

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 23rd December, 2009 at Committee Suite 1,2 & 3,
Westfields, Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillor H Gaddum (Chairman)
Councillor J Hammond (Vice-Chairman)

Councillors Rachel Bailey, A Arnold, P Edwards, M Hollins, D Hough,
B Moran, G M Walton, S Wilkinson and J Wray

OFFICERS PRESENT

Ms S Dillon (Planning Solicitor), Mr A Fleet (Principal Planning Officer), Mr A Fisher (Head of Planning and Policy), Ms P Lowe (Development Control Manager) and Ms S Orrell (Principal Planning Officer)

143 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Brown, W J Macrae and C Thorley.

144 DECLARATIONS OF INTEREST

None.

145 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman.

146 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

147 09/3565M - OUTLINE PLANNING FOR NEW BUILD DEVELOPMENT OF 73 EXTRA CARE APARTMENTS AND ASSOCIATED EXTRA CARE FACILITIES AND CAR PARKING (SCALE OF DEVELOPMENT ONLY) - ALL OTHER MATTERS INC ACCESS AND SITING RESERVED FOR FUTURE CONSIDERATION, SITE OF VERNON COUNTY INFANT SCHOOL, BULKELEY ROAD, POYNTON, CHESHIRE, SK12 1NW FOR MRS NUALA KEEGAN, CHESHIRE EAST COUNCIL

(During consideration of the application Councillor W J A Arnold arrived to the meeting)

Consideration was given to the above application.

(The Ward Councillor R E West, Town Councillor L Clarke, a representative from Poynton Town and Nuala Keegan, the Applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. Submission of reserved matters
2. Tree retention
3. Implementation of reserved matters
4. Tree protection
5. Time limit for submission of reserved matters
6. Tree pruning / felling specification
7. Protection for breeding birds
8. Commencement of development
9. Ground levels to be submitted with reserved matters application
10. Decontamination of land
11. Protection from noise during construction (hours of construction)
12. Pile Driving
13. Submission of construction method statement
- 14 Travel plan to be submitted
15. Scale parameters
16. Showering/changing facilities
17. SUDS to be submitted
18. Details of parking etc. to be provided
19. Dust mitigation to be submitted
20. Cycle storage
21. No impact on playing pitch
22. Renewable energy
23. Provision of affordable housing
24. Reserved matters to include fully detailed waste audit
25. Contaminated land
26. Min age 55
27. The requirement for a Landscaping Management Plan in respect of the playing field.

148 **09/2329N - ERECTION OF A REPLACEMENT FOODSTORE (A1 RETAIL) WITH ANCILLARY CAFÉ, ASSOCIATED PARKING, HIGHWAY WORKS AND LANDSCAPING, TESCO, VERNON WAY, CREWE FOR TESCO STORES LTD**

Consideration was given to the above application.

(Mr Gartland the Agent for the Applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the signing and completion of a Section 106 Legal Agreement to provide a sum of money (£50,000) to be spent on pedestrian and cycle link improvements within the town centre and the following conditions:-

1. Standard Outline – time limit
2. Standard Outline – submission of reserved matters
3. Approved Plans
4. Materials
5. Landscape Scheme
6. Implementation of Landscaping
7. Tree protection measures
8. No works within protected area
9. Surface water regulation system
10. Maximum discharge
11. Sustainable Urban Drainage System
12. Scheme for management of overland flow
13. Incorporation of sustainable features
14. CCTV and speed humps to car park
15. Boundary Treatment
16. Contaminated Land
17. Signage to Town Centre and Heritage Centre
18. Protected Species
19. Limit on comparison goods floorspace
20. No demolition to take place in Jan and Feb
21. Limit on overall floorspace to 5,500spm
22. Details of how the site will be better integrated with the town centre to be provided
23. Details of public realm and design improvements to be provided

149 **09/3380W - EXTENSION TO TEN TEMPORARY GAS DRILLING COMPOUNDS AND TEN PERMANENT OPERATIONAL COMPOUNDS; THE DEVELOPMENT OF TWO TEMPORARY MOBILE DE-GASSING FACILITIES AND THE MINOR EXTENSION OF THE EXISTING GAS PROCESSING PLANT, HILL TOP FARM, HOLE HOUSE, WARMINGHAM, CREWE FOR ENERGY DE FRANCE TRADING GAS STORAGE LTD, 3RD FLOOR CARDINAL PLACE, 80 VICTORIA STREET, LONDON SW1E 5JL**

(During consideration of the application, Councillor Mrs R Bailey declared a personal interest by virtue of the fact that she had been present at a meeting of

Consideration was given to the above application.

RESOLVED

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

1. Standard time condition
2. In accordance with submitted details and to comply with the wider requirements of 7/2008/CCC/15.
3. Restoration of the site upon completion of gas storage
4. Prior to the development of each borehole details of the alignment of the compound required shall be submitted and approved in writing by the Planning Authority.
5. Details of soil handling and storage.
6. Prior to work commencing on any of the compounds details of a restoration and landscaping scheme shall be submitted and approved in writing by the Planning Authority.
7. All landscaping and aftercare shall be incorporated within the sites Environmental Action Plan.
8. Protection for breeding birds.
9. Prior to work commencing on any of the compounds the affected areas shall be resurveyed to establish the presence or otherwise of protected species.
10. Vehicle movements in and out of site shall be in accordance with and not exceed previous permission (CCC15)

150 **P09/3400C - NEW BUILD DEVELOPMENT OF 107 EXTRA CARE APARTMENTS AND ASSOCIATED EXTRA CARE FACILITIES AND CAR PARKING, COUNCIL DEPOT, NEWALL AVENUE, SANDBACH FOR NUALA KEEGAN, CHESHIRE EAST COUNCIL**

Consideration was given to the above application.

(Nuala Keegan, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. Time limit on outline permission
2. Submission of reserved matters (access, landscaping and appearance)
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. Submission of a scheme for the provision and implementation of a surface water regulation system (SUDS scheme)
8. Submission of a scheme for the management of overland flow from surcharging of the site's surface water drainage system
9. Submission of a scheme to dispose of foul and surface water

10. The following components of a scheme to deal with the risks associated with contamination shall be submitted:

- A contaminated land Phase 1 report shall be submitted to, and approved in writing by the Local Planning Authority (LPA).
- Should the Phase 1 report recommend that a Phase 2 investigation is required, a Phase 2 investigation shall be carried out and the results submitted to, and approved in writing by the LPA.
- If the Phase 2 investigations indicate that remediation is necessary, a Remediation Statement including details of the timescale for the work to be undertaken shall be submitted to, and approved in writing by, the LPA. The remedial scheme in the approved Remediation Statement shall then be carried out in accordance with the submitted details.
- Should remediation be required, a Site Completion Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the first use or occupation of any part of the development hereby approved.

11. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of PPS3 or any future guidance that replaces it. The scheme shall include:

- the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units;
- the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved) ;
- the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

12. Notwithstanding the details shown on the approved plan a revised parking and turning layout to be submitted, approved and implemented.

13. Construction site to be subject to the following hours of operations

Monday – Friday 8.00hrs - 18.00hrs

Saturday 8.00hrs - 13.00hrs

With no Sunday or Bank Holiday working

14. Details of the method, timing and duration of any pile driving operations connected with the construction of the development hereby approved shall be approved in writing by the Local Planning Authority prior to such works taking place and shall be implemented in accordance with the approved details.

15. No development shall commence until an assessment of traffic noise [and vibration] has been submitted to and approved in writing by the Local Planning Authority. The recommendations in the report shall be implemented in accordance with the approved details prior to the first occupation of the development hereby permitted.

16. Due to the development-taking place amongst residential properties, heavy goods vehicles should be restricted and shall only access the site from 9 am to 5 pm Monday to Friday and 9 am to 1 pm on a Saturday. Therefore prohibiting overnight parking and early morning deliveries so reducing any unnecessary disturbance.

17. No development shall take place until an air quality impact assessment has been submitted to and approved by the Local Planning Authority. The impact assessment shall address the following issues;

- Current air pollution levels around the development site;
- Details of potential sources of air pollutants as a result of development activities;
- Measurable changes (increase and/or decrease) to air pollution concentrations as a result of development activities;

- Comparison of predicted changes in air pollution concentration to current air quality standards;
 - Precise details of any methodology/guidance used in the assessment of air quality impact;
 - Proactive measures to address potential air quality issues where appropriate.
18. No windows in the north gable elevations unless fitted with obscured glazing and no opening lights.
19. Precise positioning of buildings and finished floor levels to be set out on site for inspection and the written approval of the Local Planning Authority.
20. Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey is required to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone to be left around the nest until breeding is complete. Completion of nesting should be confirmed by a suitably qualified person and a report submitted to the Council.
21. Prior to the commencement of development the applicant to submit detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds. Such proposals to be agreed by the LPA. The proposals shall be permanently installed in accordance with approved details.
22. The reserved Matters application shall contain a detailed waste audit scheme relating to the construction and subsequent use and occupation of the close care apartments and care village, to include details of:
- i the anticipated nature and volumes of waste that will be generated by that phase;
 - ii measures to minimise the generation of waste as a result of demolition, building, engineering and landscape works;
 - iii measures to maximise the re-use of such materials on site;
 - iv. measures to be taken to ensure effective segregation at source of other waste arising during the carrying out of such works, including the provision of waste sorting, storage, recovery and recycling facilities as appropriate;
 - v. measures to be taken to encourage the users and occupiers of the completed development to manage their waste effectively and sustainably, including the provision of;
 - Storage within individual apartments of waste and material for recycling
 - readily accessible community facilities
 - the layout being appropriately laid out to allow for the effective and efficient collection of waste and material for recycling;
 - provisions for monitoring (i) to (v) above and
 - the timing of its implementation
- The measures forming part of the approved scheme shall be carried out in accordance with it.

In addition to the above conditions a further conditions were also agreed as follows:-

1. Submission of a site management scheme prior to the commencement of development
2. Provision of wheel washing facilities
3. A scheme to be submitted and approved detailing measures to ensure that the development meets a minimum of Code level 3 under the 2008 Code for Sustainable Homes
4. The development shall not be commenced until a replacement playing pitch and ancillary facilities have been constructed and made operational in accordance with a scheme to be approved by the Local Planning Authority. The scheme shall ensure that the replacement pitch and facilities shall be at least as accessible and at least equivalent in terms of size, usefulness and attractiveness, quality and management arrangements as the existing pitch and ancillary features.

(The meeting adjourned at 4.00pm and reconvened at 4.10pm).

- 151 **09/3429N - PROPOSED NEW MARINA, FACILITIES BUILDING, WORKSHOP, ASSOCIATED CAR PARKING AND HARDSTANDING, NEW ENTRANCE OFF NANTWICH ROAD AND NEW FARMER'S ENTRANCE TO EXISTING FIELD, LAND OFF NANTWICH ROAD, WRENBURY CUM FRITH, NANTWICH FOR MR P GEARY**

This application was withdrawn prior to the meeting.

- 152 **09/3602N - TWENTY SIX EXTRA CARE APARTMENTS, LAND OFF ROSE TERRACE, CREWE, CHESHIRE FOR WULVERN HOUSING**

(This application was considered after 09/3413M).

Consideration was given to the above application.

RESOLVED

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

1. Standard
2. Materials
3. Surfacing materials
4. Car parking provision
5. Landscape scheme
6. Landscape implementation
7. Drainage details
8. Extra care only
9. Bin storage
10. Contaminated land survey
11. Obscure glazing
12. Approved plans
13. Access and visibility Splays
14. Method Statement for Construction
15. Hours of Construction

- 153 **09/3413M - EXTENSION OF TIME LIMIT FOR OUTLINE APPLICATION FOR BI (USE CLASS) UNITS (06/0278P), LAND TO WEST OF KILN CROFT LANE, HANDFORTH FOR TESCO STORES LTD**

(The above application was considered prior to application 09/3602N).

Consideration was given to the above application.

(Miss H Roper, the Agent for the Applicant attended the meeting and spoke in respect of the application).

RESOLVED

That authority be delegated to the Head of Planning and Policy to approve the application if he is satisfied by 17/01/2010 regarding

(i) Receipt of adequate information concerning protected species and

(ii) The form and content of a Unilateral Undertaking under S106 TCPA 1990 which increases the commuted sums towards highway works and other matters secured by the Undertaking attached to permission 06/0278P

In the event that he is not satisfied regarding either of the above matters by 17/10/2010 then the application be refused on grounds relating to either insufficient information on protected species or inadequate highway mitigation works, or both, as appropriate.

(This application was originally recommended for refusal).

154 **PERFORMANCE MANAGEMENT FRAMEWORK**

Consideration was given to the report as submitted.

RESOLVED

1. That the format and content of future performance reports to the Strategic Planning Board be approved.

2. That the proposed Local Performance Indicators as a measure of service delivery be approved.

155 **REPORTING ON PLANNING APPEALS**

Consideration was given to the report as submitted.

RESOLVED

That the future reporting procedures as recommended in paragraph 1.3 of the report be approved.

156 **UPDATE REPORT ON PLANNING ENFORCEMENT PERFORMANCE**

Consideration was given to the report as submitted.

RESOLVED

That the future reporting procedures as recommended in paragraph 5.1 of the report be approved.

157 **APPEAL SUMMARIES**

Consideration was given to the report as submitted.

RESOLVED

That the Appeal Summaries be noted.

The meeting commenced at 2.00 pm and concluded at 4.50 pm

Councillor H Gaddum (Chairman)