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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 25th August, 2010 in The Capesthorne Room - Town
Hall, Macclesfield SK10 1DX

PRESENT

Councillor H Davenport (Chairman)

Councillors A Arnold, D Brown, M Hollins, D Hough, W Livesley, J Macrae,
C Thorley, G M Walton, S Wilkinson and J Wray

APOLOGIES

Councillors Rachel Bailey and P Edwards
Councillor J Hammond owing to Council business

OFFICERS IN ATTENDANCE:

Sheila Dillon	Senior Solicitor
Adrian Fisher	Head of Planning and Policy
David Malcolm	Interim Development Manager
Nick Turpin	Principal Planning Officer
Declan Cleary	Planning Officer

30 DECLARATIONS OF INTEREST/PRE-DETERMINATION

There were no declarations of interest nor statements of pre-determination.

31 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 14 July 2010 be approved as a correct record.

32 10/2153M RESERVED MATTERS APPLICATION FOR ERECTION OF A 3-STOREY OFFICE BUILDING COMPRISING 3599 SQ METRES (TO BE DIVIDED UP INTO 2, 400 SQ. M OF B1 ON THE FIRST FLOOR AND SECOND FLOORS AND 1, 199 SQ. M OF D1 USE ON THE GROUND FLOOR) WITH ASSOCIATED CAR PARKING INCLUDING DECKED PARKING STRUCTURE. MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD, SK10 3BL. MR STUART BINKS, KEYWORKER HOMES (MACCLESFIELD) LTD

The Strategic Planning Board considered the above planning application.

RESOLVED

That the application for reserved matters be approved subject to the following conditions –

1. A02RM To comply with outline permission
2. A05RM Time limit following approval of reserved matters
3. A01AP Development in accordance with approved plans
4. A07EX Sample panel of brickwork and stonework to be made available and details of incorporating re-used stone from previous buildings on the site for the facing elevations of the “traditional” elements of the proposed building to be submitted.
5. A15LS Submission of type and colour of block pavements
6. A02HA Construction of access
7. A07HA No gates – new access
8. A01HP Provision of car parking
9. Details of the access ramp to be provided prior to commencement of development
10. Contaminated land
11. Pile driving
12. Construction of junction and roundabout
13. Prevention of mud, debris onto highway
14. Surface water drainage
15. Hours of operation
16. Fencing around condensing compound(s)/cycle shelters (to north and south elevations of the proposed office building) to be constructed in accordance with revised plan previously submitted.
17. Landscape details to be provided for the front (west) and side (north) elevations of the decked car park
18. Noise attenuation measures in respect of air conditioning equipment to be submitted.

In addition, Members requested that the Head of Planning and Policy write to the applicants requesting the decked car park area be designed /engineered to incorporate an additional deck(s) in the future, to ensure that parking within the vicinity of the site could be provided in the future as necessary.

33 MILL STREET/LOCKITT STREET, CREWE

Consideration was given to the report of the Head of Planning and Policy which sought a revision to a resolution passed by the Strategic Planning Board in respect of application P07/0639. The proposed amendment related solely to the requirements of the S.106 Agreement.

The original application for a mixed-use development, comprising residential, retail (food and non-food), pedestrian/cycle link and associated car parking, landscaping, servicing and access, had been approved by the Board on 24th March 2010.

RESOLVED

That the previous resolution in respect of application P07/0639 be amended to read –

The provision of on-site open space and equipped children's playspace in accordance with Policy RT.3 of the Local Plan with any shortfall in provision to be made up by way of a developer contribution in lieu of public open space calculated at £1,000 per house (index-lined);

Also

Affordable housing provision, which shall include a requirement that:

- 35% affordable housing
- 23% shall be social rented housing
- 12% shall be shared ownership

Also

Details of phasing of development to include the provision of the pedestrian/cycle link in three sections to correspond with the first three phases of development and the provision of a temporary link to Lockitt Street.

Also

A scheme of public art to be agreed for the site.

34 THE PLANNING PROTOCOL

The Strategic Planning Board considered the joint report of the Monitoring Officer and the Head of Planning and Policy which proposed amendments to the Planning Protocol adopted by the Council on 24th February 2009.

The Board was asked to review and comment on the proposed amendments.

RESOLVED

1. That the amended Planning Protocol contained in Appendix 1 of the report, be commended to the Constitution Committee for inclusion in the Constitution subject to –

(a) two revised paragraphs -

(i) paragraph 8.4 shall read "Do copy or pass on any lobbying correspondence you receive to the Planning Case Officer at the earliest opportunity or declare its receipt at the Planning Meeting."
(The revision allows Members to treat these two courses of action as alternatives.)

(ii) paragraph 4.5 shall read “Do remember that where other Ward Councillors are available and where they do not sit as a Member of the same Planning Meeting, they will not be subject to the same restrictions regarding fettering of discretion and are therefore a valid alternative contact for members of the public or lobby groups.” (The revision acknowledges that other Ward Councillors may or may not exist in a particular Ward.); and

2. any views expressed by the Standards Committee which would also be invited to comment.

35 APPEALS SUMMARIES

A summary of appeals was submitted. It was noted that the appeal in respect of 09/3401M (Fingerpost Cottage, Holmes Chapel Road, Toft) had been upheld and the costs refused. The report indicated that the appeal had been dismissed.

RESOLVED

That the summary of appeals be noted.

The meeting commenced at 2.00 pm and concluded at 3.45 pm

Councillor H Davenport (Chairman)