

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Monday, 9th December, 2013 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor H Davenport (Chairman)
Councillor D Hough (Vice-Chairman)

Councillors D Brown, J Hammond, J Jackson, P Mason, C G Thorley,
G M Walton, S Wilkinson, J Wray and D Brickhill (Substitute)

OFFICERS IN ATTENDANCE

Ms P Cockroft (Principal Planning Officer), Mr D Malcolm (Southern Area Manager), Ms S Dillon (Senior Lawyer), Mr A Fisher (Head of Economic and Strategic Planning), Mr B Haywood (Principal Planning Officer), Mr N Jones (Principal Development Officer) and Ms S Orrell (Principal Planning Officer)

124 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs R Bailey, P Edwards and B Murphy.

125 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 13/4092C and 13/3032C, Councillor D Hough declared that whilst he was a Member of Alsager Town Council he had not taken part in any of the debates on the applications.

In the interest of openness in respect of application 13/4092C, Members declared that they had received correspondence from the Action Group.

(During consideration of the item, Councillor D Brown arrived to the meeting).

126 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

127 WITHDRAWN-12/0112M - LAND ADJACENT TO THE SILK ROAD AND BLACK LANE, MACCLESFIELD, CHESHIRE, SK10 2AQ - PART DETAILED/PART OUTLINE PLANNING APPLICATION FOR A

REPLACEMENT TESCO SUPERSTORE AND ERECTION OF RETAIL WAREHOUSE UNITS FOR TESCO STORES LTD

This application was withdrawn by the applicant prior to the meeting.

128 13/4092C - LAND SOUTH OF HALL DRIVE, ALSAGER, CHESHIRE - OUTLINE APPLICATION FOR ERECTION OF UP TO 125 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE (RESUBMISSION OF 12/4150C) FOR RENEW LAND DEVELOPMENTS LTD

Consideration was given to the above application.

(Councillor R Fletcher, Ward Councillor, Emma Nawoor, representing Hall Drive Action Group (HDAG), Peter Bower, an objector and Rawdon Gascoigne, 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 and in the update to Board the application be approved subject to the completion of a Section 106 Agreement securing the following:-

- 33 affordable units (21 rented and 12 intermediate)
 - Type and number of bedrooms to be agreed at reserved matters
 - Affordable units to be tenure blind and pepper potted within the development.
 - no more than 50% of the open market dwellings are to be occupied unless all the affordable housing has been provided, with the exception that the percentage of open market dwellings that can be occupied can be increased to 80% if the affordable housing has a high degree of pepper-potting and the development is phased
 - Housing to be transferred to and managed by a Registered Provider as set out in the defined in the Housing & Regeneration Act 2008
- LEAP including at least 5 items of equipment. Specification to be submitted to and agree by the Council.
- Provision for a private residents management company to maintain the on-site amenity space / play area and all incidental areas of open space not within the adopted public highway or domestic curtilages
- Detailed management plan for the above Open Space be submitted and approved.
- Highways contribution of £146,000 in mitigation at Hassall Road/ Crewe Road junction and the signal junction in the town centre at Sandbach Road / Crewe Road.
- Contribution of £206,080 towards education.

And subject to the following conditions:-

1. Standard Outline
2. Submission of reserved matters
3. Plans
4. Limit number of dwellings to 109
5. Submission / approval and implementation of programme of archaeological works
6. Reserved matters to include no development within yellow line on BAE Safeguarding Plan
7. Development to be of traditional brick / tile construction and of no more than 12m in height
8. Reserved matters to make provision for development fronting footpaths within site
9. Submission / approval and implementation of works to improve and enhance footpath no.8 / 10 including upgrading to cycle way and improvements to discourage use of the level crossing to the west of the site and to encourage the use of the safe crossing at the under bridge.
10. Provision of signage within the site for cyclists and pedestrians
11. Piling operations shall be restricted to: Monday – Friday 09:00 – 17:30 hrs Saturday 09:00 – 13:00 hrs Sunday and Public Holidays Nil
12. Submission, approval and implementation of a piling method statement
13. Submission, approval and implementation of an Environmental Management Plan
14. Construction works (and associated deliveries to the site) are restricted to: Monday – Friday 08:00 to 18:00 hrs Saturday 09:00 to 14:00 hrs Sundays and Public Holidays Nil
15. Any mitigation measures applied must achieve the internal noise levels defined within the “good” standard within BS8233:1999. Habitable rooms within the "Noise Mitigation Zone" marked on plan WYGA083386SK07 dated 18 September 2013 with a south or south west aspect should have a means of ventilation that is alternative to reliance upon open windows.
16. Submission, approval and implementation of a residential travel plan
17. Provision of Electric Vehicle infrastructure on the properties.
18. Submission and approval of a Phase II investigation shall be carried out and the results submitted to, and approved in writing by, the Local Planning Authority (LPA).

- If the Phase II investigations indicate that remediation is necessary, then a Remediation Statement to be submitted, and approved
 - If remediation is required, a Site Completion Report to be submitted and approved.
19. Site to be drained on a separate system with only foul drainage connected into the public foul sewerage system. Surface water should discharge directly in to the adjacent watercourse
 20. Reserved matters to include no buildings or alteration of existing ground levels within Flood Zone 3
 21. Reserved matters to include finished floor levels of proposed buildings to be set at a minimum of 600mm above the 1 in 100 year (1% AEP) plus climate change flood level,
 22. All proposed access roads, parking and pedestrian areas are to be set at a minimum of 300mm above the 1 in 100 year (1% AEP) plus climate change flood level,
 23. Submission, approval and implementation of a scheme to limit the surface water runoff
 24. The discharge of surface water from the proposed development to mimic that which discharges from the existing site.
 25. Submission, approval and implementation of attenuation for discharges above 1% annual probability event, including allowances for climate change
 26. Submission, approval and implementation of Sustainable Drainage Systems (SuDS).
 27. Submission, approval and implementation of a scheme to manage the risk of flooding from overland flow of surface water,
 28. The site layout to be designed to contain any such flooding within the site, to ensure that existing and new buildings are not affected.
 29. Reserved matters to include the provision of an undeveloped buffer zone (at least 8 metres wide), between the banktop of Valley Brook and any built development,
 30. Submission, approval and implementation of a scheme for landscaping and management of the buffer zone
 31. Submission, approval and implementation of boundary treatment
 32. Submission, approval and implementation of ground levels, earthworks and excavations.
 33. Tree protection & retention
 34. Arboricultural Impact Assessment
 35. Arboricultural Method Statement

36. Reserved matters to make provision for buffer zones along railway
37. Retention of hedgerow on western boundary
38. No works in bird nesting season without survey
39. Provision of features for breeding birds

In the event of any changes being needed to the wording of the committee's decision (such as to delete, vary or addition conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Planning and Place Shaping Manager, in consultation with the Chair of the Strategic Planning Board is delegated the authority to do so, provided that he does not exceed the substantive nature of the Board's decision.

(The meeting adjourned for lunch from 12.50pm until 1.30pm. Councillor J Wray left the meeting and did not return).

129 **13/2055N - 138 SYDNEY ROAD AND LAND TO THE NORTH EAST OF SYDNEY ROAD, CREWE CW1 5NF - OUTLINE APPLICATION FOR UP TO 240 RESIDENTIAL DWELLINGS, OPEN SPACE AND NEW ACCESS OFF SYDNEY ROAD FOR MULLER PROPERTY GROUP**

Consideration was given to the above application.

(Pat Downes, the agent for the applicant, Carl Davey, the applicant and Mr J Parkinson, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the update to Board the application be approved subject to the completion of a Section 106 Agreement securing the following:-

- 466,390 towards primary education and £506,623 towards secondary education
- Highways contribution of £1,576,000 for Sydney Road Bridge and/or Crewe Green Roundabout. 50% to be provided on occupation of 75 dwellings and 50% to be provided on occupation of 150 dwellings
- £43,000 for off-site public footpath/cycleway improvements
- Minimum of 8,400sq.m of open space to include:
 - An equipped children's play area to cater for both young and older children - 6 pieces of equipment for young, plus 6 pieces for older children.
 - A Multi Use Games Area
 - Specification for the above to be as set out in the Greenspaces consultation response

- Private Residents Management Company to maintain all open space on site including amenity greenspace, play space, incidental open space, footpaths and cycleways.
- 20% affordable housing (48 units) with a tenure split 65% rented housing and 35% intermediate affordable housing in line with the Council's Interim Planning Policy on Affordable Housing. (The mix of type of affordable dwellings to be 15 x 1 beds, 15, x 2 beds (not flats), 15 x 3 beds and 3 x 4 beds.)
- affordable units to be tenure blind and pepper potted within the development.
- no more than 50% of the open market dwellings are to be occupied unless all the affordable housing has been provided, with the exception that the percentage of open market dwellings that can be occupied can be increased to 80% if the affordable housing has a high degree of pepper-potting and the development is phased
- Housing to be transferred to and managed by a Registered Provider as set out in the defined in the Housing & Regeneration Act 2008

And subject to the following conditions:-

1. Standard Outline
2. Submission of reserved matters
3. Plans
4. Submission / approval and implementation of archaeological programme
5. Submission, approval and implementation of a scheme to limit the surface water runoff generated by the proposed development
6. Submission, approval and implementation of a scheme to manage the risk of flooding from overland flow of surface water,
7. Submission, approval and implementation of a scheme to to dispose of foul drainage
8. Piling operations shall be restricted to: Monday – Friday 09:00 – 17:30 hrs Saturday 09:00 – 13:00 hrs Sunday and Public Holidays Nil
9. Submission, approval and implementation of piling method statement
10. Submission, approval and implementation of a detailed scheme of glazing and ventilation mitigation measures, together with any mitigation measures required for garden areas or outdoor living areas, at the Reserved Matters application stage.
11. Construction works taking place during the development (and associated deliveries to the site) restricted to: Monday – Friday 08:00 to 18:00 hrs Saturday 09:00 to 14:00 hrs Sundays and Public Holidays Nil

12. Submission, approval and implementation of residential Travel Plan
13. Electric Car Charging Points shall be provided
14. Submission, approval and implementation of Environmental Management Plan to include dust control measures.
15. Submission and approval of a Phase II investigation including a thorough gas risk assessment.
 - If the Phase II investigations indicate that remediation is necessary, then a Remediation Statement shall be submitted, approved and implemented
 - If remediation is required, a Site Completion Report detailing the conclusions and actions taken at each stage of the works, including validation works, shall be submitted and approved
16. Reserved matters to make provision for protection and enhancement of public footpath 4 across the site. To include house fronting on to right of way.
17. Reserved matters to include a statement of sustainable design principles and features and features.
18. Important Trees / Hedges to be incorporated into reserved matters layout and hedgerows to be enhanced
19. Submission and approval of scheme of tree / hedge protection
20. Implementation of tree / hedge protection
21. Submission, approval and implementation of materials
22. Submission, approval and implementation of boundary treatment.
23. Submission, approval and implementation of features for use by breeding birds
24. No development in bird nesting season without prior survey
25. Submission, approval of Feasibility study into providing pedestrian crossing over Sydney Road. Provision of crossing if feasible
26. The properties must be constructed on raft foundations if recommended by Cheshire Brine Board

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 Planning and Place Shaping Manager, in consultation with the Chairman of the Strategic Planning Board is delegated the authority to do so, provided that he does not exceed the substantive nature of the Board's decision.

(The meeting adjourned for a short break).

- 130 **13/3032C - LAND OFF CREWE ROAD, ALSAGER CHESHIRE ST7 2JL -OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING 110 HOMES, INCLUDING 33 AFFORDABLE HOMES, TO INCLUDE AN AREA OF PUBLIC OPEN SPACE AND CHILDREN'S PLAY AREA FOR PERSIMMON HOMES NORTH WEST**

Consideration was given to the above application.

(Councillor R Fletcher, the Ward Councillor, Honorary Alderman Derek Bould, representing Alsager Residents Action Group (ARAG), Mrs Dykes, an objector and Adele Snook, agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for further information on the pylons, noise, dust and highways contributions.

(This decision was contrary to the Officers recommendation of approval. The meeting adjourned for a short break. Councillor C Thorley left the meeting and did not return).

- 131 **DEFERRED - 13/2471N - LAND AT KINGSLEY FIELDS, NORTH WEST OF NANTWICH, HENHULL, CHESHIRE - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 1,100 DWELLINGS, UP TO 1.82HA OF CLASS B1 BUSINESS USE, A POTENTIAL PRIMARY SCHOOL, COMMUNITY FACILITIES AND LOCAL CENTRE (USE CLASSES A1, A2, A3, B1 AND D1), ALLOTMENTS, RECREATIONAL OPEN SPACE AND ASSOCIATED LANDSCAPING, HIGHWAYS, ACCESS ROADS, CYCLEWAYS, FOOTWAYS AND DRAINAGE INFRASTRUCTURE FOR NORTH WEST NANTWICH CONSORTIUM**

This application was deferred to a future meeting prior to the meeting.

- 132 **13/3764C - LAND OFF WAGGS ROAD, CONGLETON CHESHIRE - THE ERECTION OF 104 RESIDENTIAL DWELLINGS, INCLUDING OPEN SPACE, TOGETHER WITH ASSOCIATED WORKS INCLUDING LANDSCAPING, THE FORMATION OF ACCESS, SITE WORKS AND OTHER NECESSARY WORKS FOR BELLWAY HOMES LTD**

Consideration was given to the above application.

(Town Councillor Bates, representing Congleton Town Council attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the update to Board the application be refused for the following reason:-

The proposed development is located within Open Countryside and would have a severe adverse impact on Waggs Road and Fol Hollow due to the sub-standard nature of these two highway routes. This severe adverse impact would significantly and demonstrably outweigh the benefits of the scheme notwithstanding a shortfall in housing land supply. The development is therefore contrary to Policies GR1(V), GR18, PS8 and H6 of the Congleton Borough Local Plan First Review 2005 and to a core planning principle of the National Planning Policy Framework (paragraph 17), which recognises the intrinsic character and beauty of the countryside.

The meeting commenced at 10.30 am and concluded at 5.20 pm

Councillor H Davenport (Chairman)