

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 24th March, 2010 at The Capesthorne Room - Town  
Hall, Macclesfield SK10 1DX

### **PRESENT**

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

Councillors Rachel Bailey, D Brown, M Hollins, D Hough, B Moran, C Thorley,  
S Wilkinson and J Wray

### **OFFICERS PRESENT**

Mr S Boone (Development Control Officer), Mr D Cleary (Planning Officer), Mr  
A Fisher (Head of Planning and Policy), Mrs N Folan (Planning Solicitor), Mr B  
Haywood (Principal Planning Officer), Mr C Kearney (Principal Regeneration  
Officer) and Ms P Lowe (Development Control Manager)

### 186 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors W J A Arnold, P  
Edwards, W J Macrae and G M Walton.

### 187 **DECLARATIONS OF INTEREST**

Councillors Mrs M Hollins and C Thorley declared a personal interest in  
application P07/0639-Outline application for Mixed Use Development  
Comprising Residential, Retail (Food and Non Food Uses), New  
Pedestrian/Cycle Link and Associated Car Parking, Landscaping,  
Servicing and Access, Land at Lockitt Street/Mill Street Crewe, Cheshire  
for Clowes Developments (North West) Ltd by virtue of the fact that they  
were Members of the Planning Committee that approved the original  
application and in accordance with the Code of Conduct they remained in  
the meeting during consideration of the application.

Councillor S Wilkinson declared a personal interest in Minute no 193-  
Manchester Airport Section 106 Agreement Annual report by virtue of the  
fact that he was the Chairman of the Consultative Committee of the airport  
and in accordance with the Code of Conduct he remained in the meeting  
during consideration of the application.

188        **MINUTES OF THE PREVIOUS MEETING**

RESOLVED

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

189        **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

190        **P07/0639-OUTLINE APPLICATION FOR MIXED USE  
DEVELOPMENT COMPRISING RESIDENTIAL, RETAIL (FOOD AND  
NON FOOD USES), NEW PEDESTRIAN/CYCLE LINK AND  
ASSOCIATED CAR PARKING, LANDSCAPING, SERVICING AND  
ACCESS, LAND AT LOCKITT STREET/MILL STREET CREWE,  
CHESHIRE FOR CLOWES DEVELOPMENTS (NORTH WEST) LTD**

Consideration was given to the above application.

(Mr I Melville attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to a legal agreement to secure:

The provision of on site open space and equipped children's playspace in accordance with Policy RT.3 of the Local Plan with any shortfall in provision to be made up by way of a developer contribution in lieu of public open space calculated at £1000 per house (index linked).

The affordable housing provision, to include a requirement that 35% of the total provision shall be affordable, 23% shall be social rented housing and 12% shall be shared ownership.

Details of phasing of development to include, inter alia, provision of the pedestrian / cycle link within the first phase of development.

A scheme of public art to be agreed for the site;

and subject to the following conditions:-

1-3 Standard Outline

4 Maximum floor area for retail food development 1,329sqm

5 Maximum food area for retail non-food comparison 2,787sqm and remainder bulky goods

- 6 Footway/cycleway details as part of first reserved matters application
- 7 Noise mitigation measures to dwellings to include glazing
- 8 No Development within 8m of side walls of culvert
- 9 Flood Risk Assessment Mitigation Measures
- 10 Air Quality Assessment Mitigation Measures
- 11 Provision of Right Turn off Mill Street – timing to be agreed
- 12 Design Concept to be high quality and inclusive design, and shall have regard to the principles set out in the adopted SPD and shall include an element of Traditional 19<sup>th</sup> Century Railway Housing
- 13 No further sub-division of retail units.
- 14 Contaminated Land
- 15 Sustainable Urban Drainage Systems as part of Reserved Matters
- 16 Incorporation of sustainable features as part of Reserved Matters
- 17 Waste Management Plan to be submitted
- 18 Signage to Town Centre and Heritage Centre
- 19 Scheme of CCTV to be submitted and agreed
- 20 Speed humps to car park
- 21 Boundary treatment
- 22 Scheme of management of open space - to include cutting
- 23 Scheme of lighting to be submitted and agreed
- 24 Scheme of street furniture to be submitted and agreed
- 25 Materials – to include surfacing materials

It was requested that a letter be sent to regeneration to ask them to investigate further the possibility of opening up the closed archway under the railway line to improve connectivity from the railway station to the town centre for pedestrians and cyclists.

191           **10/0366N-INSTALL A 14.8 METRE HIGH STREET POLE  
INSTALLATION & 2 NO. EQUIPMENT CABINETS, GRASS VERGE ON  
SOUTHERN SIDE OF, PETER DE STAPLEIGH WAY, STAPELEY,  
NANTWICH FOR VODAFONE**

Consideration was given to the above application.

It was noted that the description for the application should refer to 3 No. Equipment Cabinets and not 2.

(The Ward Councillor Rodney Walker, Mr S Holland, an objector and Mr K Johnson, the agent for the applicant attended the meeting and spoke in respect of the application).

(The meeting was adjourned twice in order to seek legal advice. After the first adjournment, the information was not readily available and the meeting was reopened with the remaining items on the agenda being dealt with prior to final consideration of the application. A further adjournment took place before a final decision was made).

#### RESOLVED

That the application be refused for the following reason:

1. Proliferation of telephone masts in the area and their impact on the visual amenity.

(The recommendation had changed from one of approval to refusal).

#### 192        **SAINSBURY'S, NANTWICH**

Consideration was given to the above report.

#### RESOLVED

1. That the section 106 requirements of the previous resolution in respect of application P09/0126 be amended as follows:

Prior to the first occupation of the site:

- a scheme of Public Art to be located in the area identified on Site Plan ARCH / 2004-030/P12/E to be prepared and agreed by the Local Planning Authority
- The agreement of the scheme to take into account the views of Stakeholders through a consultation exercise, the scope of which is to be agreed with the Local Planning Authority

The Public Art was to be commissioned and delivered on site in accordance with a timescale to be set out within the agreed scheme.

2. That the appropriate Town/Parish Councils be informed of the change to the resolution agreed at a previous meeting of the Board.

193        **MANCHESTER AIRPORT SECTION 106 AGREEMENT ANNUAL  
REPORT**

Consideration was given to the above application.

**RESOLVED**

1. That the report be noted.
2. That future reports be referred to the Portfolio Holder for Prosperity for his consideration.

The meeting commenced at 2.00 pm and concluded at 4.20 pm

Councillor H Gaddum (Chairman)