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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 28th September, 2011 at The Assembly Room - Town
Hall, Macclesfield SK10 1DX

PRESENT

Councillor H Davenport (Chairman)
Councillor C G Thorley (Vice-Chairman)

Councillors J Hammond, Rachel Bailey, P Edwards, D Hough, B Murphy,
G M Walton, R West, S Wilkinson and J Wray

OFFICERS PRESENT

Ms S Dillon (Senior Lawyer), Mr D Evans (Principal Planning Officer), Mr A Fisher (Head of Planning and Housing), Mr B Haywood (Principal Planning Officer), Mr S Irvine (Planning and Development Manager), Mr N Jones (Principal Development Officer) and Mrs E Tutton (Principal Planning Officer)

50 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Brown, J Jackson and W J Macrae.

51 DECLARATIONS OF INTEREST/PRE DETERMINATION

None.

52 MINUTES OF THE PREVIOUS TWO MEETINGS

RESOLVED

That the minutes of the meeting held on 30 August 2011 be approved as a correct record and signed by the Chairman subject to the inclusion of Councillor P Edwards in the list of apologies and subject to the inclusion of the following in respect of application 11-1982N - Construction of a Dual Carriageway All Purpose Road Known as Crewe Green Link South (CGLS) on Land Between Weston Gate Roundabout and the A500 Land between Weston Gate Roundabout and the A500, Weston:-

- i) As part of the Council's bid to the Department of Transport for grant funding for this road, the Council agree to carry out 'before' and 'after' traffic assessments to ensure that the new road does not increase traffic congestion / problems in the adjacent area.

- ii) In granting the construction contract for the building of this road, the Council impose a condition within the contract that ensures that construction traffic on this job use alternative routes, other than going through Weston or other adjacent villages, to access the site.
- iii) A Liaison Group is established to ensure that there are no problems with:
 - the construction traffic during the building of the road,
 - general traffic immediately after the opening of the link road,

It should be set up to sit every 2 months once construction starts and be made up of a representative of the applicants construction company and relevant Parish Council's.
- iv) The provision of a cycle path and pedestrian link to Crotia Mill Lane.

Finally, under condition 8, it was agreed that a good proportion of evergreens would be included in the tree planting mix.

That the minutes of the meeting held on 7 September 2011 be approved as a correct record and signed by the Chairman subject to the inclusion of Councillor P Edwards in the list of apologies and not in the list of those present.

53 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

54 **11/2212N-DEMOLITION OF BUILDINGS, RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS AND LANDSCAPING, LAND AT GRESTDY GREEN FARM, GRESTDY GREEN ROAD, SHAVINGTON, CREWE FOR BELLWAY HOMES LTD**

(During consideration of the application, Councillor Rachel Bailey arrived to the meeting and in accordance with the Code of Conduct she did not take part in the debate or vote on the application).

Consideration was given to the above application.

(Councillor D Brickhill, the Ward Councillor, Paul McHugh, a representative of Shavington and Gresty Residents Association, John Latham, an objector and Mr Barton, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred to a future meeting for the following reasons:-

1.For clarification about the specific impact of the proposal on the local and strategic highways network in Crewe in respect of traffic generation and highways safety, plus the cumulative impact of this scheme when it is combined with the others coming forward in the Crewe area.

2.For information about the availability of developable land in the Crewe area, the number of units that could be developed and its implications for the Council's 5-year housing land supply.

3.To further consider the adequacy of the applicant's highways S106 contribution in addressing the impact of new housing on the local and strategic road network.

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

55 11/2833C-OUTLINE APPLICATION FOR 68 RESIDENTIAL DWELLINGS OVER 2.25 HECTARES, ACCESS FROM THE GREEN WITH SOME MATTERS RESERVED, LAND SOUTH WEST OF THE GREEN, MIDDLEWICH CHESHIRE FOR MULLER PROPERTY GROUP

Consideration was given to the above application.

(Town Councillor Bagnall, Middlewich Town Council and Patrick Downes, 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 prior, appropriate, Planning Obligation securing:

- £21,152.67 for the upgrading of an existing children's play facility at Moss Drive (not be 'time limited')
- Provision for a management company to maintain the on-site amenity space

And subject to the following conditions:-

1. Standard Outline
2. Submission of reserved matters
3. Amended plans
4. Contaminated land investigation
5. Submission and approval of external lighting
6. Hours of construction
7. Details of pile driving operations

8. Submission of details of bin storage
9. Scheme to manage the risk of flooding
10. Scheme to limit surface water runoff
11. Discharge of surface water to mimic that of the existing site
12. Sustainable Urban Drainage System,
13. Only foul drainage to be connected to sewer
14. Provision of bat and bird nest boxes
15. Retention of important trees
16. Submission of Comprehensive tree protection measures
17. Implementation of Tree protection
18. Timing of the works and details of mitigation measures to ensure that the development would not have a detrimental impact upon breeding birds.
19. Hedgerows to be enhanced by 'gapping up' as part of the landscaping scheme for the site.
20. Development to proceed in accordance with proposed Great Crested Newt mitigation measures
21. Submission of a scheme for the provision of affordable housing to include:
 1. Numbers / type / tenure / location including 19 affordable houses (19no. 2 and 3 bed units), split on the basis of 65% social rent and 35% intermediate tenure as per the requirements of the interim planning statement. (Subject to further update)
 2. Timing of construction / phasing
 3. Arrangements for transfer to Registered Provider (excluding discounted sale houses)
 4. Affordability in perpetuity
 5. Occupancy criteria

(Prior to consideration of the application, Councillors C Thorley and G Walton left the meeting and did not return).

56 11/2112M-DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 40 DWELLINGS INCLUDING PARKING, PUBLIC OPEN SPACE, AND LANDSCAPING, HAVANNAH MILL, HAVANNAH LANE, EATON, CONGLETON FOR ROWLAND HOMES LIMITED

Consideration was given to the above application.

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

RESOLVED

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

- Provision of 12 affordable houses, 6 x 2 bed dwellings for social rent, 6x 3 bed dwellings for intermediate tenure, available through a cascade provision
- Highway works relating to the upgrading of Havannah Lane; provision of a public footpath along the length of the road and upgrading of other footpaths crossing the site
- Provision of Public Open Space maintained by a Management Company
- Commuted sum of £52,500 in lieu of an on-site LEAP (Locally Equipped Area for Play) This money will be spent on upgrading the existing LEAP at St. John's, to the south of the site
- Habitat/landscape management plan
- Management plan for on & off site SBI works

And subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as submitted
4. Removal of permitted development rights
5. Energy Supply
6. Protection of Site of Biological Importance
7. Protection for breeding birds
8. Implementation of landscaping scheme submitted with application
9. Landscaping (implementation)
10. Tree retention
11. Tree protection
12. Tree pruning / felling specification
13. Hours of Construction
14. Pile Driving
15. Contamination Investigation (Env Health)
16. Programme of archaeological work to be submitted
17. Submission of construction method statement
18. Provision of car parking
19. Footpath scheme
20. Disposal and Storage of Refuse/Recyclables
21. Details of drainage
22. Surface Water

- 23. Provision of bat roosts
- 24. Protection of SBI during construction phase
- 25. Finished floor levels (Flooding)
- 26. Levels of access roads, parking and pedestrian areas (Flooding)
- 27. Assessment of contaminants into watercourse
- 28. Remediation strategy
- 29. Contamination assessments during development

(Prior to consideration of the following item, Councillor R West left the meeting and did not return).

57 DRAFT NATIONAL PLANNING POLICY FRAMEWORK

Consideration was given to the above report.

Members welcomed the content of the report and the consultation responses devised by Officers.

It was suggested that the response should say more about the importance of agriculture- as a producer of food and as an important business and that the role of agricultural land should be given greater prominence in the debate over the development of land.

It was reported that any comments made would carry more weight if positive wording was put forward in some cases.

RESOLVED

That Cabinet be recommended to approve the consultation response detailed in Appendix 1 of the report.

The meeting commenced at 2.00 pm and concluded at 5.15 pm

Councillor H Davenport (Chairman)