

CHESHIRE EAST COUNCIL

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

PRESENT

Councillor J Hammond (Chairman)

Councillors A Arnold, Rachel Bailey, D Brown, D Hough, B Moran, C Thorley,
G M Walton, S Wilkinson and J Wray

Officers

John knight
Ben Heywood
Shawn Fleet
Sheila Dillon
Nigel Curtis
Steve Molloy

Apologies

Councillors H Gaddum, P Edwards, M Hollins and J Macrae

134 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors P Edwards, Mrs H Gaddum, Mrs M Hollins and W J Macrae.

135 **DECLARATIONS OF INTEREST**

(During this consideration of this item Councillor J Wray arrived to the meeting).

Councillor J Hammond informed the Board that he had received a number of emails in relation to the accuracy of the previous minutes in relation to application 09/1582W.

Councillor J Hammond declared a personal interest in application 09/3030N - New Agricultural Building and Slurry Lagoon, Whitehall Farm, Alsager Road, Haslington, Crewe, Cheshire by virtue of the fact he was a member of Haslington Parish Council who had been consulted on the proposals and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillor D Hough declared a personal interest in the same application by virtue of the fact that the applicant had used his Veterinary and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillor Mrs R Bailey declared a personal interest in item 7 Hankelow Hall, Hankelow, Crewe on the agenda by virtue of the fact that she knew the applicant as a result of her duties as Ward Councillor for the area and by the fact that she was an ex Deputy Mayor of Crewe and Nantwich Borough Council and in accordance with the Code of Conduct she remained in the meeting during consideration of the item.

136 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED

That the minutes be approved as a correct and signed by the Chairman subject to the following amendments to application 09/1582W:-

- (1) That the words 'at the discretion of the Head of Planning and Policy' be removed from the first and second condition of the additional conditions.
- (2) That under the third additional condition a fourth following point be included to state the following:-

'Area to the North of the railway bridge covering Nursery Lane, Sossmoss Lane and Congleton Road.'

- (3) That the additional conditions include a fourth condition to state the following:

'That any amendments to planting and fencing be determined by the Head of Planning and Policy after consultation with Nether Alderley Parish Council and Nether Alderley Rural Protection Association (NARPA)'.

137 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

138 **09/3066C - PROPOSED B1 OFFICE BUILDING, HENRY ALTY, KNUTSFORD ROAD, CRANAGE, HOLMES CHAPEL FOR CHESHIRE PROP (CRANAGE) 1LTD & 2LTD**

(During consideration of the application Councillor D Brown arrived to the meeting).

Consideration was given to the above application.

(The Ward Councillor L Gilbert, Parish Councillor John Halstead representing Cranage Parish Council, Mr Perkin, an objector and Mr Thomas, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the following conditions:-

- 1. Commence within 3 years**
- 2. Development in accordance with submitted plans**
- 3. Use of the development to be restricted to Use Class B1 only**
- 4. Details of materials to be submitted**
- 5. Landscaping scheme to be submitted**
- 6. Landscaping scheme to be implemented**
- 7. Site management plan to be submitted including details of construction of underground car park**
- 8. Wheel washing facilities to be provided**
- 9. Lighting plan to be submitted and implemented**
- 10. Review of implemented lighting after 3 months**
- 11. Detailed Travel Plan to be submitted and implemented**
- 12. Details of the parapet wall surrounding the entrance to the underground car park to be submitted prior to development**
- 13. Time limit on the hours of construction (M-F 9.00 to 18.00 & Saturday 9.00 to 13.00; 14. No working Sunday or Bank Holiday)**
- 15. Limits on use of piling foundations (M-F 10.00 to 16.00; No working Saturday, Sunday or Bank Holiday)**
- 16. Submission of a revised tree protection plan and arboricultural method statement**
- 17. Submission, approval and implementation of a revised schedule of all proposed tree works.**
- 18. Submission of details, approval and implementation of special construction for areas of hard surfacing within tree root protection zones**
- 19. Drainage scheme including sustainable drainage and water attenuation (SUDS) to be provided and implemented**
- 20. Prior to the commencement of development details of the main construction elements shall be submitted to an approved in writing of the materials to be used in the construction of the building hereby approved to meet the requirements of Jodrell Bank Telescope**

In addition the following conditions were also included:-

- 1. Additional conditions recommended by the Highways Officer concerning:-**
 - i. Submission and approval of a Forward Plan**
 - ii. Detailed design drawings for reconfiguration of the northern access
 - iii. Visibility splays to be provided in accordance with plan SK003 Rev P2
 - iv. Provision of cycle tracks and shower and changing facilities

139 **09/3030N - NEW AGRICULTURAL BUILDING AND SLURRY LAGOON, WHITEHALL FARM, ALSAGER ROAD, HASLINGTON, CREWE, CHESHIRE, CW11 4RQ FOR C E AND G S WHITTER AND SONS**

Consideration was given to the application as submitted.

RESOLVED

That the application be approved subject to the following conditions:-

- 1. Standard**
- 2. Plans**
- 3. Materials**
- 4. Landscaping submitted**
- 5. Landscaping implemented**
- 6. No external lights**
- 7. Drainage**
- 8. Colour of Fencing**
- 9. Tree Protection Measures**

140 HANKELOW HALL, HANKELOW, CREWE

Consideration was given to the report as submitted.

RESOLVED

That the requirement for the applicant to enter into a Performance Bond from the resolution of Crewe & Nantwich Borough Council in respect of applications P08/0869 and P09/0007 be deleted.

**141 CONSULTATION BY ADJOINING AUTHORITY ON
09/02047/WAS-WASTE TREATMENT PLANT, LOSTOCK GRALAM,
NORTHWICH**

Consideration was given to the report as submitted.

RESOLVED

That the Council wished to indicate to Cheshire West and Chester Council that it raised no objection to the proposed application, subject to conditions and/or legal agreement restricting the use of the facility to that solely to serve the municipal waste needs of the two Councils. In addition it was agreed that Cheshire West and Chester work with Cheshire East Borough Council prior to any routing agreement for the routing of traffic to and from the site.

(Prior to consideration of the following item Councillor D Brown left the meeting and returned).

142 APPEAL SUMMARIES

Consideration was given to the report as submitted.

Members were informed that the Planning Inspector had decided to uphold the Enforcement Notice in relation to the storage of caravans at land at Wybunbury Lane, Stapeley, Cheshire.

Members considered in detail the implications of the Inspectors decision on future Council policies.

RESOLVED

That the Planning Appeals be noted.

The meeting commenced at 2.00 pm and concluded at 4.15 pm

Councillor J Hammond (Chairman)