

## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 29th May, 2024 in the The Capesthorpe Room - Town  
Hall, Macclesfield SK10 1EA

### **PRESENT**

Councillor S Gardiner (Vice-Chair, in the Chair)

Councillors S Edgar, K Edwards, M Gorman, T Jackson, G Marshall, H Moss,  
L Smetham, L Braithwaite, J Bratherton and A Harrison

### **OFFICERS IN ATTENDANCE**

David Malcolm, Head of Planning  
Nick Hlland, Principal Planning Officer  
Richard Taylor, Principal Planning Officer  
Paul Griffiths, Major Projects Officer  
James Thomas, Senior Planning and Highways Lawyer  
Sam Jones, Democratic Services Officer

#### **1 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor B Puddicombe. Councillor L Braithwaite was present on behalf of Councillor B Puddicombe.

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

In the interest of openness the following declarations were made:

Councillor S Edgar declared that, in relation to application 18/3672M, he was known to the applicant, but had not discussed the application with them.

Councillor S Edgar declared that, in relation to application 18/3672M, he and other Members of the Strategic Planning Board had received a third-party email.

Councillor A Harrison declared that, in relation to application 18/3672M, he was known to applicant as the applicant is a significant landowner in their Ward.

Councillor H Moss declared that, in relation to application 18/3672M, she knew the applicant and sees them at social events.

Councillor S Gardiner declared that, in relation to application 18/3672M, he was known to the landowner, and had discussed the logistics of the application, but not the merit of it or otherwise.

Councillor S Gardiner declared that, in relation to application 18/3672M, he was known to Debbie Jamison (objector).

Councillor S Edgar declared that, in relation to application 23/0539N, he had an interest in the application and would speak to it during the Public Speaking section and then vacate the meeting for that item,

### 3 MINUTES OF THE PREVIOUS MEETING

#### RESOLVED:

That the minutes of the meeting held on 24 April 2024 be approved as a correct record.

### 4 PUBLIC SPEAKING

#### RESOLVED:

The public speaker procedure was noted.

### 5 18/3672M - TATTON BLUEBELL VILLAGE, LAND EAST OF MANCHESTER ROAD, KNUTSFORD, WA16 0NS

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

**Ward Councillor:** Councillor Tony Dean

**Parish Councillor:** Councillor James McCulloch, Knutsford Town Council

**Objectors:** Martyn Symes, Debbie Jamison

**Agent / Applicant:** Amy Bowden

#### RESOLVED:

For the reasons set out in the report, and the update report, the application be APPROVED as RECOMMENDED, subject to the following conditions and informatives:

1. Outline (commencement of development)
2. Requirement to submit Reserved Matters application(s)
3. Time limit on submission of Reserved Matters
4. Approved plan/s
5. Submission/approval of a Phasing Plan
6. The development shall include a total of up to 275 residential units (Use Class C2 and C3) of which no more than 250 shall fall within C3 Use Class. C2 units to be no more than 50.
7. The proposed 'Local Centre' shall comprise of no more than 1,000m<sup>2</sup> gross of commercial floorspace. No individual unit shall be more than 450m<sup>2</sup> gross. The convenience goods floorspace in any one retail unit should not exceed 280m<sup>2</sup> net.
8. 'Local Centre' shall include the following uses only: Class E(a), E(b), E(c), sui generis (takeaway(s)) all within the 1000m<sup>2</sup>, E(e) (800m<sup>2</sup>) and at first-floor level or above Office (E(gi)) or residential (C3).

9. Submission/approval of an Access Statement including details of; primary access, any secondary/emergency access, a suitable crossing on Manchester Road, & scope for speed restrictions
10. Submission/approval of bespoke Spatial Design Code(s)
11. Submission/approval of a scheme of Archaeological investigation
12. Submission/approval of an updated Landscape & Visual Appraisal
13. Submission/approval of detailed Landscaping Scheme informed by an updated Landscape & Visual Appraisal (including retention of existing and replacement hedgerow planting)
14. The landscape buffers as required by LPS36 shall be provided.
15. Submission/approval of existing and proposed ground spot levels and proposed finished floor levels.
16. Submission/approval of Arboricultural Report(s)
17. Submission/approval of a detailed drainage design for the entirety of the outline consent
18. Submission/approval of a drainage management and maintenance plan
19. Submission/approval of Construction Environmental Management Plan(s)
20. Submission/approval of a bat survey should any trees within that phase be identified for removal.
21. Prior to commencement of development, the consented development be entered into Natural England's DLL scheme for Great Crested Newts.
22. Submission/approval of a biodiversity/ecological enhancement strategy
23. Protection of nesting and breeding birds
24. Submission/approval of an external lighting scheme
25. Submission/approval of a habitat creation method statement, ecological monitoring strategy and a 30-year habitat management plan for retained, enhanced and newly created habitats.
26. The woodland planting proposed within the blue edge (off-site) be delivered as part of the implementation of the first phase.
27. Submission/approval of an acoustic report demonstrating how the detailed scheme will achieve the requirements for both internal and external noise.
28. Submission/approval of an acoustic validation report prior to occupation of each phase proposing residential development.
29. Submission/approval of a Phase II ground investigation and risk assessment
30. Submission/approval of a contaminated land verification report
31. Submission/approval of an imported soil verification report
32. Works should stop should contamination be identified.
33. Submission/approval of detail (including surfacing material) of x2 footpath links leading to and linking into Knutsford Footpath 1
34. Submission/approval of a scheme of improvement works to Knutsford Footpath 1
35. Submission/approval of an Affordable Housing Statement
36. Submission/approval of an Open Space Strategy
37. Submission/approval of a noise assessment (incl mitigation) in relation to adjacent playing fields and associated facilities
38. Submission/approval of a ball trajectory risk impact assessment (including mitigation) in relation to adjacent playing fields.
39. Submission/approval of an Active Environment Strategy
40. Any future development proposes a flat-roof design - Manchester Airport should be consulted.
41. Submission/approval of a SUDS scheme
42. Any exterior lighting should be capped at the horizon.
43. No solar thermal or solar PV equipment

Informatives

1. Developer to enter discussions with the Executive Director of Adults, Health, and Integration, or nominated colleague, to ensure that the Care Home provision proposal would be appropriate for Cheshire East Council in this location.
2. The inclusion of an on-site sports/play areas and allotment provision to be reviewed.

And a S106 Agreement to secure:

<b>S106</b>	<b>Amount</b>	<b>Trigger</b>
<b>Highways</b> – Contribute to the active travel scheme along the A50 King Edward Road and link into the new roundabout scheme being delivered at the Canute Place roundabout.	Commuted sum of £1.3 million pounds	Prior to occupation
<b>Health</b> – Commuted sum	Amount to be determined based on standard formula and by number of dwellings that ultimately gain approval. Index linked.	Prior to commencement
<b>Education</b> – Commuted sum	Amount to be determined based on standard formula and by number of dwellings that ultimately gain approval.	Prior to commencement
<b>Affordable Housing</b> - On-site provision	30% of total number of dwellings (rounded-up) shall be affordable.	In accordance with triggers detailed within required Affordable Housing Statement
<b>Open Space &amp; sport</b> <ul style="list-style-type: none"> <li>• Open Space – on-site provision</li> <li>• Open Space - Management</li> <li>• Commuted Sum – Allotments</li> </ul>	<p>Secure the required on-site open space requirements.</p> <p>Submission/approval of a Management and maintenance plan (incl off-site landscape buffers &amp; footpaths)</p> <p>Establishment of a private management company</p> <p>Contribution towards off-site Allotments - £586.70 per family dwelling or £293.35 per apartment</p>	All - Prior to occupation

<ul style="list-style-type: none"> <li>• Commuted Sum – Outdoor sport</li> </ul>	<p>Submission/approval of Sports Needs Assessment to determine contribution amount and where it should be spent.</p>	
<ul style="list-style-type: none"> <li>• Commuted Sum – Indoor sport</li> </ul>	<p>Amount to be determined based on standard formula and by number of dwellings that ultimately gain approval.</p>	

Councillor G Marshall requested it to be recorded that he voted against the application.

In order to give proper effect to the Strategic Planning Board’s intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

**6 23/0539N - LAND IN THE WESTERN PART OF BASFORD EAST, CREWE**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

**Ward Councillor:** Councillor Steve Edgar, Councillor Alison Heler

**Parish Councillor:** Councillor John Cornell

**Agent / Applicant:** Ed Harvey

Councillor S Edgar vacated the meeting for the remainder of Item 6 following his statement.

**RESOLVED:**

For the reasons set out in the report, and the update report, the application be APPROVED as RECOMMENDED, subject to the following conditions:

FULL

1. Commencement of development (3 years)
2. Development in accordance with approved plans
3. Mix of employment uses (Uses Classes) and restriction on floorspace
4. Details of materials and finishes to be consulted with Liaison Group and Ward Councillor/s
5. Details of Hard Surfacing
6. Submission of details of landscaping scheme
7. Implementation of landscaping scheme
8. Submission of Landscape Management Plan
9. Details for provision of vertical standalone landscape feature alongside boundary with the West Coast Mainline

10. Details of Boundary treatments
11. Submission of Arboricultural Method Statement prior to commencement of development
12. Submission of a scheme for the protection of trees and hedgerows prior to commencement of development
13. Submission of a detailed service and foul and surface water drainage layout with regard to long term tree retention prior to the commencement of development
14. Submission of detailed design of outfalls to Basford Brook informed by the submitted illustrative proposals
15. Prior to the commencement of development, submission of a CEMP to include measures to safeguard the Mere Gutter and Basford Brook LWS throughout the construction phase and include details of the Ecological Clerk of works appointed to oversee its implementation.
16. Prior to commencement of development a detailed surface water drainage scheme to be submitted which includes a minimum three stage treatment for medium hazard surfaces and a minimum one treatment stage for low hazard surfaces in accordance with the submitted Sustainable Drainage Strategy Statement
17. Development to proceed in accordance with the submitted White Clawed Crayfish Mitigation Strategy prepared by TEP dated February 2024.
18. Submission and implementation of Amphibian Reasonable Avoidance Measures prior to the commencement of development to include staged vegetation clearance and measures to safeguard retained habitat during the construction process.
19. Reptile mitigation to be implemented in accordance paragraphs 7.66 – 7.68 of the submitted ES addendum dated February 2024.
20. Submission of proposals for ecological enhancement (bat and bird boxes etc.) prior to commencement.
21. Submission prior to commencement of amphibian friendly drainage systems and dropped kerbs to minimise risks to amphibians and other wildlife.
22. Safeguarding of nesting birds.
23. Entry into Natural England's District Level licencing scheme prior to commencement of works on site.
24. Submission of updated badger survey prior to commencement of development.
25. Detailed lighting scheme (bat friendly) to be submitted prior to installation
26. Submission and implementation of habitat creation method statement, and 30 year habitat management and monitoring strategy
27. Prior to commencement of development the detailed surface water drainage design and SuDS management plan shall be submitted and approved.
28. The development shall be carried out in accordance with the submitted flood risk assessment and mitigation measures detailed
29. Details of foul water drainage scheme
30. Provision of a ghost right turn lane on the existing spine road  
Implementation of scheme for signalisation of the David Whitby Way/A500 roundabout
31. No occupation of Unit 2 (Phase 1) until access is available for use.
32. Prior to the occupation of each unit, an individual Travel Plan shall be submitted for that unit
33. Submission of a comprehensive travel plan framework for the site prior to first occupation.
34. Provision of Electric Vehicle infrastructure

35. Provision of Ultra Low Emission Boilers
36. Prior to commencement of development submission of Phase II ground investigation and risk assessment, and remediation strategy if necessary .
37. Contaminated land - Verification report
38. Contaminated land – soil testing
39. Measures to deal with unexpected contamination
40. Details of Levels
41. Public rights of way scheme of management
42. Programme of archaeological observation
43. Implementation of noise mitigation strategy
44. Submission of Construction Environmental Management Plan (residential amenity)
45. Community Liaison Group

## OUTLINE

1. Outline Timescales
2. Outline Matters Reserved
3. Approved plans
4. Define mix of employment uses (Uses Classes) and restriction on floorspace – to include a minimum provision of 9,290 sqm of Class E(g)(i) office space
5. Phasing plan to be submitted with first reserved matters application
6. All reserved matters applications to comply with the Design Code and Regulating Plan
7. Implementation of landscaping scheme
8. Submission of Landscape Management Plan
9. Details of Boundary treatments submitted with all reserved matters applications
10. Details of levels to be submitted with all reserved matters applications
11. Arboricultural Method Statement to be submitted with all reserved matters applications
12. If as part of any reserved matters application outfalls to Basford Brook are required, a detailed design of outfalls informed by the submitted illustrative proposals are to be submitted.
13. Prior to the commencement of any phase of development, a CEMP to be submitted including measures to safeguard the Mere Gutter and Basford Brook LWS throughout the construction phase to include details of the Ecological Clerk of works appointed to oversee its implementation.
14. The surface water drainage (SUDS) scheme for any reserved matters phase of development discharging to Basford Brook to include a minimum three stage treatment for medium hazard surfaces and a minimum one treatment stage for low hazard surfaces in accordance with the submitted Sustainable Drainage Strategy Statement.
15. Prior to commencement of development of any phase of development a detailed SUDS management plan is to be submitted to and agreed by the LPA. The agreed management plan to be implemented in full for the lifetime of the development.
16. Any in-channel works which are required to connect drainage scheme to Basford Brook a white clawed crayfish mitigation strategy shall be submitted in support of that reserved matters application.
17. Any reserved matters application to be supported by Amphibian Reasonable Avoidance Measures to include staged vegetation clearance and measures to safeguard retained habitat during the construction process. The agreed strategy to be implemented in full.

18. Reptile mitigation to be implemented in accordance paragraphs 7.66 – 7.68 of the ES addendum submitted in support of the outline application dated February 2024.
19. Any reserved matters application to be supported by an updated barn owl survey and a mitigation strategy informed by the submitted Barn Owl Mitigation Strategy prepared by TEP dated July 2023.
20. Submission prior to commencement of any phase of amphibian friendly drainage systems and dropped kerbs to minimise risks to amphibians and other wildlife.
21. Submission of proposals for ecological enhancement (bat and bird boxes) for each phase.
22. Safeguarding of nesting birds.
23. Reserved matters application to provide a detailed design for the proposed reptile mitigation area as detailed in the outline application submissions, including fencing and access for maintenance.
24. Entry into Natural England's District Level licencing scheme prior to commencement of works on site.
25. Submission of updated badger survey in support of any future reserved matters application.
26. Detailed lighting scheme (bat friendly) to be submitted with any future reserved matters application.
27. Submission and implementation of habitat creation method statement, and 30 year habitat management and monitoring strategy to reflect the target habitat detailed in the submitted biodiversity Net Gain Report (TEP Version 2.0 dated May 2024) as relevant to the particular reserved matters application.
28. No development shall take place until a detailed drainage strategy/design plan for the site has been submitted to and approved
29. The development shall be carried out in accordance with the submitted flood risk assessment and mitigation measures detailed
30. Details of foul water drainage scheme
31. Prior to the occupation of each unit, an individual Travel Plan shall be submitted for that unit
32. Submission of a comprehensive travel plan framework for the site prior to first occupation.
33. Provision of Electric Vehicle infrastructure
34. Provision of Ultra Low Emission Boilers
35. Prior to commencement of development submission of Phase II ground investigation and risk assessment, and remediation strategy if necessary.
36. Contaminated land - Verification report
37. Contaminated land - soil testing
38. Measures to deal with unexpected contamination
39. Public rights of way scheme of management
40. Programme of archaeological observation
41. Implementation of noise mitigation strategy
42. Submission of Construction Environmental Management Plan (residential amenity)
43. Community Liaison Group



And the prior completion of a S106 Agreement to secure the following:

<b>S106</b>	<b>AMOUNT/REQUIREMENT</b>	<b>TRIGGER</b>
A500 and A5020 access improvement contribution	£2,450, 0000	<ul style="list-style-type: none"> <li>- Payment of £250k on commencement of Phase 2 (Buildings 4 to 10).</li> <li>- On commencement, a payment per s.q, metre of plots of Phase 2 (Buildings 4 to 10) to a maximum cumulative value of £2.2M.</li> </ul>
<u>BNG</u> Details of offsite biodiversity measures including the submission of a habitat creation method statement and 30 year monitoring and management plan, and biodiversity metric	Submission of BNG measures, habitat creation method statement and 30 year monitoring and management plan, and biodiversity metric.	<ul style="list-style-type: none"> <li>- Submit details for approval prior to commencement.</li> <li>- Delivery of habitat creation in the next appropriate season following commencement</li> </ul>

Councillor A Harrison requested it to be recorded that he voted against the application.

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 has delegated authority to do so in consultation with the Chairman of the Strategic Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

**7 23/2419M - ADLINGTON BUSINESS PARK, LONDON ROAD, ADLINGTON, SK10 4NQ**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

**Agent / Applicant:** Beverley Moss

**RESOLVED:**

For the reasons set out in the report, the application be APPROVED as RECOMMENDED, subject to the following conditions:

1. Time (3 years)
2. In accordance with approved plans
3. Materials as per application
4. Noise Mitigation – Implementation
5. Submission/approval of a remediation strategy

6. Submission/approval of a contaminated land verification report
7. Works should stop should contamination be identified
8. Provision of a pedestrian refuge on London Road prior to occupation
9. Implementation of cycle parking
10. Submission/approval of details of staff facilities within each unit (e.g. changing rooms, lockers, showers etc)
11. Implementation of landscape details (including boundary treatment)
12. Submission/approval of existing and proposed ground spot levels and finished floor levels
13. Planting of off-site landscaping prior to occupation of hereby approved development
14. Tree and hedgerow protection – Implementation
15. Submission/approval of an Arboricultural Method Statement
16. Entry into Natural England’s Great Crested Newt District Level Licencing scheme
17. Submission/approval of updated ‘other’ protected species survey
18. Nesting birds
19. RAMS implementation (Hares and Hedgehogs)
20. Submission/approval of a Landscape and Biodiversity Enhancement Management Plan for a 30-year period
21. Submission/approval of Ecological Enhancement Strategy
22. Submission/approval of evidence that any blockages, damage or collapses in the existing drainage network intended to be used by the drainage strategy have been repaired.
23. Depending on outcome of Condition 22 either a) Submission/approval of a revised Drainage Strategy/design should it be deemed necessary or b) implementation of current Drainage strategy/design (incl management & maintenance)
24. Energy and Sustainability Statement – Implementation
25. Submission/approval of a waste management and outdoor storage plan required.

And a S106 Agreement to secure:

<b>S106</b>	<b>Amount</b>	<b>Trigger</b>
<b>Highways</b> – Accessibility and capacity improvements on the local highway network	Contribution of £453,642 towards Poynton Relief Road	Prior to the occupation/use of the 5 <sup>th</sup> unit
<b>Landscape</b> – Off-site management & maintenance	Relating to planting beyond the site edged red as detailed on the submitted plans	Prior to occupation/use

In order to give proper effect to the Strategic Planning Board’s intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the Chair (or in their absence the Vice Chair) to

correct any technical slip or omission in the resolution, before issue of the decision notice.

The meeting commenced at 10.00 am and concluded at 1.41 pm

Councillor S Gardiner (Vice-Chair, in the Chair)