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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 10th February, 2010 at The Capesthorpe Room - Town
Hall, Macclesfield SK10 1DX

PRESENT

Councillor H Gaddum (Chairman)
Councillor J Hammond (Vice-Chairman)

Councillors Rachel Bailey, A Arnold, D Hough, J Macrae, B Moran,
G M Walton, S Wilkinson and J Wray

OFFICERS PRESENT

Mr S Fleet (Principal Planning Officer), Mrs N Folan (Planning Solicitor), Mr R House (Local Development Framework Manager), Ms P Lowe (Development Control Manager) and Miss H Parish (Principal Planning Officer)

169 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Brown, P Edwards, Mrs M Hollins and C Thorley.

170 DECLARATIONS OF INTEREST

(During this item Councillor D Hough arrived to the meeting).

Councillor J Hammond declared a personal interest in application 09/4074N-Proposed Manufacturing Building on the Former B Block Site, Including Ancillary Infrastructure Comprising Site Access Road, Security Gatehouse, Car Parking and an Internal Firing Range, BAE Systems, Land Systems Munitions, Radway Green, Alsager, Near Crewe for Mr K Mellis, Bae Systems Properties Ltd by virtue of the fact that he was a member of Haslington Parish Council which had been a consultee on the application and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillor J Hammond declared a personal interest in application 09/2291W-South Eastern Extension of Existing Silica Sand Quarry, Arclid Quarry, Near Sandbach, Cheshire for Archibald Bathgate Group Limited by virtue of the fact that he was a member of the Cheshire Wildlife Trust which had been a consultee on the application and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

171 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman subject to the inclusion of Councillors B Moran, G M Walton and J Wray in the list of those present and subject to the inclusion of the word 'cycleway route' after the word 'footpath' in the last paragraph of Minute No.163.

172 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

173 **09/4074N-PROPOSED MANUFACTURING BUILDING ON THE FORMER B BLOCK SITE, INCLUDING ANCILLARY INFRASTRUCTURE COMPRISING SITE ACCESS ROAD, SECURITY GATEHOUSE, CAR PARKING AND AN INTERNAL FIRING RANGE, BAE SYSTEMS, LAND SYSTEMS MUNITIONS, RADWAY GREEN, ALSAGER, NEAR CREWE FOR MR K MELLIS, BAE SYSTEMS PROPERTIES LTD**

(During consideration of the application Councillor J Wray arrived to the meeting).

Consideration was given to the above application.

RESOLVED

That the application be approved subject to the following conditions:-

- 1.Time Limits: Reserved Matters
- 2.Development in accordance with approved plans
- 3.Travel Plan to be submitted and implemented
- 4.Development to be undertaken in accordance with submitted site management scheme
- 5.Management scheme to be submitted for the wild grass land area
- 6.Unless agreed in writing with the Local Planning Authority, no felling of the trees to the north of the rille range as defined in the Design & Access Statement
- 7.Noise attenuation scheme for the proposals relating to the indoor firing range
8. Construction management plan – to include routing for construction traffic

In addition it was agreed that that an informative be added to the decision notice to include the following wording:-

The applicants are advised that goods vehicles arriving to and leaving the BAE facility subject to this application, should be directed to the main highway network principally the A5078 south of the site entrance. The A5077 Butterson Lane leading to Crewe should only be used in exceptional circumstances due to the narrow width of the road and its unsuitability for frequent use by goods vehicles.

174 **P09/3535C-PROPOSED HOUSING DEVELOPMENT
CONSISTING OF 43NO. 1, 2, 3, & 4 BEDROOM DWELLINGS, LAND
SOUTHWEST OF OLD MILL ROAD, SANDBACH, CHESHIRE FOR
MORRIS HOMES LTD**

Councillor B Moran declared that he had been copied into a number of emails and letters from both Sandbach Town Council and the agent for the applicant, the content of which he had noted. The first was an email sent by the agent to Sandbach Town Council on 8 February 2010. The second was an email from the agent to Sandbach Town Council sent on 9 February 2010. The third was an email sent from Sandbach Town Council to the agent attaching the Town Council's Planning Committee minutes sent on 9 February 2010. The fourth was a letter from Sandbach Town Council to the Head of Planning and Policy dated 9 February 2010).

Consideration was given to the above application.

(Mr Goodwin, the 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 financial analysis of the site, including a housing needs analysis, as well as the views of Sandbach Town Council.

(The recommendation from the Officer was originally one of approval. This recommendation was then altered to one of refusal, however after further information was submitted by the agent of the applicant the recommendation reverted back to one of approval).

175 **09/2291W-SOUTH EASTERN EXTENSION OF EXISTING SILICA
SAND QUARRY, ARCLID QUARRY, NEAR SANDBACH, CHESHIRE
FOR ARCHIBALD BATHGATE GROUP LIMITED**

Consideration was given to the above application.

RESOLVED

That the application be approved subject to referral of the application to the Government Office for North West, subject to the Secretary of State deciding not to 'call-in' the application under the Departure from the Development Plan procedures, subject to the following:-

- (1) A planning obligation under Section 106 of the Town & Country Planning Act 1990 be entered into with the applicant to provide for;
- (a) The provision of a 15 year aftercare and management scheme from the date of the completion of restoration of the South Eastern Extension
 - (b) Annual monitoring and reporting of protected and Cheshire BAP species during the 15 year aftercare and management plan period
 - (c) Footpath maintenance and management during the 15 year aftercare and management plan period

And subject to the following conditions:-

1. All relevant conditions of 8/07/0222/CPO
2. Standard
3. Written notice for commencement of development
4. Written notice for commence of extraction in each phase
5. Written notice for completion of extraction in each phase
6. Written notice for completion of restoration in each phase
7. Approved plans
8. Duration of consent until 31.12.2035
9. Sand only to be transported to North Arclid via underground pipeline
10. Protection of breeding birds
11. Submit updated bat surveys throughout the life of the project prior to commencement of work in Phases S2, S3, S4, E2 and E3.
12. Submission of an aquatic invertebrate survey of the ponds to be lost prior to the implementation of the GCN mitigation.
13. Detailed Management/habitat creation plan including proposals for monitoring and on-going survey work
14. Design for replacement ponds.
15. Recommendations in the ES regarding nature conservation mitigation
16. Plant gaps in boundary hedges

17. Submission approval and implementation of detailed phasing plans
18. Northern Screening Mound constructed around the northern perimeter of the eastern block shall be removed in the final phase of the development
19. Stockpile heights for topsoils, subsoils and screening bunds and seeded to prevent erosion.
20. Scheme of soil handling, restoration and aftercare to safeguard soil quality implemented in accordance with Appendix 2 of Chapter 10 of the Environmental Statement.
21. No soils/overburden to be removed off site.
22. Remove PD rights
23. Any plant/machinery coloured dark green 12B29 as specified in colour code BS4800
24. Hours of operation – as existing
25. Noise; best available techniques and noise attenuation on plant/machinery
26. Revise the existing noise monitoring scheme submitted for written approval
27. Noise limits
28. Dust management/mitigation scheme
29. Best available techniques for dust mitigation
30. Programme of archaeological works
31. Watching brief during topsoil stripping
32. Restoration and aftercare scheme submitted for approval 12 months post approval and implemented in full accordance with the scheme
33. Water pollution control
34. Revise existing Water Management Plan to include SEE area and mitigation to maintain normal flow of Arclid Brook as detailed in Section 3 of the existing WMP and subsequent continued submission and implementation of annual report throughout the life of the site
35. Implementation of recommendations with respect to monitoring and mitigation contained within section 5 of the Hydro-geological Impact Assessment and within the Water Management Plan.
36. Comprehensive Tree Protection Plan including details of stand-offs

37. Arboricultural method statement including remedial works for existing trees
38. Detailed restoration Masterplan and replacement landscaping scheme including advanced and progressive planting areas and additional planting in the area to the north of the application site, to be implemented in the first available planting season and thereafter retained
39. Revised final phasing plan
40. Revised restoration cross sections to account for changes to restoration Masterplan
41. Submission of details of measures taken to establish a Residents Liaison Committee.

176 **APPEAL SUMMARIES**

Consideration was given to the above report.

RESOLVED

That the appeals be noted.

177 **PLANNING POLICY STATEMENT 4 PLANNING FOR SUSTAINABLE ECONOMIC GROWTH (PPS4)**

(During consideration of the item Councillor J Wray left the meeting and returned).

Consideration was given to the above report.

RESOLVED

That the report be noted.

178 **MANAGEMENT OF S106 PLANNING AGREEMENTS**

This item was withdrawn prior to the meeting.

The meeting commenced at 2.00 pm and concluded at 4.10 pm

Councillor H Gaddum (Chairman)