



# Strategic Planning Board Update

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**Date:** Wednesday, 27th January, 2021

**Time:** 10.00 am

**Venue:** Virtual

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The information on the following pages was received following publication of the Board agenda.

**Planning Update** (Pages 3 - 6)

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Please contact Sarah Baxter on 01270 686462  
E-Mail: [sarah.baxter@cheshireeast.gov.uk](mailto:sarah.baxter@cheshireeast.gov.uk) with any apologies, requests for further information or to arrange to speak at the meeting

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**APPLICATION NO: 19/3098M**

**LOCATION: Land Between Chelford Road And Whirley Road,  
CHELFORD ROAD, HENBURY**

**PROPOSAL: Erection of 23no. dwellings, vehicular access, roads  
and footways, hard and soft landscaping, drainage  
and other associated works.**

## **CONSULTATIONS**

The following consultation responses have been received since the preparation of the report:

**ANSA / Greenspaces** - No objection to financial contributions of:

- Protected Open Space contribution of £57,000 towards Bodmin Avenue play area and amenity open space
- Recreation Open Space contribution of £19,000 towards to Weston Playing field football pitch
- Allotment and community gardening contribution of £10,687.50 towards Birtles Road allotments
- Indoor Sport and Outdoor Sport contribution of £4,160 towards Macclesfield Leisure Centre

## **Other**

Responses from the NHS and Children's Services (Education) are still outstanding. In the absence of these responses, it is recommended that authority is delegated to the Head of Planning, in consultation with the Chairman and Vice-Chairman of the Strategic Planning Board to approve the application subject to any further financial contributions towards education and healthcare provision should they be requested by the NHS and Children's Services (Education) as relevant.

## **OFFICER COMMENT**

### **Public Open Space and Recreation**

The application triggers the requirement for the provision of open space, outdoor sport and recreation, allotments and indoor and outdoor sports in line with Policies SE 6 and SC 1 - 3 of the Cheshire East Local Plan Strategy (CELPS). In the absence of on site provision, commuted sums are required for offsite provision to mitigate the impacts that the development would have on local provision.

With respect to Protected Open Space (POS), a financial contribution of £57,000 would be used to make additions enhancements and improvements to the play and amenity facilities at Bodmin Avenue Play Area and amenity open space. Turning to Recreation Open Space (ROS), a financial contribution of

£19,000 would be used to make additions enhancements and improvements to the football pitch at Weston Playing Field in line with the Council's Playing Pitch Strategy. The financial contribution of £10,687.50 would be used to make additions enhancements and improvements to the allotments on Birtles Road. These would mitigate the impacts of the proposed development in lieu of onsite provision and would make the scheme policy requirement in these areas in accordance with both the requirement of LPS 18 and Policies SE 6, SC 1 , SC 2 and SC 3 of the CELPS.

### **CIL Regulations**

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The provision of financial contributions in lieu of public open space, recreation open space, allotments and community gardening and indoor and outdoor sport provision are necessary, fair and reasonable to provide a sustainable form of development, to contribute towards sustainable, inclusive and mixed communities and to comply with local and national planning policy. These elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of the development proposed.

### **PROCEDURAL MATTERS:**

At Page 51 of the Agenda Reports Pack, conditions 4, 6 and 17 need to be amended as follows:

- 4. Implementation of submitted Construction Environmental Management Plan (CEMP)

The applicant has submitted a Construction Environmental Management Plan (CEMP), which has been reviewed and accepted by the Council's Environmental Protection Unit (EPU). As such, the condition is amended to require accordance with the submitted scheme rather than requiring a CEMP to be submitted. The CEMP also includes a Dust Control Scheme and therefore it is recommended that condition no. 6 is amended as follows

- 6 Implementation of submitted Dust Control Scheme

Condition no. 17 has been recommended in error and should be omitted as it requires submission of a Great Crested Newt Mitigation Strategy. This is already covered by condition no. 27.

### **RECOMMENDATION**

Delegate to the Head of Planning, in consultation with the Chairman and Vice-Chairman of the Strategic Planning Board to secure any further financial contributions towards education and healthcare provision (should they be requested by the NHS and Children's Services (Education)) and APPROVE the application subject to a s106 legal agreement and the conditions on pages 50-52 of the Agenda Reports Pack (as amended by this update) as follows:

**APPROVE subject to conditions and a S106 Agreement making provision for:**

- **Affordable Housing comprising 30% (65% of which will be for social / affordable rent and 35% for shared ownership / intermediate tenure)**
- **Education contributions tbc**
- **NHS contributions tbc**
- **Protected Open Space contribution of £57,000 towards Bodmin Avenue play area and amenity open space**
- **Recreation Open Space contribution of £19,000 towards to Weston Playing field football pitch**
- **Allotments and community gardening contribution of £10,687.50 towards Birtles Road allotments**
- **Indoor Sport and Outdoor Sport contribution of £4,160 towards Macclesfield Leisure Centre**

**And the following amended conditions:**

- 4. Implementation of submitted Construction Environmental Management Plan (CEMP)**
- 6. Implementation of submitted Dust Control Scheme**
- 17. DELETE**

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