

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 29th August, 2018 at The Capesthorne Room - Town  
Hall, Macclesfield SK10 1EA

## **PRESENT**

Councillor G Merry (Chairman)  
Councillor M J Weatherill (Vice-Chairman)

Councillors D Brown, B Burkhill, S Edgar, T Fox, P Groves, J Hammond,  
D Hough, J Jackson, B Roberts and L Wardlaw (for Cllr Macrae)

## **OFFICERS PRESENT**

Sheila Dillon (Planning Lawyer)  
Adrian Fisher (Head of Planning Strategy)  
Paul Hurdus (Highways Development Manager)  
David Malcolm (Head of Planning (Regulation))  
Jeremy Owens (Development Planning Manager)  
Julie Zientek (Democratic Services Officer)

## **25 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor J Macrae.

## **26 DECLARATIONS OF INTEREST/PRE DETERMINATION**

The following declarations were made in the interests of openness:

Councillor J Hammond declared that he was a member of Haslington Parish Council, which was mentioned in various documents.

Councillor S Edgar declared that he was a member of Weston Parish Council.

Councillor D Hough declared that he was a member of Alsager Town Council. He had also been approached by a member of the public from Bollington regarding the items on the agenda for the meeting, so he would not comment on the Bollington Town Strategy.

Councillor L Wardlaw declared that she was a member of Congleton Town Council and that she was Portfolio Holder for Health, which included the Playing Fields Strategy.

Councillor P Groves declared that he was a member of Nantwich Town Council, Bukeley and Ridley Parish Council and Stapeley Parish Council.

Councillor J Jackson declared that she was a member of Macclesfield Town Council but that she did not take part in planning committee meetings.

Councillor G Merry declared that she was a member of Sandbach Town Council but that she did not take part in planning discussions or meetings.

Councillor D Brown declared that he was a member of Congleton Town Council but that he did not take part in planning discussions or meetings.

Councillor B Roberts declared that he was a member of Crewe Town Council and that he was a member of the planning committee.

## **27 MINUTES OF THE PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting held on 1 August 2018 be approved as a correct record and signed by the Chairman.

## **28 PUBLIC SPEAKING**

Dr Roger Small, Chairman of Handforth Neighbourhood Plan Steering Group, Town Councillor Ken Edwards, representing Bollington Town Council, and Gary Wilson, a resident of Disley, attended the meeting and addressed Members of the Strategic Planning Board.

## **29 FIRST DRAFT SITE ALLOCATIONS AND DEVELOPMENT POLICIES DOCUMENT**

Consideration was given to a report which sought approval of the First Draft Site Allocations and Development Policies Document together with its associated Sustainability Appraisal and Habitats Regulations Assessment for the purposes of public consultation. Members also considered a written update comprising amended maps which were recommended for inclusion in the Draft Adopted Policies Map.

RESOLVED – That the Housing, Planning and Regeneration Portfolio Holder be recommended to:

- (i) approve the First Draft Site Allocations and Development Policies Document along with its Sustainability Appraisal and Habitats Regulations Assessment for public consultation, and publish the range of supporting, evidence base documents listed in Appendix 8 to the report, subject to the following amendments:
  - (a) The inclusion of the amended maps, as published in the updates.
  - (b) An amendment to the document to make it clear that comments on local green gaps will be invited via the consultation process.

- (c) An amendment to the SADPD glossary to clarify the definition of 'infill development'.
- (d) The addition of definitions for Local Urban Centre and Neighbourhood parade of shops in the SADPD glossary.
- (ii) agree that a further 'call for sites' exercise be carried out for Gypsy and Traveller and Travelling Showpersons sites alongside the consultation.

### 30 **SUPPLEMENTARY PLANNING DOCUMENT - THE GARDEN VILLAGE AT HANDFORTH.**

Note: Prior to consideration of this matter, the meeting was adjourned for refreshments.

Consideration was given to a report which sought approval to consult on a draft Supplementary Planning Document for the Garden Village at Handforth. A written update had also been published recommending that the following additional text of clarification was added at the end of the first bullet point on page 38 of the SPD, entitled "Employment Land (B1 and B2 uses)": *'These restrictions relate to new development over and above any re-use /redevelopment of the Ministry Of Defence site.'*

RESOLVED - That the Housing, Planning and Regeneration Portfolio Holder be recommended:

- (a) to approve the draft Supplementary Planning Document for the Garden Village at Handforth for consultation alongside the Site Allocations & Development Policies Document and Statement of Community Involvement, subject to the addition of the following text to the first bullet point of Paragraph 9.5 (headed Residential Class C3 use):  
*'The housing mix should address the need for level access accommodation – including the provision of Bungalows within the lower density areas.'*
- (b) to consider the establishment of a liaison committee involving all appropriate stakeholders.
- (c) to consider securing external architectural/design advice to appraise the proposed master plan.

### 31 **CHESHIRE EAST STATEMENT OF COMMUNITY INVOLVEMENT**

Consideration was given to a report which sought approval to consult on a revision and update to the Council's Statement of Community Involvement, which set out how the Council would engage with stakeholders and the wider public on all of its principal planning functions.

RESOLVED – That the Housing, Planning and Regeneration Portfolio Holder be recommended to approve the draft Statement of Community Involvement for consultation, subject to the addition of the following bullet point in paragraph 2.5:

- Ward Councillors

## **32 CHESHIRE EAST LOCAL DEVELOPMENT SCHEME**

Consideration was given to a report seeking approval for a revision and update to the Council's Local Development Scheme, which set out the development plan documents that would comprise the Local Plan for the Borough.

With regard to the proposed Area Action Plan for the Crewe Hub Station and its environs, Adrian Fisher confirmed that it would be confined to the environs of Crewe railway station rather than Crewe as a whole, and that the next stage would involve local engagement.

RESOLVED – That the Housing, Planning and Regeneration Portfolio Holder be recommended to approve the draft Local Development Scheme.

The meeting commenced at 10.30 am and concluded at 3.10 pm

Councillor G Merry (Chairman)