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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 20th February, 2013 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors Rachel Bailey, D Brown, P Edwards, J Hammond, P Hoyland,
P Mason, B Murphy, C G Thorley, G M Walton, S Wilkinson, J Wray and
D Newton (Substitute)

OFFICERS IN ATTENDANCE

Mr N Curtis (Principal Development Officer), Ms S Dillon (Senior Lawyer), Mr
B Haywood (Principal Planning Officer), Mr A Fisher (Strategic Planning and
Highways Manager), Mr S Irvine (Development Management and Building
Control Manager), Mr N Jones (Principal Development Officer), Ms S Orrell
(Principal Planning Officer) and Mrs E Tutton (Principal Planning Officer)

143 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor P Edwards for the
morning session only and from Councillor Mrs J Jackson.

(During consideration of the following item, Councillor B Murphy arrived to
the meeting).

144 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of Openness in relation to application 12/4654N, Councillor
D Newton declared that he lived in Nantwich.

In relation to the same application, Councillor A Moran a visiting Councillor
declared a non pecuniary interest as he was a member of Nantwich Town
Council and had made comments on the application to the local media.

In the interest of openness in relation to application 12/3114N, Councillor
Mrs R Bailey gave notice of shared land ownership in Walgherton, as
potential impact on this location may be referred to during the public
speaking.

In the interest of openness in respect of application 12/4494N, Councillor J
Hammond declared that he was a member of Haslington Parish Council
who were a consultee on the original application.

All Members declared that they had received correspondence in relation to various applications on the agenda.

145 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED

That the minutes of the meeting be approved as a correct record and signed by the Chairman subject to the following:-

That in relation to Minute No.132 the first bullet point under the Section 106 Legal Agreement be amended to read as follows:-

Provision of 10% of the total units as affordable housing in perpetuity, with 50% of the affordable housing provided in Phase 1, which would equate to 33 dwellings. The mix on Phase 1 being 7% 1 bed flat, 40% 2 bed house 53% 3 bed house. The tenure split of the units on all phases to be 25% rent and 75% intermediate tenure. The mix of house types for phase 2 and subsequent phases to be agreed as part of subsequent reserved matters applications. Rented and Shared Ownership dwellings to be transferred to a Registered Provider.

In addition to this amendment there was a further amendment to the minute to delete condition number 9 from the list of conditions.

That in relation to Minute No.134, point number 4 contained within the S106 Heads of Terms be amended to include the addition of the words 'in consultation with Haslington Parish Council' after the word 'Gutterscroft'.

146 **PUBLIC SPEAKING**

Consideration was given to the public speak procedure.

The Chairman was notified of two further requests from people wishing to speak that had not registered within the deadline.

The Chairman invited the Board to decide whether or not the two additional speakers should be allowed to speak.

RESOLVED

That the public speaking procedure be noted and that the two additional speakers be allowed to speak.

147 **12/4654N-PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 240 DWELLINGS, CONVENIENCE STORE TEA ROOM, ACCESS DETAILS, HIGHWAY WORKS, PUBLIC OPEN SPACE AND ASSOCIATED WORKS, LAND OFF QUEENS DRIVE, EDLESTON FOR GLADMAN DEVELOPMENTS**

Consideration was given to the above application.

(Councillor A Moran, a visiting Councillor and Jean Kay, 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 to secure the following:-

1. Contribution towards mitigation at level crossings (delegated powers to the Development and Building Control Manager, in consultation with the Chairman and Network Rail to agree the amount with the developer)
2. Education contribution of £260,311
3. Contribution towards towpath improvement works (delegated powers to the Development and Building Control Manager, in consultation with the Chairman and The Canal and River Trust to agree the amount with the developer)
4. Contribution towards off-site footpath improvement works (delegated powers to the Development and Building Control Manager, in consultation with the Chairman and the Rights of Way Officer to agree the amount with the developer)
5. Private residents management company to maintain all Amenity Greenspace, public footpaths and greenways within the site, play areas and other areas of incidental open space not forming private gardens or part of the adopted highway as public open space in perpetuity
6. Improvements to the signal junction at Welsh Row/Waterlode junction
7. Financial contribution of £235,000 for the infrastructure link at Taylor drive
8. £50,000 to improve bus service frequencies

And subject to the following conditions:-

1. Standard outline
2. Standard outline
3. Plans
4. Submission / Approval / Implementation of details of appropriate mitigation measures to prevent any risk of pollution or harm to the adjacent Shropshire Union Canal
5. Submission / Approval / Implementation of Environmental Management Plan
6. Submission / Approval / Implementation of external Lighting
7. Submission / Approval / Implementation of noise mitigation measures
8. Submission / Approval / Implementation of Contaminated Land Assessment

9. No access to level crossing from site.
10. Discharge of surface water from the proposed development to mimic that which discharges from the existing site.
11. Submission / Approval / Implementation of Sustainable Urban Drainage System
12. The site layout is to be designed to contain any such flooding within the site, to ensure that existing and new buildings are not affected.
13. Submission / Approval / Implementation of a scheme to limit the surface water run-off generated by the proposed development,
14. Submission / Approval / Implementation of a scheme to manage the risk of flooding from overland flow of surface water and any potential floodwaters from the Shropshire Union Canal
15. This site must be drained on a separate system, with only foul drainage connected into the public foul sewerage system at a maximum discharge rate of 10 l/s.
16. Surface water should discharge to soakaway and or watercourse as stated within the FRA submitted.
17. Reserved matters to make provision for 10% renewable energy
18. Submission / Approval / Implementation of sustainability framework/strategy
19. Submission / Approval / Implementation of scheme for affordable housing to make provision for
 - 30% of the dwellings to be affordable, (this equates to up to 81 dwellings.)
 - The tenure split of the affordable housing required is 65% rented, 35% intermediate tenure
 - Affordable Homes should be pepper-potted (in clusters is acceptable.)
 - The affordable homes should be built to the standards adopted by the HCA at the time of development and achieve at least Code for Sustainable Homes Level 3
 - The affordable homes should be provided no later than occupation of 50% of the market dwellings (or 80% if the development is phased and there is a high level of pepper-potting of the affordable units)
 - Any rented units/shared ownership housing to be transferred to an RSL
20. Submission / Approval / Implementation of tree and hedge protection measures,
21. Submission / Approval / Implementation of a programme of tree works, an Arboricultural Method Statement,
22. Submission / Approval / Implementation of a landscape scheme,
23. Submission / Approval / Implementation of details of services locations
24. Submission / Approval / Implementation of proposed future management of the new areas of planting,
25. Reserved matters to make provision for retention of Important Hedgerows.
26. All reserved matters applications to comply with provisions of the Masterplan and Design Code

27. Safeguard breeding birds
28. Ensure any reserved matters application includes detailed proposals for the proposed habitat creation areas including pond design, hedgerow creation, protection and enhancement etc.
29. Ensure any reserved matters application includes additional provision for breeding birds and roosting bats
30. Ensure any reserved matters application includes an up to date badger survey and mitigation proposals for any adverse impacts identified.
31. Ensure any reserved matters application includes a 10 year habitat management plan.
32. Details of bin storage to be submitted to the Local Planning Authority
33. Submission of Construction Method Statement
34. Reserved matters to make provision for a total of 9,450 sqm open space comprising of 4,050 sqm shared recreational open space and 5,400 sqm shared children's play space to include:
 - NEAP to cater for both young and older children - 6 pieces of equipment for young, plus 6 pieces for older children including a cantilever swing with two support legs plus basket seat and a ground-flush roundabout. All equipment needs to be predominantly of metal construction, as opposed to wood and plastic.
 - Multi Use Games Area.

(The meeting was adjourned for a short break. Councillor P Mason left the meeting and did not return).

148 **12/3114N-OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 400 DWELLINGS, LOCAL CENTRE OF UP TO 700 SQM (WITH 400 SQM BEING A SINGLE CONVENIENCE STORE), OPEN SPACE, ACCESS ROADS, CYCLEWAYS, FOOTPATHS, STRUCTURAL LANDSCAPING, AND ASSOCIATED ENGINEERING WORKS, LAND SOUTH OF NEWCASTLE ROAD, SHAVINGTON & WYBUNBURY, CHESHIRE FOR MACTAGGART & MICKEL HOMES LTD**

(During consideration of the application, Councillor P Edwards arrived to the meeting, however he did not take part in the debate or vote on the application).

Consideration was given to the above application.

(Councillor Mrs J Clowes, the Ward Councillor for Wybunbury, Councillor D Brickhill, the Ward Councillor for Shavington, Parish Councillor Duthie, representing Wybunbury Parish Council, Mr Ellison, representing Shavington-cum-Gresty Parish Council, Mark Donlon, Chairperson of Wybunbury Action Group, Mr Langhorn, an objector and Mark Sackett, 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 Legal Agreement to secure the following:-

30% of the dwellings to be affordable.

- The tenure split of the affordable housing required is 65% social or affordable rent, 35% intermediate tenure.
- The mix of affordable homes to be 25% x 1 bed, 40% x 2 bed, 20% x 3 bed and 15% x 4 beds.
- Affordable Homes should be pepper-potted (in clusters is acceptable)
- The affordable homes to be provided no later than occupation of 50% of the market dwellings unless the development is phased, in which case 80% of the market dwellings can be occupied.
- Underwrite the cost of introducing evening bus services between Crewe and Nantwich via Shavington (effectively extending the existing day time service) up to a maximum cost of £215,000.
- Contribute £85,00 towards upgrading existing bus stops on Newcastle Road and other improvements (including speed limit reduction and crossing facilities) on Newcastle Road
- Contribute £230,000 towards either a planned improvement of the northern end of the Gresty Road corridor into Crewe and /or the construction of the Crewe Green Link.
- Education contribution to a maximum (i.e. capping indexation) of £705,009 calculated on a formula approach based on the number of dwellings in the reserved matters approval. Money to be allocated to Wybunbury School.
- Provision of a NEAP with 12 pieces of equipment – specification to be submitted and agreed and in accordance with that set out in the Greenspaces Officer consultation response.
- Provision of a MUGA – specification to be submitted and agreed and in accordance with that set out in the Greenspaces Officer consultation response.
- Provision of an outdoor gym with 16 activities – specification to be submitted and agreed and in accordance with that set out in the Greenspaces Officer consultation response.
- Provision of allotments with 20 plots– specification to be submitted and agreed and in accordance with that set out in the Greenspaces Officer consultation response.
- Provision of community woodland
- Management plan for open space in perpetuity
- Provision of a local residents management company to maintain all on site public open space (including, inter alia, the NEAP, MUGA, gym, allotments (to include water supply and provision of toilets), woodland, general amenity openspace, village green, nature conservation area, drainage areas and any other areas of incidental open space not within private gardens or the adopted highway) in perpetuity

- Commuted sum of £50,000 to be used to deliver habitat creation within the Meres and Mosses Natural Improvement Area

And the following conditions

1. Standard Outline
2. Submission of reserved matters
3. Plans
4. No approval for indicative layout
5. Submission / approval and implementation of a scheme to manage the risk of flooding from overland flow of surface water,
6. The development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) from RPS, ref. AAC4908 Issue 3 dated 25/06/2012 and the following mitigation measures detailed within the FRA:
 1. Limiting the surface water run-off generated by the proposed development, so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
 2. Finished floor levels are set no lower than, the relevant 1 in 100 years plus climate change plus 600mm freeboard level.
 7. Submission / approval and implementation of a scheme is agreed to protect the watercourses and ponds on site and to provide a 5 metre wide undeveloped buffer zone around them measured from top of bank. The undeveloped buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping/. The schemes shall include:
 - plans showing the extent and layout of the undeveloped buffer zone.
 - details of any proposed planting scheme (for example, native species).
 - details demonstrating how the undeveloped buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.
 8. The proposed river channel and corridor shall be constructed in accordance with a scheme to include the following features:
 - Detailed designs of new watercourse corridor within the site, which is fully integrated as part of overall scheme design, in such a way as to positively contribute to the nature conservation, landscape and amenity value of the site
 - Plans showing the extent and layout of the undeveloped buffer zone between the new development and the stream.
 - This undeveloped buffer zone shall be a minimum of 5 metres wide measured from bank top. This zone shall be without structure and domestic gardens
 - Details of planting schemes
 - Details demonstrating how the buffer zone will be protected during development and managed/maintained over the long term.
 9. Reserved matters to make provision for houses to face waterfronts and footpaths

10. The site shall be drained on a total separate system, with only foul drainage connected into the public foul sewerage system. Surface water should discharge to soakaway and or watercourse. No surface water will be allowed to discharge in to the public sewerage system.
11. Submission / approval and implementation of details of Sustainable Drainage Systems (SuDS).
12. The hours of demolition / construction of the development (and associated deliveries to the site) shall be restricted to: Monday – Friday 08:00 to 18:00 hrs; Saturday 09:00 to 14:00 hrs; Sundays and Public Holidays Nil
13. All Piling operations shall be undertaken using best practicable means to reduce the impact of noise and vibration on neighbouring sensitive properties. All piling operations shall be restricted to: Monday – Friday 09:00 – 17:30 hrs; Saturday 09:00 – 13:00 hrs; Sunday and Public Holidays Nil
14. Submission approval and implementation of a piling method statement.
15. Submission approval and implementation of details of location, height, design, and luminance of any proposed lighting
16. Noise levels from any services plant shall be designed to be 10dB below the existing background noise level at the nearest residential property
17. Submission approval and implementation of noise mitigation measures for properties adversely affected by road traffic noise from Newcastle Road to provide for
 - the internal noise levels defined within the “good” standard within BS8233:1999.
 - provisions for ventilation that will not compromise the acoustic performance of any proposals whilst meeting building regulation requirements.
18. Submission of revised Air Quality assessment to take into consideration Nantwich Road and mitigation against any impact.
19. Submission / approval and implementation of dust mitigation during development.
20. Submission of updated archaeological report
21. At least 10% of predicted energy requirements from decentralised and renewable or low-carbon sources, unless it can be demonstrated that this is not feasible or viable.
22. Provision of sustainable design strategy / plan
23. Submission of construction details for access / roads
24. Provision of access / roads
25. Provision of visibility splays of 2.0m x 43m in both directions at each of the access points.
26. Provision of parking
27. Submission of updated contaminated land report.
28. Development to be in accordance with principles set out in Design and Access Statement
29. Submission of Statement Design principles to take into account, the Master Plan, the Parameters Plan and Phasing Plan and to include the principles for:

- determining the design, form, heights and general arrangement of external architectural features of buildings including the roofs, chimneys, porches and fenestration;
 - determining the hierarchy for roads and public spaces;
 - determining the colour, texture and quality of external materials and facings for the walls and roofing of buildings and structures;
 - the design of the public realm to include the colour, texture and quality of surfacing of footpaths, cycleways, streets, parking areas, courtyards and other shared surfaces;
 - the design and layout of street furniture and level of external illumination;
 - the laying out of the green infrastructure including the access, location and general arrangements of the multi use games area, the children's play areas and allotments;
 - sustainable design including the incorporation of decentralised and renewable or low carbon energy resources as an integral part of the development
 - ensuring that there is appropriate access to buildings and public spaces for the disabled and physically impaired.
30. Maximum number of units to be 360
 31. Submission / approval and implementation of boundary treatment
 32. Submission / approval and implementation of materials
 33. Submission / approval of landscaping
 34. Implementation of landscaping
 35. Important hedgerows and trees to be retained and to be incorporated within reserved matters layout
 36. Submission of tree and hedgerow protection measures
 37. Implementation of tree and hedgerow protection measures
 38. Replacement hedge planting
 39. Reserved Matters to include details of bin storage.
 40. Breeding Bird Survey for works in nesting season
 41. Provision of bird boxes
 42. Retention and enhancement of the on-site ponds.
 43. Submission / approval and implementation of Construction management plan to include contractors vehicles and storage within the compound
 44. Retention of no.90 Stock Lane
 45. Any future reserved matters application to be supported by a survey and mitigation proposals
 46. Provision and implementation of Travel Plan
 47. Provision of new footway to Newcastle Road prior to first occupation
 48. Bin storage scheme to be submitted to the Local Planning Authority
 49. 49. No 3 storey development
 50. Submission and implementation of a drainage scheme for land at rear of Dig Lane
 51. Reserved Matters to make provision for a wildlife corridor connecting 2 existing ponds and creating 2 more ponds and coppice at rear of Dig Lane planted with native trees and shrubs. Area fenced off with

Cheshire Railings running full length of Dig Lane with 2 access gates for maintenance

52. Reserved Matters to make provision for bungalows backing on to bungalows in Stock Lane.

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 Development Management and Building Control 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 Committee's decision.

(The meeting was adjourned for lunch from 2.10pm until 2.30pm).

149 **12/4067M-REPLACEMENT SERVICE RESERVOIR AND VALVE HOUSE BUILDING, TOGETHER WITH A TEMPORARY MATERIAL STORAGE AREA AND A TEMPORARY CONTRACTOR'S PARKING AREA, JACKSONS EDGE SERVICE RESERVOIR, JACKSONS EDGE ROAD, DISLEY FOR UNITED UTILITIES**

(At this point Councillor B Murphy in the interest of openness declared that he lived close to the development site of application site 12/4067M. Councillor H Davenport also declared in the interest of openness that he lived in Disley).

Consideration was given to the above application.

(Jason Boyd, representing the applicant attended the meeting and spoke in respect of the application. A statement was also read out by the Development Management and Building Control Manager on behalf of Mrs McKeever who was an objector but who was unable to attend the meeting).

RESOLVED

That for the reasons set out in the report and in the update to Board the application be approved subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A15LS - Submission of additional landscape details
5. A04LS - Landscaping (implementation)
6. A16LS - Submission of landscape/woodland management plan
7. A13LS - Erection of fencing / wall as required

8. A22GR - Protection from noise during construction (hours of construction)
9. Development in accordance with accompanying statements
10. Submission of a scheme which demonstrates how surface water is to be disposed of
11. Temporary Material Storage Area to be used for storage of excavated materials and materials for the construction of the service reservoir only
12. Light Alders field to be fully restored to the satisfaction of the LPA following the completion of development
13. Submission of a programme of archaeological work in accordance with a written scheme of investigation
14. Footpath No. 5 to be fully restored following the completion of the development
15. Removal / amendment of the existing traffic calming on Carr Brow
16. Reinstatement traffic calming arrangements on Carr Brow
17. Resurfacing / reconstruction of Carr Brow, if required, following completion of the works
18. Wheel wash facilities at either end of the temporary road closures. Road sweeper to be available on site for daily cleaning of Jacksons Edge Road throughout the duration of the road closure
19. Traffic Management Plan for diverted traffic to appropriate routes, avoiding Light Alders Lane
20. Creation of a Community Liaison Group
21. Submission of a Construction Method Statement

(Prior to consideration of the following application, Councillors D Brown and P Hoyland left the meeting and did not return).

150 **12/1903C-OUTLINE APPLICATION FOR THE ERECTION OF UP TO 160 DWELLINGS, INCLUDING LANDSCAPING, ACCESS AND ASSOCIATED INFRASTRUCTURE AND THE DEMOLITION OF 130 CONGLETON ROAD, LAND NORTH OF CONGLETON ROAD, SANDBACH, CHESHIRE FOR TAYLOR WIMPEY UK LIMITED AND SEDDON HOMES**

Consideration was given to the above application.

(Councillor B Moran, the Ward Councillor, Councillor Mrs G Merry, the adjacent Ward Councillor, Town Councillor Wood, representing Sandbach Town Council and Ian Knowlson, an objector attended the meeting and spoke in respect of the application. In addition a statement was read out by the Development Management and Building Control Officer on behalf of Councillor S Corcoran also an adjacent Ward Councillor).

RESOLVED

(1) That for the reasons set out in the report and in the update to Board the Council be recommended to contest the forthcoming Appeal against non determination on the following basis:-

The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policy PS8 and H6 of the Congleton Borough Adopted Local Plan First Review 2005 and the principles of the National Planning Policy Framework. The Local Planning Authority can demonstrate a 5 year supply of housing land supply in accordance with the National Planning Policy Framework. As such the application is also premature to the emerging Development Strategy. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.

(2) In preparation for the forthcoming Planning Inquiry, authority be delegated to the Development Management and Building Control Manager in consultation with the Chairman of the Strategic Planning Board to enter into a planning agreement in accordance with S106 Town and Country Planning Act to secure the following Heads of Terms:-

(i) Provision of 48 (30%) affordable housing units – (31 units) 65% to be provided as social rent/affordable rent with (17 units) 35% intermediate tenure.

(ii) The provision of a LEAP (min of 5 pieces and public open space to be maintained by a Private residents management company. The private management company to maintain all Amenity Greenspace, public footpaths and greenways within the site, play areas, and other areas of incidental open space not forming private gardens or part of the adopted highway in perpetuity.

(iii) Education contribution in respect of primary provision of £282,004 and secondary provision of £343,196

(iv) Highways Contribution of £480,000 towards highways improvements/urban realm improvements at any of the following locations; A534 Old Mill Road / The Hill junction and Sandbach town centre and a contribution of £50,000 to address the impact of the development at the junction of A534 Old Mill Road/Congleton Road.

151 **12/2426C-THE ERECTION OF 96 DWELLINGS TOGETHER WITH ASSOCIATED WORKS INCLUDING THE CREATION OF APPROXIMATELY 10 HECTARES OF OPEN SPACE AND RECREATION LAND (PHASE 2), AND THE AMENDMENT OF PLOTS 16 AND 17 PREVIOUSLY APPROVED UNDER REFERENCE 10/2006C (PHASE 1), ELWORTH HALL FARM, DEAN CLOSE, SANDBACH, CHESHIRE FOR ROWLAND HOMES LTD**

Consideration was given to the above application.

(Councillor Mrs G Merry, the Ward Councillor, Councillor B Moran, the adjacent Ward Councillor, Town Councillor Wood, representing Sandbach Town Council, Mr Brough representing Elworth Hall Farm Action Group, Mr Edwards, an objector and Mr Gold, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

(1) The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policies PS8 and H6 of the Congleton Borough Adopted Local Plan First Review 2005 and the principles of the National Planning Policy Framework. The Local Planning Authority can demonstrate a 5 year supply of housing land supply in accordance with the National Planning Policy Framework, and as such the application is also premature to the emerging Development Strategy. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.

(2) In preparation for the forthcoming Planning Inquiry, authority be delegated to the Development Management and Building Control Manager in consultation with the Chairman of the Strategic Planning Board to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the following Heads of Terms:-

- 29 dwellings, with 19 provided as affordable / social rent and 10 provided as intermediate tenure
- 8 x 1 bed apartment & 11 x 2 bed houses as affordable / social rent and 2 x 2 bed houses & 8 x 3 bed houses as intermediate tenure
- Transfer of any rented/shared ownership affordable units to a Housing Association
- Affordable homes to be let or sold to people who are in housing need and have a local connection. (The local connection criteria used in the agreement to match the Councils allocations policy)
- Provision of play area
- Provision for a residents management company to maintain all the on-site amenity space / play area in perpetuity
- Detailed management plan for the Public Open Space be submitted and approved
- Provision of a LEAP sized play area located centrally within the central public open space. This should include at least 5 items incorporating DDA inclusive equipment,

using play companies approved by the Council. The final layout and choice of play equipment be agreed with CEC, the construction should be to the Council's satisfaction

- Highways contribution of £288,000 towards highway improvements in the Sandbach area
- Contribution of £162,694 towards primary education
- Contribution of £196,112 towards secondary education

(The meeting was adjourned for a short break. Councillors Mrs R Bailey and P Edwards left the meeting and did not return).

152 **12/4494N-OUTLINE PLANNING APPROVAL FOR UP TO 44 NO. DWELLINGS, VEHICULAR ACCESS, ASSOCIATED GARAGING, CAR PARKING AND LANDSCAPING. (ALL MATTERS RESERVED EXCEPT ACCESS), HUNTERS LODGE HOTEL, SYDNEY ROAD, CREWE FOR SEDDON HOMES LTD**

Consideration was given to the above application.

(Mr Parkinson, an objector and Amy James and Roy Spruce, the agents representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

(1) The proposal is located within the Open Countryside and Green Gap and would result in erosion of the physical gaps between built up areas, and given that there are other alternative sites, which could be used to meet the Council's housing land supply requirements, the proposal is considered to be contrary to Policies NE2 and NE.4 of the Borough of Crewe and Nantwich Replacement Local Plan, the National Planning Policy Framework and the emerging Development Strategy.

(2) In preparation for the forthcoming Planning Inquiry, authority be delegated to the Development Management and Building Control Manager in consultation with the Chairman of the Strategic Planning Board to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the following Heads of Terms:-

- £75,924 towards primary education provision.
- £50,000 to be paid to the Council for the replacement/extension of the existing children's play area 160m west from the proposed development, off Lansdowne Road.
- Private residents management company to maintain all Amenity Greenspace, public footpaths and greenways within the site, play areas, and other areas of incidental open space not forming

private gardens or part of the adopted highway as public open space in perpetuity

- 35% affordable housing provision. The tenure split to be 65% social or affordable rent and 35% intermediate tenure provided no later than occupation of 50% of the open market units
- Transfer of affordable housing/shared ownership to a registered provider
- Provision of £10,000 and additionally £5,000 for the following local identified schemes:
 - i) The funding of the Sydney Road/Earle Street cycleway link.
 - ii) The permanent signing of the revised lane arrangements at the Sydney Road/Hungerford Road traffic signals.

The meeting commenced at 10.30 am and concluded at 6.01 pm

Councillor H Davenport (Chairman)

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