

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 3rd March, 2010 at The Capesthorpe Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

Councillor H Gaddum (Chairman)
Councillor J Hammond (Vice-Chairman)

Councillors D Brown, D Hough, J Macrae, B Moran, C Thorley, S Wilkinson
and J Wray

OFFICERS PRESENT

Ms S Dillon (Senior Planning Solicitor), Mr S Fleet (Principal Planning Officer),
Mr A Fisher (Head of Planning and Policy), Ms P Lowe (Development Control
Manager) and Ms J Openshaw (Legal Team Leader (Places Regulatory and
Compliance))

179 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs R Bailey, P
Edwards, Mrs M Hollins and G Walton.

180 **DECLARATIONS OF INTEREST**

None.

181 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED

That the minutes be approved as a correct record and signed by the
Chairman subject to the insertion of the word 'and' after 'Government
Office for North West in respect of the first paragraph of the resolution
under Minute No. 175.

182 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

183 **P09/3535C-PROPOSED HOUSING DEVELOPMENT CONSISTING OF 43NO. 1, 2, 3, & 4 BEDROOM DWELLINGS, LAND SOUTHWEST OF, OLD MILL ROAD, SANDBACH, CHESHIRE FOR MORRIS HOMES LTD**

Consideration was given to the above application.

(Councillor B Moran declared that he had received a copy of the email which had been sent from Sandbach Town Council to Shawn Fleet, the Principal Planning Officer on 1 March 2010.

(Mr G Goodwin, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

Notwithstanding the evidence submitted regarding current economics of provision, the regeneration and other benefits flowing from early development of the site and the possible, but uncertain increase in affordable dwellings which might flow from an overage obligation; the proposal did not provide an appropriate element of affordable housing, given the high level of need identified. Therefore the proposal was contrary to Policy H13 of the Congleton Borough Local Plan, 1st Review 2005.

(This decision was against the Officer's recommendation of approval).

184 **P09/3651C-OUTLINE PLANNING PERMISSION FOR THE DEVELOPMENT OF THE SITE FOR RESIDENTIAL PURPOSES COMPRISING 63 DWELLINGS, FORMER SUTHERLAND WORKS, BROMLEY ROAD, CONGLETON, CHESHIRE FOR WOODFORD LTD**

Consideration was given to the above application.

(Mr M Hopkins, the agent for the applicant attended the meeting and spoke in respect of the application)

RESOLVED

Deferred in order to allow a site inspection to assess the regeneration and other potential benefits of the development site and to obtain additional information on the marketing of the site for employment purposes and justification for reduced affordable housing offer.

185 **REPORTING ON PLANNING OBLIGATIONS AND LAWFUL DEVELOPMENT CERTIFICATES**

Consideration was given to the above report.

The Development Control Manager indicated that under paragraph 4.6 of the report the intention would be for all reports to be brought to the Board, with Northern and Southern Committees receiving reports for information where appropriate.

Members welcomed the report emphasising the need for reports to be brought to the Board on a quarterly basis. In addition it was suggested that Members on the Board and Northern and Southern Planning Committees might find it helpful if a training session on S106 agreements was arranged in the near future.

A request was made in respect of the Performance Improvement Plan for Case Management that the two services clarify between themselves which of them was leading on each area, where this was not already clear.

RESOLVED

1. That performance be reported to the Board in a tabular format as shown in table 2 of the report on a quarterly basis.
2. That Officers liaise with and provide updates to the Portfolio Holder and Executive Steering Group for Transformation Project.
3. That the clarification to paragraph 4.6 of the report as requested by the Development Control Manager be noted and approved.

The meeting commenced at 2.00 pm and concluded at 4.05 pm

Councillor H Gaddum (Chairman)