

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 19th August, 2009 at Committee Suite 1,2 & 3,
Westfields, Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillor H Gaddum (Chairman)
Councillor (none)

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

Officers Present

John Knight, Interim Head of Planning and Policy; Sheila Dillon, Senior Solicitor; David Malcolm, Development Control Manager; Philippa Lowe, Development Control Manager; Peter Hooley, Principal Planning Officer; Rachel Graves, Democratic Services Officer

91 APOLOGIES FOR ABSENCE

Apologies were received from Councillors R Bailey and M Hollins.

92 DECLARATIONS OF INTEREST

Councillor J Hammond declared a personal interest in respect of application 09/1285C as he was a member of Haslington Parish 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 George Walton declared a personal interest in respect of application 09/1485C as he was on the Board of Cheshire and Warrington Tourism. In accordance with the code of conduct he remained in the meeting during the consideration of this item.

Councillor Paul Edwards declared a personal interest in applications 09/1686C, 09/1695C, 09/1738C and 09/1738C as he was the ward councillor. In accordance with the code of conduct he remained in the meeting during the consideration of this item.

93 MINUTES OF THE PREVIOUS MEETING

That the minutes of the meeting held on 24 July and 29 July 2009 be approved as a correct record and signed by the Chairman.

94 PUBLIC SPEAKING

RESOLVED:

That the procedure for public speaking be noted.

- 95 **09/0695M - DEVELOPMENT OF A CARE VILLAGE COMPRISING 58 BEDROOM CAR HOME (USE CLASS C2); 47 CLOSE CARE COTTAGES (USE CLASS C3); 15 SHARED OWNERSHIP AFFORDABLE DWELLINGS (USE CLASS C3); AND ASSOCIATED ACCESS ROADS, PUBLIC OPEN SPACE, LANDSCAPING, CAR PARKING AND ANCILLARY DEVELOPMENT, LAND ADJACENT TO COPPICE WAY, HANDFORTH, WILMSLOW, CHESHIRE FOR GREYSTONE (UK) LTD**

Note: Councillors Don Stockton and Paul Whiteley (Ward Councillors), Mr David Fehily (Objector) and Mrs Kathryn Yentham (Agent for the Applicant) attended the meeting and spoke in respect of the application.

The Board considered a report regarding the above application.

RESOLVED:

That the application be REFUSED for the following reasons:

- Contrary to Local Plan Policies GC7 (safeguarding land lying between the urban limits and the inner boundary of the Green Belt that may be required to serve development needs well beyond the plan period) and RT6 (open space allocated for recreational purposes) with no material considerations sufficient to justify a departure from policy.

- 96 **09/0708M - FORMATION OF NEW VEHICULAR ACCESS FROM COPPICE WAY AND ENGINEERING WORKS, LAND ADJACENT TO COPPICE WAY, HANDFORTH, WILMSLOW, CHESHIRE FOR GREYSTONE (UK) LTD.**

The Board considered a report regarding the above application.

RESOLVED:

That, in the light of the previous decision (application no. 09/0695M), the application be REFUSED as the application was premature to any approved planning permission.

- 97 **09/1285C - PROPOSED MANUFACTURING BUILDING ON THE FORMER B BLOCK SITE, INCLUDING ANCILLARY INFRASTRUCTURE COMPRISING SITE ACCESS ROAD, SECURITY GATEHOUSE, CAR PARKING AND AN INTERNAL FIRING RANGE, BAE SYSTEMS, LAND SYSTEMS MUNITIONS, RADWAY GREEN,**

ALSAGER, NR CREWE, CW2 5PJ FOR MR K MELLIS, BAE SYSTEMS PROPERTIES LTD

The Board considered a report regarding the above application.

RESOLVED:

The application be APPROVED subject to the following conditions:

- 1 Time limit on outline permission
- 2 Submissions of reserved matters
- 3 Details of materials to be submitted
- 4 Drainage and surfacing of hard standing areas
- 5 Landscaping – submission of details
- 6 Landscaping conditions – implementation
- 7 Decontamination of land
- 8 Decontamination validation report
- 9 Submission of a scheme for the provision and implementation of a surface water regulation system
- 10 Submission of a scheme for the management of overland flow from surcharging of the site's surface water drainage system
- 11 Submission of a scheme to dispose of foul and surface water
- 12 The following components of a scheme to deal with the risks associated with contamination shall be submitted:
 - The site shall be remediated in accordance with the approved remediation strategy and method statement, with no deviation from the strategy without prior written agreement from the Local Planning Authority
 - A verification plan providing details that the works set out within the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action
- 13 Implementation of ecological reports
- 14 Protection for breeding birds
- 15 Tree protection
- 16 Tree pruning/felling specification
- 17 Prohibition on burning materials on site
- 18 Limit on hours of work for piling operations

98 09/1485M - THREE STOREY EXTENSION TO PROVIDE A NET ADDITION OF 27 NO. BEDROOMS AND ASSOCIATED ADDITIONAL ON-SITE PARKING (RE-SUBMISSION OF 08/2233P), COTTONS HOTEL, MANCHESTER ROAD, KNUTSFORD, CHESHIRE, WA16 0SU FOR SHIRE HOTELS LTD

Note: Alison Freeman (Agent for the Applicant) attended the meeting and spoke in respect of the application.

The Board considered a report regarding the above application.

RESOLVED:

That the application be APPROVED subject to referral to the Government Office North West, the prior completion of S106 agreement in respect of a Travel Plan and the following conditions:

- 1 A03FP – Commencement of development (3 years)
- 2 A01AP – Development in accord with approved plans
- 3 A06EX – Materials as application
- 4 A01HP – Provision of car parking
- 5 A04HP – Provision of cycle parking
- 6 A07HP – Drainage and surfacing of hardstanding areas
- 7 A01LS – Landscaping – submission of details
- 8 A04LS – Landscaping (implementation)
- 9 Surface water drainage system
- 10 Provison for roosting bats and breeding birds
- 11 Arboricultural statement

99 09/1686C - PROPOSED FOODSTORE DEVELOPMENT WITH ASSOCIATED PARKING, SERVICING AND LANDSCAPING, AND ADDITIONAL A1, A2, A3 RETAIL UNITS AT LAND ADJACENT TO WHEELOCK STREET AND ST ANNS ROAD, PACE CENTRE, WHEELOCK STREET, MIDDLEWICH, CHESHIRE, CW10 9AB FOR TESCO STORES LTD AND BRIDEN INVESTMENTS LTD

Note: Councillor Simon McGrory (Ward Councillor), Mr Jonathan Williams (Middlewich Vision and Market Town Networks), Ms Alexandra Ashley (Objector) and Mr Dennis Rogers (Briden Investments) attended the meeting and spoke in respect of the application.

The Board considered a report regarding the above application.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1 A03FP - Commencement of development (3 years)
- 2 A01AP - Development in accord with approved plans
- 3 A02EX - Submission of samples of building materials
- 4 A07EX - Sample panel of brickwork to be made available
- 5 A10EX - Rainwater goods
- 6 A11EX - Details to be approved - wall plaque or other public art
- 7 A13EX - Specification of bonding of brickwork
- 8 A16EX - Specification of window design / style
- 9 A20EX - Submission of details of windows
- 10 A01LS - Landscaping - submission of details
- 11 A04LS - Landscaping (implementation)
- 12 A10LS - Additional landscaping details required
- 13 A16LS - Submission of landscape/woodland management plan

- 14 A05TR - Arboricultural method statement
- 15 A02NC - Implementation of ecological report
- 16 A06NC - Protection for breeding birds
- 17 A08MC - Lighting details to be approved
- 18 A17MC - Decontamination of land
- 19 A32HA - Submission of construction method statement
- 20 A26HA - Prevention of surface water flowing onto highways
- 21 A30HA - Protection of highway from mud and debris
- 22 A01HP - Provision of car parking
- 23 A04HP - Provision of cycle parking
- 24 A05HP - Provision of shower, changing, locker and drying facilities
- 25 A24HA - Provision / retention of service facility
- 26 A07HP - Drainage and surfacing of hardstanding areas
- 27 A13GR - Business hours (including Sundays)
- 28 A20GR - Hours of deliveries
- 29 A22GR - Protection from noise during construction (hours of construction)
- 30 Details of decorative treatments to external timber cladding etc to be agreed with LPA
- 31 Provision of off site landscaping
- 32 Incorporation of features for breeding birds
- 33 Provision of off site pond
- 34 Control over Pile Driving
- 35 Approval of details of CHP Plant
- 36 Additional details regarding attenuation in the service yard area
- 37 Control over Floor Floating
- 38 Scheme for acoustic enclosure of fans etc to be submitted and agreed
- 39 Acoustic screening to be provided to the satisfaction of the LPA prior to the use of the store and car park
- 40 Development in accordance with submitted Air Quality Assessment
- 41 Details of management of car park to be submitted and agreed by LPA
- 42 Programme of Archaeological Work
- 43 Scheme for the management of overland flow from surcharging of the sites surface water drainage to be submitted and agreed by the LPA
- 44 Scheme for the Implementation of a surface water regulation system to be submitted and agreed by LPA
- 45 Full details of off site highways works to be submitted and agreed prior to commencement of development
- 46 Prior to first trading access from Wheelock Street, both signalised junctions and bus stop improvements to be provided to the satisfaction of the Council
- 47 Provision of a Staff Travel Plan

- 48 Construction of access off St Anns Road prior to the construction of any part of the development (excluding the access)
- 49 Ivy House to be converted to non residential use prior to the use of the Wheelock Street access and first trading at the foodstore
- 50 Removal of the proposed 'hook up' point and incorporation of this part of the site into the overall landscaping scheme for the site
- 51 Windows to the first floor bolck to be obscurely glazed

100 **09/1695C - CHANGE OF USE FROM C3 RESIDENTIAL TO USES A1, A2, A3 AND B1, 8 SOUTHWAY, MIDDLEWICH, CHESHIRE, CW10 9BL FOR BRIDEN INVESTMENTS LTD**

Note: Councillor Simon McGrory (Ward Councillor) and Mr Steve Holme (Briden Investments) attended the meeting and spoke in respect of the application.

The Board considered a report regarding the above application.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1 A03FP – Commencement of development (3 years)
- 2 A01AP – Development in accord with approved plans
- 3 A10GR – Change of use – no consent for external alterations
- 4 A13GR – Business hours (including Sunday) – A1 and A3 Use
- 5 A03MC – Cooking odour extraction equipment – A3 Use
- 6 Details of any additional parking to be agreed with the Local Planning Authority
- 7 Acoustic enclosure of any fans, compressors or other equipment with the potential to create noise

101 **09/1738C - CONSERVATION AREA CONSENT FOR DEMOLITION OF WALL ADJACENT TO IVY HOUSE, 51 WHEELOCK STREET, MIDDLEWICH, CHESHIRE, CW10 9AB FOR TESCO STORES AND BRIDENT INVESTMENTS LTD**

The Board considered a report regarding the above application.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1 A03CA – Standard Time Limit
- 2 A02CA – Demolition as precursor of redevelopment
- 3 A01AP – Development in accord with approved plans

102 **09/1739C - CHANGE OF USE FROM C3 RESIDENTIAL TO USES A1, A2, A3 AND B1, IVY HOUSE, 51 WHEELOCK STREET, MIDDLEWICH, CHESHIRE, CW10 9AB FOR TESCO STORES AND BRIDEN INVESTMENTS LTD**

The Board considered a report regarding the above application.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1 A03FP – Commencement of development (3 years)
- 2 A01AP – Development in accord with approved plans
- 3 A10GR – Change of use – no consent for external alterations
- 4 A13GR – Business Hours (including Sunday) – A3 Use
- 5 A03MC – Cooking odour extraction equipment – A3 Use
- 6 Acoustic enclosure of any fans, compressors or other equipment with the potential to create noise

103 **BASFORD WEST DEVELOPMENT SITE**

The Board considered a report which advised Members of the principles of the outline planning permission for development at Basford West, explained the proposals, which were the subject of two reserved matters applications submitted pursuant to the outline planning permission and identified the issues that arose from these applications.

RESOLVED:

That the report be received and that a site inspection takes place prior to determination of the two reserved matters applications.

The meeting commenced at 2.00 pm and concluded at 4.55 pm

Councillor H Gaddum (Chairman)