

Advisory Panel - Places

Agenda

Date: Wednesday, 12th November, 2008
Time: 2.00 pm
Venue: The Assembly Room - Town Hall, Macclesfield SK10 1DX

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**

2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any personal and/or prejudicial interests in any item on the agenda

3. **Public Speaking Time/Open Session**

In accordance with Procedure Rules Nos.11 and 35 a total period of 10 minutes is allocated for members of the public to address the Committee on any matter relevant to the work of the Committee.

Individual members of the public may speak for up to 5 minutes but the Chairman will decide how the period of time allocated for public speaking will be apportioned where there are a number of speakers.

Note: In order for officers to undertake any background research it would be helpful if questions were submitted at least one working day before the meeting.

4. **Minutes of Previous meeting** (Pages 1 - 8)

5. **Cheshire East Local Development Scheme** (Pages 9 - 12)

To reconsider the Draft Local Development Scheme for Cheshire East.

6. **North West of England Plan** (Pages 13 - 20)

To advise members of the adoption of the Regional Spatial Strategy for the North West, the commencement of the Partial Review of that Strategy and the preparation of a Single Regional Strategy.

7. **Feedback from Task Groups**

To receive the following Minutes:

- a) **Strategic Development - 22 October 2008** (Pages 21 - 24)
- b) **Local Development Forum – 28 October.** (Pages 25 - 32)

8. **Establishment of two new Task Groups for Development Management and Visitor Economy**

To consider the setting up of two new Task Groups for Cheshire East:

- a) **Development Management Task Group** (Pages 33 - 40)
- b) **Visitor Economy Task Group** (Pages 41 - 44)

9. **Places Structure** (Pages 45 - 50)

To inform Members of the approval of the Places Structure for Cheshire East.

10. **Cheshire Sub-regional Housing Strategy** (Pages 51 - 54)

To consider the recently published draft pan-Cheshire Sub-regional Housing Strategy (available to view on the Ellesmere Port and Neston website. The relevant page on the website can be found here: <http://www.epnbc.gov.uk/housing/subregionalhousingstrategy.htm>)

The first Strategy was developed in 2003 and much has changed in the intervening years. The proposed new Strategy aims to bring the plans up to date and to set out the actions needed to identify and meet local housing needs in this rapidly changing environment.

The consultation period ends on the 14th November 2008

CHESHIRE EAST COUNCIL

Minutes of a meeting of the Advisory Panel - Places
Held on Monday, 22nd September, 2008 at The Capesthorne Room - Town
Hall, Macclesfield

PRESENT

Councillor J Walton (Chairman)
Councillor Mrs E Gilliland (Vice-Chairman)

Councillors H Davenport, D Hough, J Macrae, A Martin, A Moran, B Moran,
D Neilson and C Thorley

Apologies

Councillors D Bebbington, B Silvester and Mrs J Weatherill

8 DECLARATIONS OF INTEREST

A number of Councillors who were existing County Councillors, Borough Councillors and Town and Parish Councillors declared a personal interest in the business of the meeting en bloc.

Councillor Barry Moran declared a personal interest in respect of all the agenda items, by virtue of the fact that he was the Portfolio Holder for Planning and Economic Development and in accordance with the Code of Conduct remained in the meeting during consideration of all the items.

9 PUBLIC SPEAKING TIME/OPEN SESSION

There were no members of the public present who wished to address the Panel.

10 MINUTES OF PREVIOUS MEETING**RESOLVED**

That the minutes of the meeting held on 23 July 2008 be approved as a correct record, subject to the correction of Councillor G M Walton's initials.

11 TRANSPORT INNOVATION FUND (TIF) IN GREATER MANCHESTER (INCLUDING PROPOSED CONGESTION CHARGING).

Following Government's approval of Greater Manchester's TIF proposals for Programme Entry Status, a consultation exercise had been launched to test whether the plans were publicly acceptable. The deadline for comments was 10 October 2008. The Panel was requested to consider the report on the TIF consultation exercise and, subject to any changes as a result of comments received, recommend that Cabinet approve it as the basis for the Cheshire East Council's response, details of which were set out in the report.

A number of schemes which would benefit Cheshire residents, should congestion charges be introduced, had been identified and these were set out in an appendix to the report.

It was noted that Sir Howard Burnstein had suggested, as part of the public consultation exercise, that a mobile exhibition be used to promote the TIF scheme, which could be made available for use in neighbouring authorities. Arrangements were now being made to ensure that the exhibition was made available at a number of locations in Cheshire and it was proposed that this would include Poynton and Wilmslow. A short newsletter had also been prepared by GMPTE and had been made available to neighbouring authorities, to distribute in libraries and information points, as well as publication on websites. A copy of the leaflet was appended to the report.

In considering the report Members of the Panel raised the following issues:

- (i) Concern was expressed that no real consultation had taken place with Macclesfield Borough Council or the Cheshire East Shadow Council and it was considered that, as traffic would come from the Cheshire East area, the Greater Manchester area could not be considered in isolation.
- (ii) It was queried why the mobile exhibition could not go to other areas, including Disley. It was reported that the exhibition had only been offered for two days and there was no opportunity for it to go to other areas. It was noted that GMPTE had published a list of all the exhibition dates, however, all others were within the conurbation.
- (iii) The proposal to improve the rail service, including improvements to some stations, was welcomed. However, it was queried how some of the small stations would cope with this. It was reported that, whilst there were limitations as to what could be achieved, there were a number of initiatives through the community Rail Partnerships, some of which could be realised, if the proposals went ahead. In addition, a study of the Manchester Rail Hub was taking place, which would try to achieve capacity improvements on the rail network. The study was vital in that it set out areas of improvement to the rail service connectivity for Cheshire East.
- (iv) Reference was made to the inadequacy and congestion on the rail service from Buxton to Manchester.
- (v) Concern was expressed that the proposals were not supported by all AGMA authorities and that they did not accord with the work that DEFRA had been carrying out relating to economic activity, particularly in rural areas. It was considered that the proposals would significantly disadvantage the surrounding areas of Greater Manchester, including the Cheshire East area. It was felt that the consultation had only taken place because of public pressure and that the response to the consultation should be as strong as possible.
- (vi) It was noted that businesses would be making decisions as to where they would be located for the next five years and the proposals would have an impact on this. It was felt that it also needed to be recognised that people commuted out of, as well as into Greater

Manchester. The proposals would have an effect on the Council's policies and the consequences of this needed to be understood. However, it was felt that these issues needed to be addressed at Central Government level.

- (vii) It was considered that there had not been enough consultation in respect of the proposals.
- (viii) Reference was made to paragraph 7.2 of the report, which referred to improvements to the local transport networks and it was considered that these improvements should be in place before the congestion charge was implemented.
- (ix) Reference was made to bullet point 3 of paragraph 7.10 of the report, which referred to new heavy rail rolling stock for all major routes into the regional centre cross charging routes, alongside a programme of station improvements, and it was considered that this should include Crewe.
- (x) It was noted that a lot of people from the Congleton and Holmes Chapel areas commuted into Greater Manchester and it was felt that strong representations should be made to state that the consultation should have included these areas and that they should also be included in any future referendum. In addition, rail links needed to be improved in these areas and not reduced, as was currently proposed.
- (xi) It was suggested that a formal report should also be submitted to the Cheshire West Council requesting them to make representations.
- (xii) It was also suggested that strong representations be made to the Government Minister in respect of this matter.
- (xiii) As there were only limited numbers of the newsletter available, it was suggested that a press release should be issued and published on the various Council websites.
- (xiv) It was considered that it needed to be accepted that there was no Authority for the sub-regional structure and if Manchester was to be the centre of the sub-region, there would have to be improvements to Public Transport Services.
- (xv) Reference was made to the list of transport schemes/initiatives for Cheshire and the proposed rail scheme passenger improvements on the North Staffs line (Stoke to Crewe via Alsager). It was felt that consideration needed to be given to car parking costs, where people had to drive by car to another station when travelling by rail.

RESOLVED

That Cabinet be recommended to approve the recommended Cheshire East Council response to the TIF proposals, as set out in paragraph 10.1 of the report, subject to the final bullet point being included as the first sentence of the response.

12 LOCAL DEVELOPMENT FRAMEWORK

Consideration was given to a report relating to a draft Local Development Scheme for Cheshire East and to consider any comments that Members of the Panel might wish to make to Cabinet when consideration was given to this matter. The Cheshire East Draft Local Development Scheme was attached as an appendix to the report.

In considering the report, Members of the Panel raised the following issues:

- (i) The Portfolio Holder referred to paragraph 12 of the draft scheme and requested that the conclusions from the formal marking and ranking assessment of risk which had taken place, be included in the document. This was agreed.
- (ii) Reference was made to the new PPS12 and Regulations, which allowed Local Authorities to agree strategic sites in their core strategies and it was agreed that this should be made more explicit in the document.
- (iii) It was noted that Congleton Borough Council would be considering this matter, at its Council meeting in October and would be making a representation on the document, in terms of the content of some of the plans, subject to Council approval.
- (iv) It was noted that there were a number of typographical errors, which would be corrected.

RESOLVED

That Cabinet be recommended to agree the submission of the draft Local Development Scheme to GONW, subject to the above comments.

13 FEEDBACK FROM TASK GROUPS

Feedback was provided in respect of the Task Groups, which had been established at the previous meeting. It was noted that it was proposed, in future, to circulate the minutes of the Task Groups to all Members of the Panel.

Car Parking

The first meeting of the Car Parking Task Group had taken place on 27 August 2008 and issues discussed had included progress to date and key issues prior to Vesting Day, the need for a decision within Congleton Borough for enforcement of both on and off street parking, funding for bringing existing town centre car parks up to necessary standards, the urgent need for Cheshire County Council to develop and adopt residents parking and civil enforcement policies, consultation on residents parking permit schemes and discussions regarding consistent policies. It was noted that the next meeting would take place on Wednesday 8 October 2008, at 10.00am, at Pym's Lane Depot.

Crime and Disorder Reduction Partnership

The first meeting of the Task Group had taken place on 17 September 2008. The Terms of Reference for the new Crime and Disorder Partnership had been agreed. It was noted that there were three separate documents for each of the three Districts and it was proposed to link these documents and to use the current expertise from each of the Councils. There would be one voting representative on the Crime and Disorder Partnership and two further non-voting Members from the other Districts. A number of visits had also been agreed, including the police headquarters and Styal Prison and it was also proposed to contact the Magistrates with a view to arranging a visit. The Task Group had also recommended other areas for consideration, including CCTV and facial recognition software.

Local Development Framework

The first meeting of the Task Group had taken place on 9 September 2008. Terms of Reference had been agreed and an update given on transitional LDF Regulations and the draft Local Development Scheme. Consideration had also been given to the Statement of Community Involvement, whereby it had been recommended to wait until the Planning Bill Regulations were in place before the new Authority started work on the combined SCI. Discussion had also taken place in respect of LDF Members' training needs and it was considered that the PAS Member training package should be made available, as soon as possible. The next meeting would take place on 23 October 2008 at 2.00pm, at Westfields.

Strategic Development

The first meeting of the Task Group had taken place on 17 September. Terms of Reference had been agreed. Andrew Ross had attended and highlighted all the current strategic highway projects/issues. Andrew Farrow had attended and outlined matters concerning minerals and waste. Paul Irwin had attended and discussed detailed matters in connection with the Regional Spatial Strategy Partial Review. David Sparkes had attended and discussed the review of the North West Regional Housing Strategy and the Cheshire Sub-regional Housing Strategy 2008 to 2012, together with the future of the Housing Corporation. It had been suggested that a Manchester Airport Sub Task Group be formed to discuss an important range of issues requiring early resolution. Alan Millington and John Knight had attended to outline major projects across the area of the new Authority. The next meeting would take place on Wednesday 22 October 2008 at 9.30am, at Westfields.

The Portfolio Holder for Prosperity noted that since the meeting of the Task Group it had been confirmed that the Regional Spatial Strategy would be formally adopted on 30 September.

Tatton Park

It was noted that this Task Group had not yet met, but it was recognised that the wider implications of tourism and the visitor economy of Cheshire East, should be included within the remit of the Task Group.

Waste Collection and Disposal

The first meeting of the Task Group had taken place on 8 September. Terms

of Reference had been agreed. A tour of the Pym's Lane Depot had taken place. A paper relating to all the issues surrounding the disparities between the services currently provided by each of the three District Councils within Cheshire East had been discussed and specific topics for discussion at future meetings had been agreed. The next meeting would take place on Friday 24 October, at 10.30am, at Pym's Lane Depot.

14 ESTABLISHMENT OF NEW TASK GROUPS.

It was recognised that there was a need for the establishment of new Task Groups for the areas of Development Management and Energy Efficiency. As previously referred to, it was also proposed to establish a Manchester Airport Sub Task Group. It would be necessary to appoint Members to these Task Groups at some point in the near future. It was noted that there was a shortfall of representatives in some of the geographical areas and it would be useful to appoint two Members from each of the current District Councils. It was agreed that the Chairman would contact the Leaders of the respective District Councils, where appropriate, to identify representation, where there was a possible shortfall. It was noted that representatives did not have to be a Member of the Places Advisory Panel.

It was agreed that Councillor Derek Hough be appointed as a representative on the Waste Panel.

15 ARRANGEMENTS FOR SITE VISITS

Arrangements for site visits were noted as follows:

Congleton - 26 September 2008
Crewe & Nantwich - 1 October 2008
Macclesfield - 10 October 2008

A further reminder would be sent to all Members of the Panel, to include joining instructions.

16 DATE OF FUTURE MEETINGS

Future meetings would take place as follows:

Wednesday 5 November 2008, at 2.00pm, in Sandbach
Tuesday 16 December 2008, at 2.00pm, in Crewe
Tuesday 27 January 2009, at 2.00pm, in Macclesfield
Wednesday 11 March 2009, at 2.00pm, in Sandbach
Tuesday 21 April 2009 at 2.00pm in Crewe

The meeting commenced at 2.00 pm and concluded at 3.20 pm

Councillor J Walton (Chairman)
CHAIRMAN

This page is intentionally left blank

CHESHIRE EAST COUNCIL

PLACES ADVISORY PANEL

Date of meeting: 12 November 2008
Report of: John Knight - Prosperity Block Lead
Title: Cheshire East Local Development Scheme

1.0 Purpose of Report

- 1.1 The purpose of this report is to reconsider the Draft Local Development Scheme for Cheshire East.

2.0 Decision Required

- 2.1 To agree the submission of the amended Draft Local Development Scheme to Cabinet on 2 December 2008 and full Council on 9 December 2008.

3.0 Financial Implications for Transition Costs

- 3.1 None.

4.0 Financial Implications 2009/10 and beyond

- 4.1 The costs of the Local Development Scheme will be in staff time. The implementation of the programme will require substantial staff and budgetary resources as yet undefined.

5.0 Legal Implications

- 5.1 The preparation of a Local Development Scheme and certain Local Development Framework documents is a statutory requirement set out in the 2004 Planning and Compulsory Purchase Act. The Draft Transitional Regulations require Cheshire East to submit a Local Development Scheme to the Secretary of State for Communities and Local Government before end of December 2008. The same Regulations will transfer Local Development Framework powers to the Cheshire East Council.

6.0 Risk Assessment

- 6.1 The Draft Local Development Scheme contains a full Risk Assessment.

7.0 Background and Options

- 7.1 The Draft Local Development Scheme was considered at the last meeting of the Panel on 22 September 2008. It was agreed that it would be recommended for approval by Cabinet on 7 October 2008.
- 7.2 At its meeting on 8 October 2008, Congleton Borough Council's Executive passed a resolution that representations be made to Cheshire East Shadow Council to include the following items in the proposed Local Development Scheme:-
- (a) A green area plan for Congleton Town Centre with appropriate resources allocated once the Core Strategy is sufficiently advanced.
 - (b) A green area plan for Middlewich Canal Corridor with resources allocated once the Core Strategy is sufficiently advanced.
 - (c) A joint Design Statement for Sandbach as a community led approach, with work to start in November 2008 and appropriate resources allocated.

In addition, the Executive asked that the urgent need for additional employment land to be allocated for the Congleton town area be communicated to the Cheshire East Council.

- 7.3 At the Cheshire East Council meeting on 22 October 2008 an item was withdrawn from consideration by the Portfolio Holder, Councillor David Brown.

One of the most important tasks for the new Council will be the preparation of a Core Strategy which should set out, in accordance with the principles now confirmed within the adopted Regional Spatial Strategy, the hierarchy of settlements, the type of development which will be encouraged in each category of settlement and the priorities for regeneration, renewal and development within settlements.

At the meeting of the Local Development Framework Task Group held on 28 October 2008, officers outlined the importance of completing the Core Strategy and highlighted that this should be the first priority for the Local Development Scheme. Resources available to carry out Local Development Framework work are not yet known and the inclusion of additional documents could compromise work on other priorities. Members expressed that significant efforts had already been made in progressing these documents and Congleton's risk assessment of its own LDF had indicated that they were still needed. Inclusion of such documents in the Cheshire East Local Development Scheme would also provide some continuity for partners and avoid any negative perceptions of the new Authority. Macclesfield and Crewe & Nantwich

Borough Councils had taken a different approach and had not progressed LDF schemes during 2008. Consequently, other important issues in these areas were as yet unknown and would need to be addressed through the Local Development Scheme. These issues would become apparent as the Core Strategy developed.

At the Task Group meeting it was agreed to include the three documents in Local Development Scheme. It was also, however, made clear that Core Strategy work should take priority. The Minutes of the Local Development Framework meeting are as follows –

Cheshire East Local Development Scheme

At the meeting of the LDF member task group held on 28 October it was agreed that:

- The three additional items requested by Congleton Borough Council for inclusion in the Cheshire East Local Development Scheme (for Congleton town centre, the Middlewich Canal corridor and Sandbach) be agreed and included in the 2008 submission.
- LDS would make it clear that the preparation of the Core Strategy will take priority until it is sufficiently advanced.
- Once spatial priorities emerge from the Core Strategy across Cheshire East, plans and policies will be prioritised and resources allocated accordingly.
- This approach to the LDS should be agreed with the Government Office for the North West.

7.4 The Panel is recommended to agree the recommendation from the Task Group.

7.5 Would members please bring to the meeting their copy of the previous draft LDS circulated with the agenda for the previous meeting. There are no changes to the content this draft proposed. The additional items relating to the Congleton Borough area will be available at the meeting.

8.0 Overview of Day One, Year One and Term One Issues

8.1 The Local Development Scheme needs to be submitted and agreed prior to Vesting Day to inform planning policy preparation work towards the Core Strategy and other elements of the Local Development Framework.

9.0 Reasons for Recommendation

9.1 To meet the statutory requirement for submission of the Local Development Scheme before the end of December 2008.

For further information:

Portfolio Holder: Councillor Jamie Macrae
Officer: John Knight, Corporate Manager,
Planning & Development, Macclesfield Borough Council
Tel No: 01625 504603
Email: j.knight@macclesfield.gov.uk

CHESHIRE EAST COUNCIL

PLACES ADVISORY PANEL

Date of meeting: 12 November 2008
Report of: John Knight - Prosperity Block Lead
Title: North West of England Plan

1.0 Purpose of Report

- 1.1 To advise members of the adoption of the Regional Spatial Strategy for the North West, the commencement of the Partial Review of that Strategy and the preparation of a Single Regional Strategy.

2.0 Decision Required

- 2.1 To note the contents of the report and attached appendix and agree that all members of the Council be sent a copy of the attached report.

3.0 Financial Implications for Transition Costs

- 3.1 None.

4.0 Financial Implications 2009/10 and beyond

- 4.1 There will be staff time required to prepare responses to the emerging Partial Review and Single Regional Strategy.

5.0 Legal Implications

- 5.1 The Regional Spatial Strategy is now part of the Statutory Development Plan for East Cheshire. All new planning documents produced by the Authority will need to accord with the Strategy and major planning applications will also need to comply with its provisions.

6.0 Risk Assessment

- 6.1 The risks of departing from the Regional Spatial Strategy will need to be considered in respect of all future planning documents and major planning applications.

7.0 Background and Options

- 7.1 The new Regional Spatial Strategy is called the North West of England Plan and was published on 30 September 2008. It provides a framework for development and investment in the North West region until 2021.

- 7.2 Although the Plan has only just been published, partial review of some items began earlier in 2008. The scope of that review is now limited to Gypsies and Travellers, Travelling Show People and Regional Parking Standards. 4N are responsible for the partial review and the new timetable will be circulated for the review work in due course.
- 7.3 Work has also commenced on a Single North West Regional Strategy. An Issues and Principles paper will be published in December 2008 with a consultation exercise on options and vision development between January and March 2009. Further reports will be submitted on this consultation to members in due course.
- 7.4 Given the importance of the North West Plan, it is suggested that the summary of its contents, attached as the appendix to this report, be circulated as an Information Item to all members of the Council.

For further information:

Portfolio Holder: Councillor Jamie Macrae
Officer: John Knight, Corporate Manager,
Planning & Development, Macclesfield Borough Council
Tel No: 01625 504603
Email: j.knight@macclesfield.gov.uk

Background Documents:

Documents are available at all Council offices and on the Government website at www.go-nw.gov.uk.

CHESHIRE EAST COUNCIL

Appendix

Places Advisory Panel

12 November 2008

REGIONAL SPATIAL STRATEGY (RSS)

1 ADOPTION OF THE REGIONAL SPATIAL STRATEGY

- 1.1 A new Regional Spatial Strategy, the 'North West of England Plan' was published on 30th September 2008.
- 1.2 The strategy provides a framework for development and investment in the North West to 2021. Planning policy documents produced as part of the Local Development Framework must be in general conformity with the RSS and planning applications should be determined in accordance with it, unless material considerations indicate otherwise.
- 1.3 The new strategy replaces the previous RSS and the Cheshire Structure Plan. However, a small number of policies from the Structure Plan have been 'saved' and will be replaced by a future review of the RSS.
- 1.4 Prior to the adoption of Development Plan Documents as part of the Cheshire East Local Development Framework, the Statutory Development Plan for Cheshire East will consist of:
 - The new Regional Spatial Strategy;
 - The Congleton Borough Local Plan First Review (2005) Saved Policies;
 - The Crewe and Nantwich Replacement Local Plan (2005) Saved Policies;
 - The Macclesfield Borough Local Plan (2004) Saved Policies;
 - The Cheshire 2016: Structure Plan Alteration Saved Policies (GEN5 - Jodrell Bank Zone; GEN8 - Regional Parks; HOU6 – Caravan Sites for Gypsies; T4 – Strategic Improvements to Transport Network; T5 – Former Railway Infrastructure; T7 – Parking; T8 – Improvements to the Railway Network; T9 – Motorway and Trunk Road Schemes; T10 – Roadside Services; TR3 – Visitor Accommodation; and TR4 – Golf Course and Other Extensive Outdoor Recreation).
- 1.5 All other Structure Plan policies have now been superseded.
- 1.6 The new RSS sets out a number of spatial principles and then details a regional spatial framework to address these principles. It also contains chapters on the policy areas of living, working, transport and environment, minerals, energy and waste. Chapters dedicated to sub-regions give specific policies for the Manchester City Region, Liverpool City Region, Central Lancashire City Region, and the Cumbria & North Lancashire sub-region.

Crewe and Nantwich had previously been contained in a separate South Cheshire sub-region, but this is now included within the Manchester City Region along with the rest of Cheshire East to reflect Local Government re-organisation.

- 1.7 The Strategy is based on eight key spatial principles:
 - Close the gap in economic performance
 - Manage travel demand
 - Marry opportunity and need
 - Promote environmental quality
 - Reduce emissions and adapt to climate change
 - Promote sustainable communities
 - Make best use of existing resources / infrastructure
 - Mainstreaming rural issues
- 1.8 Growth and investment within the region should take account of the stated spatial priorities:
 - 1st priority: the regional centres of Manchester and Liverpool
 - 2nd priority: the inner areas surrounding these centres
 - 3rd priority: 23 towns and cities in the three city regions (including Crewe and Macclesfield), with the potential for Local Development Frameworks to designate additional large suburban centres for growth
 - 4th priority: towns and cities outside the city regions
- 1.9 It had previously been proposed to highlight a number of towns and cities in the third priority that offered particular opportunities for growth that should be harnessed in sustainable ways (including Crewe). This has not been carried through to the final published version of RSS.
- 1.10 In rural areas, development should be concentrated in 'Key Service Centres' (to be identified in the Core Strategy), which act as service centres for the surrounding areas. Development should be of a scale and nature to meet local needs and enhance the quality of rural life. Below this level, small-scale development will be allowed in 'Local Service Centres' to help meet local needs and sustain local services. Development in the open countryside is only acceptable in exceptional circumstances.
- 1.11 The general extent of the Green Belt will be maintained. There is a presumption against exceptional strategic change to the Green Belt in Cheshire. However, there is scope to make changes to provide for Manchester Airport expansion.
- 1.12 The strategy focuses on building on the region's economic strengths, although a surplus of employment land has been identified within Cheshire & Warrington. Local authorities within this sub-region will need to plan together to de-allocate 297 ha in total. The Local Development Framework should support sustainable economic growth in Crewe, promote its role as regional

public transport gateway and provide for continued regeneration in the town. Elsewhere in Cheshire East, employment development should be focussed on Macclesfield town in order to support the overall economic growth of the City Region, to meet local needs and to address worklessness.

- 1.13 Retail investment should be promoted to assist the regeneration and economic growth of town and city centres. Manchester / Salford and Liverpool will function as the primary centres but comparison retailing facilities should be enhanced and encouraged in 25 other towns and cities (including Crewe and Macclesfield). Investment in other centres should meet local needs. There is a continuing presumption against large out-of-centre comparison retailing facilities.

- 1.14 The annual average rate of housing provision for Cheshire East to 2021 is 1,150 additional dwellings per annum (net of clearance) as shown below. Overall, 72.17% should be on brownfield land.

Area	Total Net Housing Provision 2003-2021	Annual Net Average Rate of Provision	Target Proportion on Brownfield Land
Congleton	5,400	300	80%
Crewe & Nantwich	8,100	450	60%
Macclesfield	7,200	400	80%
Cheshire East Total	20,700	1,150	72.17%

- 1.15 Despite the recommendations in the Examination in Public Panel Report, these overall and annual average housing provision figures are not absolute targets, and may be exceeded where justified by evidence of need, demand, affordability and sustainability issues and fit with relevant local and sub-regional strategies. This follows recommendations made by the National Housing and Planning Advice Unit on the need to increase rates of housebuilding nationally, and to accommodate potential growth points in the region.
- 1.16 Housing provision in Southern Manchester & North East Cheshire (including Macclesfield and Congleton Boroughs) should focus on meeting local and affordable housing needs, and support agreed local regeneration strategies. Careful monitoring and management will be necessary to ensure that new housing development does not result in an adverse cumulative impact on local and neighbouring housing markets.
- 1.17 In Crewe and Nantwich, housing provision should meet local and affordable needs, plus general market housing in sustainable locations to support agreed local regeneration strategies and the role of Crewe as a key regional town and gateway to the North West.
- 1.18 The results of up-to-date Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments should inform the allocation of, and development control decisions upon specific sites. Local Authorities should

also encourage new homes to be built to the Code for Sustainable Homes standards and promote the use of the Lifetime Homes standard.

- 1.19 Local Development Frameworks are required to develop policies setting out requirements for decentralised renewable and low carbon energy provision in new developments. In advance of local targets being set, the RSS requires that new non-residential developments of 1,000 m² or more and residential developments of 10 or more units should secure at least 10% of their predicted energy requirements from decentralised and renewable or low carbon sources unless it can be demonstrated that this is not feasible or viable.

2 PARTIAL REVIEW

- 2.1 Although the RSS has only recently been published, a partial review of the strategy had already begun earlier this year. This had been intended to update policies in the areas of housing, waste, renewable energy, Gypsies and Travellers, Travelling Showpeople and regional parking standards in light of recent developments in Government policy, and new evidence and research.
- 2.2 On 11th September, 4NW (the Regional Planning Body) announced changes to the Partial Review of RSS, which have been implemented in light of:
- Changing circumstances in the housing market;
 - A letter sent from Caroline Flint to all Regional Planning Bodies in July 2008;
 - The need to get a more complete evidence base on a number of issues including housing land availability and infrastructure capacity;
 - Feedback from stakeholders on the recent Options consultation exercise in June 2008;
 - The policy position emerging from the publication of the final version of RSS;
 - Work commencing in the North West on a Regional Strategy ahead of emerging legislation for a Single Regional Strategy.
- 2.3 The policy areas of housing, renewable energy and waste will now not form part of the Partial Review and the scope of the review will be limited to Gypsies and Travellers, Travelling Showpeople and regional parking standards. As a result, 4NW will also revise the timetable for the Partial Review and further information will be circulated once any announcement is made.
- 2.4 4NW intend to continue working on developing the evidence base for housing, renewable energy and waste and incorporate it as appropriate into joint work with the North West Development Agency (NWDA) in developing the forthcoming non-statutory "Regional Strategy".

3 REGIONAL STRATEGY AND THE SINGLE REGIONAL STRATEGY

- 3.1 Following proposals set out in the Government's Sub National Review of Economic Development and Regeneration, the NWDA, 4NW and the Government Office for the North West (GONW) agreed that the region should work together over the next two years to produce a Northwest 'Regional Strategy'. This will bring together spatial, economic and environmental strategies and investment plans in order to create the conditions for achieving higher levels of sustainable economic and social well being while strengthening the Northwest's contribution to tackling climate change.
- 3.2 The Regional Strategy will be spatially focussed and will:
- Refresh economic development actions and build on the 2006-9 Regional Economic Strategy (RES);
 - Integrate priorities in the Regional Housing Study (RHS), Regional Spatial Strategy (RSS) and the RSS Partial Review with sustainable economic priorities in a strategic review;
 - Set out a delivery and implementation plan with actions and accountability for all relevant partners.
- 3.3 Although the Regional Strategy will not be statutory, its development will allow the preparation of a statutory 'Single Regional Strategy' quickly and effectively after the necessary legislative changes, which are unlikely to occur before 2010. Until these legislative changes take place, the RSS will remain the statutory basis for spatial planning.
- 3.4 The new Regional Strategy will be developed in partnership but led by the NWDA working with 4NW. A Regional Strategy Advisory Group will guide much of the day-to-day work. Full engagement of all public, private, voluntary and community sector partners is essential, and sub-regional partnerships and local authorities will have an important role.
- 3.5 An Issues and Principles paper will be published in December 2008 with a 12-week regional consultation on the options and vision development between January and March 2009. Full public consultation on the draft regional strategy will take place between October and December 2009, with submission to Government timetabled for January 2010.

This page is intentionally left blank

Strategic Development Member Task Group

Minutes of the meeting held on Wednesday 22nd October 2008 at 9.30 a.m. in the Leaders Room, Westfields, Sandbach.

Present:

Councillors D Brown, H Davenport, B Moran, D Neilson, G Walton, Mrs J Weatherill

Officers: Richard House, John Knight; Alan Millington, Stuart Penny, Paul Urwin

1. **Apologies:** Councillors Macrae and Bebbington. Andrew Ross; Cedric Knipe; Andrew Farrow.
2. **Introductions:** Councillor Walton welcomed everyone to the second meeting of the Task Group.
3. **Minutes:** The minutes of the meeting held on Wednesday 17th September 2008 were agreed.
4. **Matters Arising:** None
5. **Overlap with LDF Task Group:** A general discussion took place regarding the overlap between this group and the LDF Task Group. The terms of reference for the group had been agreed at the last meeting but it was felt that there should be a steer from the portfolio holders (David Brown, Jamie Macrae and Andrew Knowles) as to what role the task group should perform in terms of providing them with advice and support. It was agreed
 - That the Strategic Development Task Group should remain separate from the LDF Task Group for the time being.
 - That David Brown would discuss the role and purpose of the Group with Jamie Macrae and Andrew Knowles and report back.
 - That a Development Management Task group would need to be set up in due course.
6. **Regional Spatial Strategy (Paul Urwin):** The Regional Spatial Strategy for the North West was adopted on 30th September 2008. The strategy provides a framework for development and investment in the North West to 2021. Planning policy documents produced as part of the Local Development Framework must be in general conformity with the RSS and planning applications should be determined in accordance with it, unless material considerations indicate otherwise.

The new strategy replaces the previous RSS and the Cheshire Structure Plan. However, a small number of policies from the Structure Plan have been 'saved' and will be replaced by a future review of the RSS.

The Strategy is based on eight key spatial principles:

- Close the gap in economic performance
- Manage travel demand
- Marry opportunity and need
- Promote environmental quality
- Reduce emissions and adapt to climate change
- Promote sustainable communities
- Make best use of existing resources / infrastructure
- Mainstreaming rural issues

Growth and investment within the region should take account of the stated spatial priorities:

- 1st priority: the regional centres of Manchester and Liverpool
- 2nd priority: the inner areas surrounding these centres
- 3rd priority: 23 towns and cities in the three city regions (including Crewe and Macclesfield), with the potential for Local Development Frameworks to designate additional large suburban centres for growth
- 4th priority: towns and cities outside the city regions

The annual average rate of new housing provision to 2021 is 300 per annum for Congleton and 1,150 per annum for Cheshire East as shown below. For Congleton at least 80% should be on brownfield land. These overall and annual average housing provision figures are not absolute targets, and may be exceeded where justified by evidence of need, demand, affordability and sustainability issues and fit with relevant local and sub-regional strategies. Government Office for the North West has indicated that there may be potential for some aggregation of housing figures for Cheshire East but this would depend on evidence forthcoming from Strategic Housing Market Work and levels of need identified.

Local Development Frameworks are required to develop policies setting out requirements for decentralised renewable and low carbon energy provision in new developments. In advance of local targets being set, the RSS requires that new non-residential developments of 1,000 m² or more and residential developments of 10 or more units should secure at least 10% of their predicted energy requirements from decentralised and renewable or low carbon sources unless it can be demonstrated that this is not feasible or viable.

Influencing the forthcoming Partial review of RSS and the new single Regional Strategy was identified as a future role for the Group.

7. South Cheshire Sub Regional Study (Stuart Penny)

In order to address the regional question of what impact the growth of Crewe (and to a lesser extent Congleton Borough) had on the regeneration of the North Staffordshire Conurbation, the North West Regional Assembly had commissioned a study, project managed by Cheshire County Council. Arups were appointed to undertake the project which focuses on Crewe and Congleton Boroughs but also covers a wider study area including Macclesfield, Stoke, Newcastle, Staffs Moorlands and North Shropshire.

The purpose of the study is to look at relationships and future policy. The consultants had produced a baseline study which has been subject to consultation and is nearing finalisation. The draft report shows that there is no discernible effect on regeneration in the Potteries from development in Crewe and Congleton. There is no need for a wider sub-regional strategy for the area at present.

8. Strategic Housing Market Assessment (Paul Urwin)

The commissioning of a Strategic Housing Market Assessment (SHMA) is a key step in producing the evidence base for the Cheshire East Core Strategy. A SHMA is required by Planning Policy Statement 3 'Housing' for housing market areas identified in the RSS.

The SHMA should:

- estimate housing need and demand in terms of affordable and market housing
- determine how the distribution of need and demand varies across the plan area.
- Consider future demographic trends and identify the accommodation requirements of specific groups such as homeless households, Black and Minority Ethnic Groups, first time buyers, disabled people, older people, Gypsies and Travellers and occupational groups such as key workers, students and operational defence personnel.

Although the SHMA would be funded by Crewe and Nantwich, Congleton and Macclesfield Councils out of existing budgets, because the total cost may exceed £100,000, the advice of the Cheshire East Governance Group is that authority to commission consultants to undertake this work should be first obtained from the Cheshire East Shadow Cabinet in December.

Crewe and Nantwich Borough Council will lead on the project and deal with the tendering process. The work should be completed by the early summer of 2009.

9. Major Projects Update

A schedule of major projects was circulated. It was agreed that the number of sites on the schedule should be reduced and confined to strategic sites only. It should also be updated regularly and contain information on funding and any partnerships involved. Alan Millington and John Knight agreed to do this jointly. It was also agreed that members would look at one or two schemes in detail at each meeting.

10. Sub-Regional Economic Development Partnership (Alan Millington)

The proposal for a new Cheshire Warrington Sub-Regional Economic Partnership was currently on hold pending a meeting of the Sub Regional leaders and Directors of East and West Cheshire. The Cheshire East shadow Cabinet had expressed concerns regarding the emerging model which envisages a company limited by guarantee, creating 5 new posts and centralises a lot of activity that should be carried out by the three local authorities themselves.

It was agreed that there was a need for Jamie Macrae to explain to the task group what its remit is in terms of economic development.

With regard to the work already underway in relation to economic development under the Places steering Group, it was agreed that a report on the 'as is' situation for Congleton, Crewe and Nantwich, Macclesfield and the County Council should be considered at the next Task group meeting.

11. Date of Next Meeting

The next meeting will take place at 10.00 a.m. on Wednesday 3rd December 2008 at Westfields, Sandbach.

CHESHIRE EAST COUNCIL

Local Development Framework: Member Task Group

Meeting 1pm Tuesday 28th October 2008
Committee Suite 3, Westfields, Sandbach

Present

Cllr David Brown	Cheshire East
Cllr Harold Davenport	Cheshire East
Cllr Jamie Macrae	Cheshire East
Cllr Barry Moran	Cheshire East
Cllr Chris Thorley	Cheshire East
Cllr George Walton (Chair)	Cheshire East
John Knight	Macclesfield BC
Alan Millington	Crewe & Nantwich BC
Richard House	Congleton BC
Stewart House	Macclesfield BC
Stuart Penny	Cheshire CC

1. Apologies: Cllr Jacqui Weatherall (Cheshire East)

2. Introductions

Members and officers were welcomed to the second LDF Member Task Group meeting.

3. Minutes of Last Meeting

The minutes were accepted as a true and accurate record of the previous meeting.

4. Local Development Scheme Progress

At its meeting on 15th October, Congleton Borough Council resolved to make representations for the Cheshire East Local Development Scheme (LDS) to include the Middlewich Canal Corridor Area Action Plan, the Congleton Town Centre Area Action Plan and a Sandbach Town Centre Design Statement SPD. The draft LDS was withdrawn from the last Cheshire East Council meeting to enable consideration of the proposed amendments.

Alan Millington and John Knight outlined the importance of completing the Core Strategy and highlighted that this should be the first priority for the LDS. Resources available to carry out LDF work are not yet known and the inclusion of additional documents could compromise work on other priorities. Members emphasised that significant efforts have already been made in progressing these documents and Congleton's impact analysis of its own LDS indicated that they are still needed. Inclusion of these documents in the Cheshire East LDS would also keep continuity for partners and avoid negative perceptions of the Council.

Macclesfield and Crewe & Nantwich had taken a different approach to Congleton and effectively stopped LDF work last year. Consequently, other important issues in these areas as yet unknown may also need to be addressed through the LDF. These issues will become apparent as the Core Strategy develops.

Following discussion of the issues, it was agreed that:

- The three additional items requested by Congleton Borough Council for inclusion in the Cheshire East Local Development Scheme (for Congleton town centre, the Middlewich Canal corridor and Sandbach) be agreed and included in the 2008 submission
- LDS would make it clear that the preparation of the Core Strategy will take priority until it is sufficiently advanced.
- Once spatial priorities emerge from the Core Strategy across Cheshire East, plans and policies will be prioritised and resources allocated accordingly
- This approach to the LDS should be agreed with the Government Office for the North West

Action: Cllr Macrae proposed that this wording be circulated for agreement with the portfolio holder, Cllr Brown prior to the circulation of the minutes. Cllr Moran seconded this and the meeting agreed.

The timescale for approval of the LDS will now be as follows: Places Advisory Panel 12th November; Cabinet Briefing 19th November; Cabinet 2nd December; Council 9th December.

Following announcement of the draft structures, this LDF group will need to consider the resource requirements for producing the LDF.

5. Regional Spatial Strategy

John Knight presented a report on the new Regional Spatial Strategy (RSS) for information. The majority of Structure Plan policies have been replaced by RSS and the Development Plan now consists of the RSS, saved policies from each Borough's Local Plan, saved policies from the Structure Plan and saved policies from the Minerals and Waste Plans.

Guidance recently received from Government Office requires new authorities to add together the housing requirements from each former authority. There is some flexibility to move housing numbers around within the new authority subject to meeting local and affordable needs in each of the three former areas. A new Strategic Housing Market Assessment will be commissioned for Cheshire East to provide evidence, but in the meantime national advice will guide development to brownfield sites at higher densities.

The Partial Review of RSS will not include Housing, Waste or Renewable Energy and will concentrate only on Gypsies and Travellers, Travelling Showpeople and Regional Parking Standards. Work is starting to update the previous Cheshire Gypsies and Travellers study; it is likely that a new study will be required.

An 'Issues and Principles' paper for the forthcoming Single Regional Strategy will be published in December for consultation between January and March 2009. A response will be coordinated through this group.

The LDF Member Task Group's paper on the RSS will be circulated to all Cheshire East members.

6. Core Strategy (Cheshire East) Evidence Base

A report had been circulated for information purposes. Stuart Penny provided details on the scale and extent of the evidence base required for the Cheshire East Core Strategy.

Although significant work will be carried out in-house, extensive use of consultants will be required to assemble the evidence base. Much of the work is resource intensive, highly specialised and will need to be justified and defended at a public enquiry. The resources and specialisms are not available to undertake all of this work in-house. Development of the evidence base will bring additional benefits to the authority. The forthcoming Community Infrastructure Levy will enable Local Authorities to ring fence infrastructure contributions from developers based on evidence from the Infrastructure Study.

Proposals to undertake a Strategic Housing Market Assessment will be considered by the Shadow Cabinet in December. Subject to agreement, the tendering process and commencement of the study will begin in the New Year. This will be funded out of existing budgets.

The Annual Monitoring Report to be submitted in December 2009 will report on the 2008/9 financial year and will therefore need to present data for each of the three predecessor authorities. The report for the first year of the Cheshire East authority, 2009/10, will be submitted in December 2010.

7. Member Training

Two member training events are currently planned in association with the Planning Advisory Service:

- (1) LDF event to be held on Monday 24th November (all day) in the Capesthorpe Room, Macclesfield Town Hall. This will be run by Addison and Associates exclusively for members. LDF Topics covered will include:
 - Context (RSS / links with Sustainable Community Strategy / spatial planning concepts)
 - Production (evidence / consultation / Sustainability Appraisal)

The Places Advisory Panel members, Cabinet members and portfolio holders will be invited.

- (2) A “Common Vision” event to be held on Friday 5th December (all day), likely to be in the Council Chamber, Crewe (venue TBC). This will look at the work required to coordinate the LDF and Sustainable Community Strategy and links to the Local Strategic Partnership and Local Area Agreements.

Representatives from the Local Strategic Partnership, Places Advisory Panel members, Cabinet members, portfolio holders and officers will be invited.

Action: Stuart Penny will arrange for circulation of details to attendees as soon as possible.

It was agreed that there would need to be separate training for members of the Planning Committee and Area Committees with an emphasis on decision-making.

8. Any Other Business

Cllr Moran questioned whether saved policies from the predecessor authorities’ Development Plans and other informal planning guidance would need to be formally adopted by Cheshire East. Existing Development Plan policies will be carried forward and will continue to form part of the adopted Development Plan for Cheshire East. Other informal guidance will need to be adopted by the new Council. A list of such documents has been prepared and an officer report will be tabled for a future meeting that reviews these documents and gives a recommendation of adoption or discontinuation for each.

The Cheshire West and Chester LDF Working Group will consider a paper on potential joint working on minerals and waste on 5th November. Should they decide to pursue joint working, the LDS timetable may be affected and amendments will be required before the LDS goes to full Council. Andy Farrow will be invited to the next Strategic Development Member Task Group meeting to discuss issues. If joint working is engaged, there must be robust processes in place for decision making. A copy of the West’s paper will be circulated with these minutes.

9. Date of Next Meeting

It was suggested that future Strategic Development and LDF Member Task Group meetings be held back to back. The next Strategic Development meeting is scheduled for December 3rd 10am at Westfields. Following lunch from 12pm – 1pm, the LDF meeting will take place on the same day between 1pm and 3pm at Westfields (subject to room availability).

The meeting finished at 2.50pm.

This page is intentionally left blank

CHESHIRE EAST COUNCIL

Local Development Framework: Member Task Group - 28/10/08 Meeting Outcomes

Cheshire East Local Development Scheme (LDS)

- It was agreed to include the Congleton Town Centre and Middlewich Canal Corridor Area Action Plans and the Sandbach Town Centre Design Statement in the Cheshire East LDS, but the Core Strategy will take priority until it is sufficiently advanced. Once spatial priorities emerge from this, work will be prioritised and resources allocated accordingly. This approach will need to be agreed with Government Office.
- The Portfolio Holder will agree appropriate wording and the timescale for approval of the LDS will now be as follows: Places Advisory Panel 12th November; Cabinet Briefing 19th November; Cabinet 2nd December; Council 9th December.

Regional Spatial Strategy (RSS)

- New authorities should add together the RSS housing requirements from each former authority. However, there is some flexibility to move housing numbers around within the new authority subject to meeting local and affordable needs in each of the three former areas. A new Strategic Housing Market Assessment will provide evidence.
- An information paper on the new RSS will be circulated to all Cheshire East members.

Cheshire East Core Strategy Evidence Base

- Proposals to undertake a Strategic Housing Market Assessment will be considered by the Shadow Cabinet in December. Subject to agreement, the study will begin in the New Year. This will be funded out of existing budgets.

Member Training

- Two training events are planned in association with the Planning Advisory Service:
 - (a) A LDF event on 24/11/08 (all day) in the Capesthorne Room, Macclesfield. This will be exclusively for members and look at LDF context and production. Places Advisory Panel members, Cabinet members and portfolio holders will be invited.
 - (b) A "Common Vision" event on 05/12/08 (all day), likely to be in the Council Chamber, Crewe (venue TBC). This will look at the work required to coordinate the LDF and Sustainable Community Strategy with links to the LSP and LAAs. Representatives from the Local Strategic Partnership, Places Advisory Panel members, Cabinet members, portfolio holders and officers will be invited.

Other Business

- Existing Development Plan policies will be carried forward and will continue to form part of the adopted Development Plan for Cheshire East. Other informal guidance will need to be adopted by the new Council as required.
- The Cheshire West and Chester LDF Working Group will consider a paper on potential joint working on minerals and waste on 5th November. Should they decide to pursue joint working, the LDS timetable may be affected and amendments will be required before the LDS goes to full Council. If joint working is engaged, there must be robust processes in place for decision-making.
- The next LDF Member Task Group meeting will be on 03/12/08.

This page is intentionally left blank

CHESHIRE EAST COUNCIL

PLACES ADVISORY PANEL

Date of meeting: 12 November 2008
Report of: John Knight - Prosperity Block Lead
Title: Development Management Task Group

1.0 Purpose of Report

- 1.1 To recommend to the Panel, the setting up of a Development Management Task Group for Cheshire East.

2.0 Decision Required

- 2.1 To set up a Development Management Task Group and agree its terms of reference and membership.

3.0 Financial Implications for Transition Costs

- 3.1 Officer time to support the Task Group pre-Vesting Day.

4.0 Financial Implications 2009/10 and beyond

- 4.1 The financial implications will depend on the key decisions made about the type and location of the range of services within the Development Management block.

5.0 Legal Implications

- 5.1 The control of development is a statutory service provided by all constituent authorities. Continuity of service is essential to meet statutory requirements.

6.0 Risk Assessment

- 6.1 Detailed risk assessments will need to be undertaken as various issues requiring member views are developed.

7.0 Background and Options

- 7.1 The concept of Development Management was introduced to members at the Places Induction Day in June. A wide range of Development Control and related services will comprise the new Development Management block. A copy of the original briefing note for members is attached to this report as Appendix 1.

- 7.2 In terms of planning applications, the Authority will be one of the busiest rural planning authorities in the country (based upon 2007 figures) and will be by some way receive the largest volume of planning applications within the North West Region.
- 7.3 An officer group has been working to identify Day 1, Year 1 and other issues as the service needs to bring together not only three district services, but also the County Planning services for Cheshire East, particularly strategic planning and minerals and waste planning activities.
- 7.4 A number of workshops have been held to seek to prioritise issues and identify resources to take the work forward. Whilst some of these are operational and case management matters, a number of issues have emerged which now require wider member discussion. A small number of members have contributed to the workshops to date, including the Panel's Chairman - Councillor Walton. This has been in an informal and advisory capacity to date.

Among the urgent issues now requiring wider debate and decisions among members including the Portfolio Holder and Cabinet are:-

- (a) Committee governance arrangements.
- (b) Tiers of decision making including some area based decision.
- (c) Scheme of officer delegation/member call-in.
- (d) Consistency of customer and front-line services including e-planning and location of services.
- (e) Consistency of charging for a variety of services.

8.0 Proposed Terms of Reference

- 8.1 To develop proposals for taking forward the Day 1 Development Management issues of concern to members (as listed above).
- 8.2 To consider and recommend on continuity of service issues towards the integration of the four authorities into one Cheshire East.
- 8.3 To oversee and develop a co-ordinated approach to Development Management including member training.
- 8.4 To support the preparation of a Development Management Service Delivery/Business Plan.

9.0 Membership

- 9.1 This should include representations from across existing authorities to ensure continuity of service issues are reflected in the work programme.

10.0 Reasons for Recommendation

- 10.1 To align member expectations with emerging issues and solutions for the combined Service.
- 10.2 To support the officer workstream in developing practice and policy for the Authority in Development Management.

For further information:

Portfolio Holder: Councillor Jamie Macrae
Officer: John Knight, Corporate Manager,
Planning & Development, Macclesfield Borough Council
Tel No: 01625 504603
Email: j.knight@macclesfield.gov.uk

This page is intentionally left blank

Development management - what is it?

CLG view “ the end to end management of the delivery chain for sustainable development”

CLG will expect Cheshire East to deliver its services around this concept

Forms the other component of spatial planning to the Local Development Framework

Is informed by a wide range of other sources and is participative

Is a key delivery mechanism for the Sustainable Community Strategy

Co-ordinates work with other agencies

Is vital to place shaping

Delivers better outcomes for local communities

The delivery chain

The delivery chain can comprise the following stages:

1 wide ranging stakeholder consultation and co-ordination to improve delivery of funding and investment plans (public and private)

2 pre-application discussions and opportunities to influence proposals

3 determination of applications including planning gain

4 permission to start on site through discharge of conditions

5 monitoring progress and compliance with conditions

6 enforcement

7 review outcomes on the ground

8 respond to changing circumstances through same process

Planning application decisions 2007

Congleton	1076
Crewe and Nantwich	1503
Macclesfield	2662
Cheshire County (est)	20

Cheshire East 5261

Compare with:

Cheshire West	3998
Liverpool	3100
Stockport	2727
Manchester	2660
Bolton	2448

(Source CLG published statistics)

The People and Places Bid

Frontline costs unlikely to reduce significantly

Efficiencies would come from:

Integration of IT systems

Single point of contact

Planning on-line

Back office support

Integration with other business systems such as customer relationships

Issues for members

Large volume and complexity of applications and schemes

Committee governance arrangements and tiers of decisions

Scope for some area based decision making

Public participation arrangements

Role of town and parish councils

Officer delegation arrangements

Customer interface – location of services

Probity and standards in Planning

This page is intentionally left blank

CHESHIRE EAST COUNCIL

PLACES ADVISORY PANEL

Date of meeting: 12 November 2008
Report of: John Knight - Prosperity Block Lead
Title: Visitor Economy Task Group

1.0 Purpose of Report

- 1.1 To recommend to the Panel, the setting up of a Visitor Economy Task Group for Cheshire East.

2.0 Decision Required

- 2.1 To set up a Visitor Economy Task Group and agree its terms of reference and membership.

3.0 Financial Implications for Transition Costs

- 3.1 Officer time to support the Task Group pre-Vesting Day.

4.0 Financial Implications 2009/10 and beyond

- 4.1 The financial implications will depend on the model for both strategic and delivery elements of the Visitor Economy service.

5.0 Legal Implications

- 5.1 A partnership approach to service delivery already exists within the constituent authorities. Any new model would need to fulfil statutory and advisory roles.

6.0 Risk Assessment

- 6.1 Detailed risk assessments will need to be undertaken as alternative models are evaluated.

7.0 Background and Options

- 7.1 Tourism is a significant sector of the local economy of Cheshire East, contributing around £600 million directly in 2007. Around two-thirds of this revenue is generated from day visitors. Cheshire East, therefore, already has a strong sense of place which attracts visitors and which is created by many factors such as its natural environment, built heritage, cultural activities, strong local brands (such as Tatton Park and other

gardens), and accessibility links to the adjoining conurbations of Merseyside, Manchester and the Potteries.

- 7.2 Visitor economy services are delivered in a number of ways at present, including Visit Chester and Cheshire, jointly funded staff with some authorities, a Tourism Officer within the South East Chamber of Enterprise, full and part-time officers and a contribution of voluntary time and effort from membership organisations.
- 7.3 A number of issues have now been identified which require a member input at this stage. These include:-
- (a) How should the importance of the visitor economy be reflected in Cheshire East's organisation and resource?
 - (b) How can the visitor economy be supported at the highest executive and political levels within the Authority?
 - (c) How can balanced and effective alternative partnership models be achieved?
 - (d) Does Cheshire East require a Visitor Economy Strategy to drive forward the key areas of the Authority (such as Planning, Transport, Cultural Services, Economic Development) and co-ordinate delivery with partners?

8.0 Proposed Terms of Reference

- 8.1 To develop a visitor economy model for both the strategic and delivery interface that could be regarded as an example of good practice in partnership working.
- 8.2 To consider and recommend on continuity of service issues towards the integration of the four authorities into one Cheshire East.
- 8.3 To oversee and develop a co-ordinated approach to visitor economy issues and opportunities.
- 8.4 To consider the need for a Visitor Economy Strategy to co-ordinate efforts within the Authority and with partners.

9.0 Membership

- 9.1 This should include representation from across the visiting authorities to ensure continuity of service issues are reflected in the work programme.

10.0 Reasons for Recommendation

- 10.1 To align member expectations with emerging issues and solutions for a new Visitor Economy Service.
- 10.2 To develop proposals for a service delivery model for Visitor Economy for the Authority.

For further information:

Portfolio Holder: Councillor Jamie Macrae
Officer: John Knight, Corporate Manager,
Planning & Development, Macclesfield Borough Council
Tel No: 01625 504603
Email: j.knight@macclesfield.gov.uk

This page is intentionally left blank

CHESHIRE EAST COUNCIL

PLACES ADVISORY PANEL

Date of meeting: 12 November 2008
Report of: John Knight - Prosperity Block Lead
Title: Proposed Places Structure

1.0 Purpose of Report

- 1.1 To inform members of the approval of the Places Structure for Cheshire East.

2.0 Decision Required

- 2.1 To note the Places Structure and arrangements for supporting the Places Advisory Panel.

3.0 Financial Implications for Transition Costs

- 3.1 None.

4.0 Financial Implications 2009/10 and beyond

- 4.1 The detailed Structure will now be developed over the next few weeks, alongside the Budget preparation work.

5.0 Legal Implications

- 5.1 The Council will need to ensure that all the services within the Places block can be accommodated within the new Structure in order to fulfil its statutory duties.

6.0 Risk Assessment

- 6.1 Detailed risk assessments will need to be undertaken as detailed structures are evaluated.

7.0 Background and Options

- 7.1 A draft Places Structure was circulated to staff and many comments were received. These were reviewed and many have been reflected in the final Structure which is attached to this report.
- 7.2 There will be four Heads of Service who will be responsible for the following areas of business:-

- Environmental Services
- Safe & Stronger Communities
- Planning & Policy
- Regeneration

7.3 Recruitment to those posts is currently underway and it is intended that these third tier managers will be appointed during November. The structure also shows fourth tier managers who will report into them (e.g. Refuse and Cleansing Manager, Highway Operations). The Heads of Service, together with the Strategic Director, will take the lead in supporting the work of this Panel, the Portfolio Holders with responsibilities within Places, Cabinet and Council on place making and management matters. Until these posts are filled, interim arrangements have been established by the Chief Executive to provide appropriate support in the short-term including policy and budget development.

7.4 The Officer Places Steering Group which has been co-ordinating the transition to the new Directorate is also being reorganised to align the block work to the functional structure.

8.0 Reasons for Recommendation

8.1 To confirm that the Places Structure has been agreed.

For further information:

Portfolio Holder: Councillor Jamie Macrae
Officer: John Knight, Corporate Manager,
Planning & Development, Macclesfield Borough Council
Tel No: 01625 504603
Email: j.knight@macclesfield.gov.uk

**STRATEGIC DIRECTOR
PLACES**

**HEAD OF
Environmental Services**

Refuse & Cleansing

- Street Cleansing
- Refuse Collection
- Recycling Services
- Waste Disposal/Treatment
- Verge Maintenance
- Waste Strategy

Highway Operations

- Term Maintenance Contract
- Local Scheme Design/Delivery
- Highways Development Control
- Traffic Management
- Urban Traffic Control
- Road Safety
- Winter Maintenance
- Bus Infrastructure
- Street Lighting

Parking & Markets

- Parking Enforcement
- Car Parks Management
- Markets Management
- On-street Parking Management
- Town Centre Management

Grounds & Countryside

- Grounds Maintenance
- Horticultural Excellence
- Parks
- Countryside Maintenance
- Footpath Maintenance
- Bereavement Services

**HEAD OF
Safer and Stronger Communities**

Community Safety

- Anti-Social Behaviour
- Community Wardens
- Closed Circuit TV
- Crime Disorder Reduction Partnership
- Tasking & Co-ordination (inc. Area Working)
- Public Engagement/advice
- Alley Gating
- Emergency Planning (Joint)
- Drug Alcohol Action Team (Joint)
- Domestic Violence

Environmental Health, Trading Standards (EHTS) & Licensing

- Environmental Health
- Trading Standards
- Licensing
- Registration Services

Community Development

- Third Sector Delivery
- Neighbourhood Delivery

**HEAD OF
Planning & Policy**

Spatial Planning

- LDF
- Spatial Planning Policy
- Minerals & Waste LDF
- Community Plan Liaison
- Sustainability Appraisals

Building Control

- Build Regulations
- Safety at Sports Grounds
- Dangerous Structures
- Emergency Call outs/advice to Fire, Police
- Demolitions

Development Management

- Development Control
- Major Applications
- Land Charges
- Enforcement

Heritage & Design

- Conservation
- Archaeology
- Urban & Landscape Design
- Ecology
- Planning Application support
- Contaminated Land
- Climate Change / Sustainability

Housing Strategy

- Affordable Housing Strategy
- Strategic Housing Market Assessment
- Private Sector Renewal
- Supporting People
- Houses in Multiple Occupation
- Choice Based Lettings
- Homelessness Strategy
- Housing Advice/Assistance

**HEAD OF
Regeneration**

Strategic Highways & Transportation

- Transport Policy (inc. LTP)
- Transport Co-ordination (inc. Fleet Management)
- Major Project Development/Delivery
- Highways Development Control
- Accessibility
- Bridges & Asset Management

Visitor Economy

- Visitor Welcome/Management
- Policy & VCC Liaison
- Promotion/Marketing
- Tatton Park
- Arts/Culture Promotion

Economic Development

- Major Developments
- Economic Development Strategy
- Business Start-ups
- Skills & Labour Market
- Town Centre Development
- Market Towns
- Rural Development
- Regional / European Agenda

This page is intentionally left blank

CHESHIRE EAST

ADVISORY PANEL - PLACES

Date of meeting: 12 NOVEMBER 2008
Report of: JOHN KNIGHT – PROSPERITY BLOCK LEAD
Title: DRAFT SUB-REGIONAL HOUSING STRATEGY

1.0 Purpose of Report

- 1.1 To consider the recently published draft Sub-regional Housing Strategy and the implications for Cheshire East. The Strategy has been published on behalf of the Cheshire Housing Alliance, representing Registered Social Landlords and Local Authorities across Cheshire.

2.0 Decision Required

- 2.1 To endorse the emerging Sub-regional Strategy and the proposed housing priorities and confirm this as part of the consultation process.

3.0 Financial Implications for Transition Costs

- 3.1 Officer time.

4.0 Financial Implications 2009/10 and beyond

- 4.1 Officer time.

5.0 Legal Implications

- 5.1 None.

6.0 Risk Assessment

- 6.1 The Shadow Authority should actively endorse the Sub-regional Strategy that seeks to 'lever-in' additional resources to improve the 'housing offer' for residents of Cheshire East. Failure to do so could see scarce resources being directed to the other Sub-regions of the North West.

7.0 Background and Options

- 7.1 The draft pan-Cheshire Sub-regional Housing Strategy has been published on the Ellesmere Port and Neston website, to facilitate wider public consultation. The website also contains a Consultation Questionnaire seeking views on the draft Strategy. The relevant page

on the website is:

<http://www.epnbc.gov.uk/housing/subregionalhousingstrategy.htm>

- 7.2 Though Cheshire is often viewed as being a fairly affluent area, average house prices here are substantially higher than the regional and national average and affordability has long been an issue. Many of our rural populations and historic market towns, in particular, face a growing affordability crisis, dwindling local services, ageing housing and increasing isolation.
- 7.3 Cheshire is a key part of the wider regional housing market and the sub Regional strategy complements and contributes to the developing aims of the North West Regional Housing Strategy (currently under review). It sets out the common housing issues affecting Cheshire and the wider region and identifies how we can add value by working together with key partners across geographical and administrative boundaries. The creation of two new unitary authorities for the sub-region will allow us to further streamline key partnerships and practices to maximise the opportunities available.
- 7.4 The first Sub-Regional Housing Strategy for Cheshire was developed in 2003. Much has changed, not only within the sub-region, but also on a regional and national level in the intervening years. The impact of international economic events is beginning to make itself felt and the consequences of the 'credit crunch' are likely to have a significant effect for some time to come, in terms of increasing restrictions on lending, rising repossessions and falling sales. Many developers are already cutting back on their build programmes, which could have serious consequences for new affordable housing development and Government growth targets.
- 7.5 **The vision of the Strategy is to provide a housing offer that supports the creation of balanced, sustainable communities and the regeneration of the sub-region's most deprived neighbourhoods, through effective lobbying, partnership working and community engagement, to create a sub-region where all residents can achieve independent living in good quality, affordable homes that are appropriate to their needs.**
- 7.6 The four priorities listed below have been identified as the key issues for the sub-region:

PRIORITY ONE: To increase the supply of affordable housing to support economic growth and development.

PRIORITY TWO: To make best use of the sub-region's existing housing stock.

PRIORITY THREE: To meet the housing and accommodation-related support needs of the sub-region's most vulnerable residents.

PRIORITY FOUR: To increase the supply of market housing to support continued economic growth and regeneration and to meet local housing needs.

7.7 The priorities above complement the approved Consolidated (Interim) Sustainable Communities Strategy for Cheshire East. This may need to be reviewed as a new Sustainable Communities Strategy for Cheshire East is brought forward in 2009.

7.8 The Sub-Regional Housing Strategy provides both the evidence of need and demand and puts forward a compelling case for an increase in resources to our areas of operation. The Strategy indicates a need for 978 new affordable homes to be brought forward annually in the Cheshire East area.

8.0 Overview of Day One, Year One and Term One Issues

8.1 Not applicable.

9.0 Reasons for Recommendation

9.1 The Shadow Authority for Cheshire East should actively promote the 'housing offer' for residents through effective lobbying, partnership working and community engagement to create the conditions where all residents can achieve independent living in good quality, affordable homes that are appropriate to their needs.

For further information:

Portfolio Holder: Councillor Jamie Macrae

Officer: David Sparkes

Tel No: 01625 504470

Email: d.sparkes@macclesfield.gov.uk

Background Documents:

Documents are available for inspection at: Macclesfield Borough Council website.

This page is intentionally left blank