

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 8th July, 2009 at Committee Suite 1,2 & 3, Westfields,
Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillor H Gaddum (Chairman)
Councillor Rachel Bailey (Vice-Chairman)

Councillors D Brown, P Edwards, J Hammond, M Hollins, D Hough, J Macrae,
B Moran, C Thorley, G M Walton, S Wilkinson and J Wray

OFFICERS PRESENT:

John Knight, Head of Planning and Policy; Sheila Dillon, Senior Solicitor;
Ben Haywood, Principal Planning Officer; David Malcolm, Development Control
Manager; Hannah Parish, Principal Environmental Planning Officer; Nick Turpin,
Principal Planning Officer; Andrew Ramshall, Conservation Officer; Rachel Graves,
Democratic Services Officer

58 APOLOGIES FOR ABSENCE

Apologies were received from Councillor A Arnold.

59 DECLARATIONS OF INTEREST

Councillors H Gaddum and J Macrae declared a personal interest in respect of application 08/2670P on the grounds that they knew the applicant. In accordance with the code of conduct, they remained in the meeting during consideration of this item.

Councillors R West and L Gilliland, who were in attendance at the meeting, declared a personal interest in the respect of application 08/2670P on the grounds that they knew the applicant and were members of the Northern Planning Committee which had referred the application to the Strategic Planning Board. In accordance with the code of conduct, they remained in the meeting during consideration of this item.

Councillor A Moran, who was in attendance at the meeting, declared a personal interest in respect of application P09/0126, as he was a member of Nantwich Borough Council who had been consulted on this application. In accordance with the code of conduct, he remained in the meeting during the consideration of this item.

Councillor H Gaddum declared a personal interest in respect of application 09/0761W as she was a member of Sutton Parish Council who had been consulted on this application. In accordance with the code of conduct she remained in the meeting during consideration of this item.

60 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 17 June 2009 be approved as a correct record and signed by the Chairman.

61 URGENT BUSINESS AND EXCLUSION OF THE PRESS AND PUBLIC

(1) Urgent Business

The Council had received an appeal regarding residential and industrial development at Cardway Cartons, Linley Lane, Alsager. In order to finalise a Statement of Case for the appeal inquiry, Officers needed to discuss the merits of the Council's refusal reasons with the Board. The urgency arose because the Statement of Case had to be submitted by close of business on 8 July 2009.

The Chairman announced that in accordance with S100B (4) (b) of the Local Government Act 1972, she was of the opinion that this item of business should be considered at the meeting as a matter of urgency:

As the report contained exempt information and the public interest in keeping it confidential outweighed the public interest in disclosing it, the Chairman agreed it should be taken as a Part 2 Item.

(2) Exclusion of the Press and Public

RESOLVED:

That under Section 100(A)(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the items of business listed below on the grounds it involves the likely disclosure of exempt information as defined in paragraph 5 of Part 1 of Schedule 12A to the Act.

62 08/0731/OUT – OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED OTHER THAN ACCESS AND DEVELOPMENT OF FOUR 464M SQ UNITS AND UP TO 108 DWELLINGS AT CARDWAY CARTONS LTD, LINLEY LANE, ALSAGER

Councillor D Hough declared a personal interest in this application as he had determined it as a member of Congleton Borough Council. In accordance with the Code of Conduct he remained in the meeting but took no part in the discussion or voting.

The planning application had been refused on two grounds: (1) unacceptable loss of employment land; and (2) insufficient assessment of housing land provision in connection with part of the land protected as open space. Having re-examined the merits of the second refusal reason in the light of the grounds of appeal, Officers recommended that it be withdrawn.

RESOLVED:

That the Council offer no evidence at the forthcoming planning inquiry regarding reason No. 2.

The meeting moved back into Part 1 and the public and press were re-admitted.

63 PUBLIC SPEAKING

A total period of 5 minutes was allocated for the planning application for Ward Councillors who were not Members of the Strategic Planning Board.

A period of 3 minutes was allocated for the planning application for the following individual/groups:

Members who were not Members of the Strategic Planning Board and were not the Ward Member
The relevant Town/Parish Council
Local Representative Group/Civic Society
Objectors
Applicants/Supporters

RESOLVED:

That the procedure for public speaking be noted.

64 09/0761W - DANES MOSS LANDFILL SITE, CONGLETON ROAD, GAWSWORTH, MACCLESFIELD, CHESHIRE, SK11 9QP

The Board considered a report regarding the above application.

RESOLVED:

That the application be APPROVED, subject to a deed of variation to the existing Section 106 Planning Obligation to secure the long term management of the adjacent Danes Moss Site of Special Scientific Interest and Danes Moss Landfill Site and conditions covering in particular:-

- All the conditions attached to permission 5/04/0131 unless amended by those below
- Revisions to approved plans; contours/levels, phasing and restoration;
- Extension of time to 31st December 2012 with full restoration of the site within 12 months or no later than 31st December 2013
- Revised scheme of aftercare to include the surface water management of the lagoon;
- Revised planting scheme to include an appropriate mix of wetland species; and
- Submission of a bird control programme

65 09/0807M - HAVANNAH MILL, HAVANNAH LANE, EATON, CONGLETON, CW12 2NB

Note: Councillor Liz Gilliland (Ward Councillor), Councillor Alison Knight (Objector) and Mr Rawdon Gascoigne (Agent) attended the meeting and spoke in respect of the application.

The Board considered a report on the above application.

RESOLVED:

That the application be DEFERRED for a site visit to assess the impact of the proposed development on the community and its sustainability.

66 P09/0126 - SAINSBURY'S STORE/FAIRWAY SUITHOUSE, MIDDLEWICH ROAD, NANTWICH, CHESHIRE, CW5 6PH

Note: Councillor Arthur Moran (Ward Councillor) and Mr Bob May (Agent for Applicant) attended the meeting and spoke in respect of the application.

The Board considered a report on the above application.

The Head of Planning and Policy reported that he had received a letter from the Applicants requested that the application be deferred so that they could respond to the issues raised in the report.

RESOLVED:

That the application be DEFERRED to allow officers to continue their discussion with the applicants in relation to the retail impact and sustainability and for the Board to make a site visit to assess the impact of the development on the surrounding area.

67 08/2670P - DALE STREET MILL, DALE STREET, MACCLESFIELD, CHESHIRE SK10 1HH

Note: Mr Andy Northover (Agent for Applicant) spoke in respect of the application.

The Board considered a report regarding the above application, which had been referred from the Northern Planning Committee.

RESOLVED:

That the application be APPROVED, subject to the following conditions:

- 1) Standard Outline conditions for submission of reserved matters and time scales
- 2) Reserved matters to be submitted prior to demolition
- 3) Submission of materials - to include slate roof, stone cills, timber windows, detail of chimneys

- 4) Contaminated land phase 2 report required
- 5) Refuse storage facilities to be approved
- 6) Hours of construction
- 7) Landscaping - to include details of boundary wall and retaining wall to rear of site
- 8) No pile driving unless agreed
- 9) Ground levels condition
- 10) Highways conditions relation to: - 10 parking spaces, no gates, prevention of surface water flowing onto highway, drainage and surfacing of hardstanding areas, cycle parking (6), protection of highway from mud and debris, method statement, visibility splays
- 11) Full archaeology survey
- 12) Full photographic record prior to demolition
- 13) Dust control condition
- 14) Bat condition
- 15) Bird condition

**68 09/1300M, 09/1296M, 09/1295M, 09/1577M & 09/1613M -
MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD,
MACCLESFIELD, CHESHIRE SK10 3BL**

The Board considered a report on the above application.

RESOLVED:

That the application be DEFERRED for a site visit to allow Members the view the site of the proposed development.

**69 URGENT WORKS NOTICE FOR CLOCK HOUSE FARMHOUSE BARN,
OVER ALDERLEY**

This item was withdrawn from the agenda at the meeting by the Head of Planning and Policy.

**70 CONSERVATION STRUCTURAL SURVEY REPORT FOR BROWN
STREET MILL, MACCLESFIELD**

The Board considered a report on whether to commission a conservation structural survey report in relation to Brown Street Mill, Macclesfield, in order to inform the preparation of any subsequent Listed Building Repairs Notice.

The Mill was a grade II listed building which had been the subject of various planning applications by various owners. The building was showing signs of considerable defects and was in a very frail condition. It was currently supported with the assistance of scaffolding surrounding the external envelope of the building. The scaffolding was not maintained and it was vital that it remained in place until further actions were taken. Sections 47 and 48 of the Planning (Listed Building and Conservation Areas) Act 1990 enabled the Local Planning Authority to issue a Listed Buildings Repair Notice when it was considered that repairs were necessary to ensure the preservation of a Listed Building. A detailed conservation structural survey report would be required to inform the detail of the

work required and the associated costs before any decisions were made regarding the issue of a Repairs Notice.

The Board was informed that the new owners of Brown Street Mill had submitted a list of proposed maintenance work and approval for the conservation structural survey report was being sought in case the maintenance work was not carried out.

RESOLVED:

That the commissioning of a conservation structural survey report for Brown Street Mill be approved.

71 APPEAL SUMMARIES

Consideration was given to the report as submitted.

RESOLVED:

That the Planning Appeals be noted.

The meeting commenced at 2.00 pm and concluded at 3.50 pm

Councillor H Gaddum (Chairman)