation
19. Submission, approval and implementation of Travel Plan Packs
20. Scheme of dust control to be submitted, approved and implemented
21. Submission, approval and implementation of a scheme of archaeological mitigation
22. Foul and surface water drainage to be connected on separate systems
23. Scheme of surface water drainage to be submitted, approved and implemented
24. No drainage systems for the infiltration of surface water drainage into the ground is permitted, unless otherwise agreed
25. Submission, approval and implementation of a Construction Environmental management Plan

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

101 **17/5573C-RESIDENTIAL DEVELOPMENT OF 131 DWELLINGS, LAND BETWEEN MANCHESTER ROAD AND GIANTSWOOD LANE, HULME WALFIELD FOR BLOOR HOMES (NORTH WEST) LTD**

Consideration was given to the above application.

(Ben Pycroft, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to completion of a S106 Agreement to secure the following:-

1. Detailed residential management agreement for the on going maintenance Public of the Open Space/Children's play space be submitted and approved.
2. 30 %Affordable Housing in 65:35 split
3. Education Contribution of £75,924.00 (primary) and £81,713.00 (secondary) to be paid before occupation of the 97th house
4. Health Care Contribution of £32112 to be paid before occupation of the 97th house
5. A highways contribution of £300,000 to be paid either to the proposed section of the Congleton Link road between the A34 and the A54 or improvements to the A34/A54 traffic signal junction at Rood Hill and £118,750 for infrastructure improvements on the A34 Manchester Road/A534 Macclesfield Road to be paid upon the commencement of development of the 97th house;

less any sum already received under permission 14/1680C

And subject to the following conditions:-

1. Time
2. Plans
3. Materials as submitted
4. Submission and approval of land Verification report
5. unforeseen contamination
6. Garden soil testing for contamination prior to implementation
7. Overall detailed strategy / design limiting the surface water runoff generated by the proposed development, associated management / maintenance plan and managing overland flow routes for the site has been submitted to and approved
8. Construction and Environmental Management Plan, inc wheel washing – Prior submission/approval; piling, dust control
9. NEAP details.
10. Approved landscaping implementation
11. Removal of PD rights for alterations and extensions (Classes A-E) for Plots - 27-40; 43-45; 129-131
12. Design and surfacing of streets and areas of hardscape (including driveways) shall be submitted to and agreed in writing by the LPA to comply with Design Guide
13. Public Rights of Way scheme of management shall be submitted to and approved
14. Hedgehog Gaps
15. Breeding birds and roosting bat features – Prior submission/approval
16. Contaminated Land Phase I, unexpected contamination, importation of soil
17. Residential travel plan inc residents information pack
18. Car charging for each dwelling
19. Tree and hedgerow Protection scheme – Prior submission/approval
20. Scheme for the incorporation of electromagnetic screening measures (protection of Jodrell Bank telescope)
21. Ultra Low Emission boilers
22. Permitted development removal - fences/means of enclosure forward of building line
23. detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage to be submitted
24. Minimum 2 m high acoustic fence and a 0.5m high earth bund (2.5m overall height when measured from Manchester Road (close boarded with no gaps minimum density 15kg/m²) to be provided prior to occupation of plots 2-5
25. Lighting details to be submitted/approved
26. 10 year habitat management plan to be submitted and agreed (inc wildflower meadows)
27. levels proposed and existing
28. Superfast broadband provision

- 29. Piling details
- 30. Landscaping scheme (ornamental scheme) to be submitted/approved

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) of the Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should the application be subject to an appeal approval is given to enter into a S106 Agreement to secure the Heads of Terms as detailed above.

- 102 **17/1000C - OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS FOR A DEVELOPMENT COMPRISING UP TO 500 DWELLINGS (USE CLASS C3), SITE FOR NEW PRIMARY SCHOOL (USE CLASS D1) AND LOCAL SHOPPING FACILITY (USE CLASS A1) TOGETHER WITH ASSOCIATED OPEN SPACE, GREEN INFRASTRUCTURE, PEDESTRIAN AND CYCLE LINKS FOR LAND BETWEEN MANCHESTER ROAD AND GIANTSWOOD LANE, HULME WALFIELD**

Consideration was given to the above report.

RESOLVED

That condition 30 from the forthcoming decision notice on planning approval 17/1000C be removed.

The meeting commenced at 10.30 am and concluded at 3.05 pm

Councillor G Merry (Chairman)