

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 19th October, 2011 at Crewe Alexandra Football Club,  
Gresty Road, Crewe

### **PRESENT**

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

Councillors J Hammond, Rachel Bailey, D Brown, D Hough, J Jackson,  
J Macrae, 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 N Jones (Principal Development Officer)

### **58 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Paul Edwards

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

It was noted that Members had received correspondence from Linden Homes in respect of application 11/1879N - a Hybrid Planning Application Seeking Residential Development for up to 400 New Dwellings with Open Space; Comprising a Full Planning Application for Phase A of 131 Dwellings and Phase B which Seeks Outline Planning Permission for up to 269 Dwellings with Access and Associated Infrastructure. In respect of the Outline Element (Phase B), Only Access is Sought for Approval and All Other Matters are Reserved for Determination at a Later Date, Land North of Parkers Road, Leighton for Bloor Homes and Linden Homes.

### **60 MINUTES OF THE PREVIOUS MEETING**

#### **RESOLVED**

That the minutes of the meeting held on 28<sup>th</sup> September 2011 be approved as a correct record and signed by the Chairman.

### **61 PUBLIC SPEAKING**

#### **RESOLVED**

That the public speaking procedure be noted.

62 **11/1879N - A HYBRID PLANNING APPLICATION SEEKING RESIDENTIAL DEVELOPMENT FOR UP TO 400 NEW DWELLINGS WITH OPEN SPACE; COMPRISING A FULL PLANNING APPLICATION FOR PHASE A OF 131 DWELLINGS AND PHASE B WHICH SEEKS OUTLINE PLANNING PERMISSION FOR UP TO 269 DWELLINGS WITH ACCESS AND ASSOCIATED INFRASTRUCTURE. IN RESPECT OF THE OUTLINE ELEMENT (PHASE B), ONLY ACCESS IS SOUGHT FOR APPROVAL AND ALL OTHER MATTERS ARE RESERVED FOR DETERMINATION AT A LATER DATE, LAND NORTH OF PARKERS ROAD, LEIGHTON FOR BLOOR HOMES AND LINDEN HOMES**

*(Councillor J Macrae declared a personal interest in application 11/1879N on the grounds that he was a Board Member of the South Cheshire Chamber of Commerce).*

Consideration was given to the above application.

(Councillor D Bebbington, the Ward Councillor; Councillor D Forest, a Parish Councillor; Mr Beard, an objector; Ms Gordon-Preston, an objector and Ms Clarke 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 Section 106 legal agreement securing

1. Provision of education contribution of £398,990
2. Provision of £300,000 towards highway improvements to the Remer Street corridor
3. Provision of public open space including amenity greenspace and an equipped children's play area conforming to NEAP Standard, to include:
  - a. A minimum of 8 pieces of equipment,
  - b. 1.4 metre high bowtop railing surround with two pedestrian access gates and a double leaf vehicular access gate.
  - c. Railings to be painted green and pedestrian gates to be yellow.
  - d. Equipment to be predominantly metal, inclusive, and conforming to BS EN 1176.
  - e. Equipment to have wetpour safer surfacing underneath it, conforming to BS EN 1177.
  - f. Surfacing between the wetpour to be tarmacadam with precast concrete edging surround.
  - g. Access paths to gates to be tarmacadam
4. Provision for future management of children's play areas and amenity greenspace to include transfer to and future maintenance by a private management company.
5. Provision of 35% of the 400 units proposed across the whole site as affordable housing in perpetuity. Provision within Phase A shall be 26 units comprising 11 x 2 beds, 14 x 3 beds and 1 x 4 bed, with the remainder to be provided in Phase B The tenure split within Phase A to

- be on a 65% social rent, 35% intermediate tenure basis. The mix of house types and tenure for within Phase B (to include key worker housing) to be agreed as part of subsequent reserved matters applications.
6. Travel Plan Monitoring Fee £5000
  7. Contribution of £25,000 for the provision of Green Infrastructure within Crewe and the environs of the site.

And subject to the following conditions:-

1. Standard 3 year time limit (Phase A)
2. Standard outline time limit (Phase B)
3. Submission of reserved matters (Phase B)
4. Plans
5. Materials
6. Boundary Treatment
7. Landscaping submission
8. Landscaping implementation
9. Breeding bird survey to be carried out prior to commencement of any works during nesting season
10. Features for use by birds and bats
11. Habitat creation and management plan
12. Design of proposed pond
13. Design and layout of the proposed newt mitigation area including proposals to ensure no public access.
14. Submission of details of bin storage.
15. Archaeology investigation / report
16. Compliance with flood Risk Assessment
17. Restrict surface water run-off
18. Surface water attenuation
19. Minimum Floor Levels
20. Surface Water Regulation Scheme
21. Site to be drained on a separate system
22. Phase II contaminated land investigation and remediation
23. Travel Plan
24. Updated Air Quality Impact Assessment
25. Limit hours of construction to 08:00 – 1800 Monday to Friday and 0900 – 1400 on Saturday with no working on Sunday or Bank Holiday
26. Details of external lighting to be submitted and approved
27. Submission of details of phasing / triggers for construction of access and highway improvements. Works to be carried out in accordance with the approved details.
28. Provision of Parking
29. Highway Construction details to be submitted
30. Replacement hedge and tree planting
31. Tree / hedge protection measures
32. Implementation of Tree / hedge Protection
33. Arboricultural Method Statement
34. Code for Sustainable Homes Level 4

35. Provision of 10% renewable energy on site unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable.
36. Noise Impact Assessment
37. Details of proposed apprenticeship scheme
38. Provision of Bin Stores
39. Provision of Bungalows in Phase B
40. A Highway assessment of Moss Lane and if necessary submission of a scheme of measures for improvement and a timetable for their implementation

**63 11/2212N - DEMOLITION OF BUILDINGS. RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS & LANDSCAPING, LAND AT GRESTDY GREEN, GRESTDY GREEN ROAD, SHAVINGTON CUM GRESTDY, CREWE FOR BELLWAY HOMES LIMITED**

*(Councillor R Bailey declared a personal interest with respect to this application on the grounds that she had business links with one of the objectors)*

Consideration was given to the above application.

(Councillor D Brickhill, the Ward Councillor; Councillor S Hogben, a Neighbouring Ward Councillor; Mrs McIntyre, a Neighbouring Ward Councillor; Mr Nevitt, an objector, representing Shavington and Gresty Residents Association (SAGRA); Mrs Bostock, an objector; Mr Borrowdale, an objector; Mr R Barton and Mr A Davies, representing 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 Section 106 legal agreement securing:

1. Provision of 18 affordable housing units – 12 to be provided as social rent with 6 as intermediate tenure
2. Provision of education contribution of £86,268
3. The provision of a LEAP and Public Open Space to be maintained by a private management company in perpetuity
4. A commuted payment of £51,000 towards highway improvements (to be put towards the construction of the Crewe Green Link Road or capacity improvements at the junction of Gresty Road and South Street with Nantwich Road)

And the following conditions:

1. Standard time – 3 years
2. Materials to be submitted to the LPA and approved in writing

3. Submission of a landscaping scheme to be approved in writing by the LPA (the landscaping scheme shall include native species only and the provision of replacement hedgerow planting)
4. Implementation of the approved landscaping scheme
5. The submission of a comprehensive arboricultural method statement covering tree/hedgerow protection, programme of tree/hedgerow works, and special construction techniques for proposed areas of hard surfacing in tree/hedgerow root protection areas to be submitted to the LPA and approved in writing
6. No trees/hedgerow to be removed without the prior written consent of the LPA
7. Boundary treatment details to be submitted to the LPA and approved in writing
8. Remove PD Rights for extensions and alterations to the approved dwellings plots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 32, 33, 34, 35, 36, 37, 38, 39, 42, 43, 44, 48, 49, 50 & 51
9. Prior to any commencement of works between 1<sup>st</sup> March and 31<sup>st</sup> August in any year, a detailed survey is required to check for nesting birds.
10. Prior to the commencement of development the applicant to submit detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds including swallows, house sparrow and swift. Such proposals to be agreed by the LPA. The proposals shall be permanently installed in accordance with approved details.
11. The development shall proceed in accordance with the approved Bat/Barn Owl mitigation measures which shall be submitted to the LPA for approval in writing
12. The development shall proceed in accordance with the approved plans
13. The development hereby permitted shall not be commenced until such times as a scheme for the provision and implementation of a surface water regulation system has been submitted to, and approved in writing by, the local planning authority.
14. The development hereby permitted shall not be commenced until such time as a scheme for the management of overland flow from surcharging of the on-site surface water drainage system has been submitted to, and approved in writing by, the Local Planning Authority.
15. Prior to the commencement of development a plan is required for the protection and/or mitigation of damage to populations of white-clawed crayfish and habitat during construction works and once the development is complete. Any change to operational, including management; responsibilities shall be submitted to and approved in writing by the local planning authority.
16. The submission and approval of a Contaminated Land Survey
17. The acoustic mitigation measures as outlined in Section 7.0 Noise Ingress of the Report Environmental Noise Study RO371-REPO1-DRG by Red Acoustics shall be implemented
18. Compliance with the recommendations contained with Energy and Climate Change Strategy Report
19. Details of external lighting to be approved in writing by the LPA
20. Prior to the commencement of development detailed drawings of the junction design of Crewe Road/Gresty Lane/Gresty Green Road to be

submitted to the LPA for approval – these details should include the provision of a pedestrianised island and a right turn lane.

21. Provision of additional bin storage.
22. Dust assessment and implementation of any necessary mitigation measures.

In the event of any changes being needed to the wording of the Committee'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 and Housing is delegated authority to do so, provided that he does not exceed the substantive nature of the Committee's decision.

**64 11/1643N - OUTLINE APPLICATION FOR THE ERECTION OF 650 DWELLINGS, A PUBLIC HOUSE, A LOCAL SHOP AND ASSOCIATED INFRASTRUCTURE AND OPEN SPACE PROVISION TOGETHER WITH THE DEMOLITION OF THE FORMER CROSS KEYS PUBLIC HOUSE, LAND AT COPPENHALL EAST, REMER STREET, CREWE FOR TAYLOR WIMPEY UK LIMITED**

*(NB – During consideration of this application the meeting was adjourned for a short period due to a member of the public being unwell).*

Consideration was given to the above application.

(Councillor P Martin, the Ward Councillor; Councillor D Newton, the Ward Councillor; Councillor D Flude, a Neighbouring Ward Councillor; Mr Poste, an objector; Mr Schumm, an objector; Ms Gordon-Preston, an objector; Mr Smith, 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 Section 106 legal agreement securing:

1. Provision of 35% of the total units as affordable housing in perpetuity, with the mix on Phase 1 being 10% 1 beds, 60% 2 beds and 30% 3 beds, with 40% of these being flats and 60% being houses.  
The tenure split of the units on all phases to be 65% social rent and 35% intermediate tenure. The mix of house types for phase 2 and subsequent phases to be agreed as part of subsequent reserved matters applications. Social Rented and Shared Ownership dwellings to be transferred to a Registered Provider.
2. Provision of education contribution of £161,752.
3. Provision of highways contribution of £1,183,426 towards Remer Street/ Middlewich Street, Sydney Road Bridge Widening, Crewe Green Roundabout and public transport improvements.
4. Travel Plan contribution of £5000

5. Provision for public open space to serve the whole of the development to be agreed with the Council when details of layout are submitted for approval. This must secure the provision and future management of children's play areas and amenity greenspace.  
Submitted details must include the location, grading, drainage, layout, landscape, fencing, seeding and planting of the proposed public open space, transfer to and future maintenance by a private management company.

And the following conditions

1. Standard Outline
2. Submission of reserved matters
3. Plans
4. Air Quality assessment updates to be submitted with each reserved matters
5. Submission, approval and implementation of Construction Environmental Management Plan (CEMP)
6. Submission, approval and implementation of Travel Plan
7. Submission, approval and implementation of contaminated land preliminary risk assessment (PRA)
8. Submission, approval and implementation of contaminated land site investigation (SI)
9. Code for Sustainable Homes Level 4 assessment with reserved matters
10. Provision of 10% renewable energy on site unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable.
11. Provision of detailed scheme of drainage
12. Reserved matters to make provision for allotment site (30 plots) within the development.
13. Breeding bird survey to be carried out prior to commencement of any works during nesting season
14. Provision of replacement hedgerows
15. Provision of detailed design and layout of the GCN mitigation area
16. Retention of visually important trees
17. A scheme for the provision and implementation of a surface water regulation system
18. Management of overland flow
19. Provision and management of habitat creation
20. No discharge to Fowle Brook unless further information is provided to prove that the SSSI will not be adversely affected
21. Retention of important hedges
22. Notwithstanding detail shown – no approval of indicative residential masterplan.
23. Landscape design principles to be incorporated into final layout
24. Submission of landscape and ecological management plan
25. Submission of Arboricultural Impact Assessment
26. Submission of Arboricultural Method Statement
27. Submission of Comprehensive tree protection measures
28. A scheme for the provision and management of compensatory habitat creation

29. Each reserved matters application for commercial activities to be accompanied by a noise impact assessment
30. Submission of Noise Mitigation Measures with each reserved matters application.
31. Submission of details of detailed lighting plan with each reserved matters application.
32. Submission of details of bin storage with each reserved matters application.
33. Submission of details of phasing / triggers for construction of access and highway improvements. Works to be carried out in accordance with the approved details.

The meeting commenced at 10.00 am and concluded at 5.15 pm

Councillor H Davenport (Chairman)