

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 5th May, 2010 at The Long Gallery, Oakley Centre,  
Victoria Community Centre, Crewe

### **PRESENT**

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

Councillors Rachel Bailey, A Arnold, D Brown, P Edwards, M Hollins,  
D Hough, J Macrae, B Moran, C Thorley, G M Walton and J Wray

### **OFFICERS IN ATTENDANCE**

Ms S Dillon (Senior Solicitor), Ms P Lowe (Development Manager), Mr S  
Penny (Planning Policy Manager), Mr I Andrew (Senior Planning Officer –  
Enforcement) and Mr M Scammell (Conservation Officer)

### **APOLOGIES**

Councillor S Wilkinson

### 205 **DECLARATIONS OF INTEREST**

Councillor H Gaddum declared a personal interest in agenda item 6  
(Planning Application No. 09/4331N – Land off Wettenhall Road, Poole,  
Nantwich) on the basis that Cobbetts LLP, who had corresponded with the  
Council on this application, had previously acted as her family's solicitors.

Councillor Rachel Bailey declared a personal interest in the same item on  
the basis that she was a Ward Councillor and had received  
correspondence from local residents and Cobbetts LLP.

Councillor M A Hollins declared a personal interest in agenda item 5  
(Planning Application No. 09/391C – Horseshoe Farm, Warmingham  
Lane, Moston Middlewich) on the basis that she had met with local  
residents.

Councillor J Wray declared a personal interest in the same item on the  
basis that he was a Ward Councillor.

Each Member of the Strategic Planning Board declared that they had  
received correspondence in respect of item 5 (Planning Application No.  
09/391C).

206            **MINUTES OF THE MEETING HELD ON 14 APRIL 2010**

RESOLVED:

That the minutes of the meeting held on 14<sup>th</sup> April 2010 be approved as a correct record.

207            **PUBLIC SPEAKING**

RESOLVED:

That the public speaking procedure be noted.

208            **09/3918C-EXTENSION TO EXISTING GYPSY CARAVAN SITE INCLUDING LAYING OF HARDSTANDING, STATIONING OF 9 CARAVANS FOR RESIDENTIAL PURPOSES (INCLUDING 3 STATIC CARAVANS) STORAGE OF 2 TOURING CARAVANS, ERECTION OF 9 UTILITY BUILDINGS AND INSTALLATION OF LIGHTING, HORSESHOE FARM, WARMINGHAM LANE, MOSTON, MIDDLEWICH, CHESHIRE FOR MR OLIVER BOSWELL**

The Board gave consideration to Planning Application No. 09/3918C.

RESOLVED:

That the application be REFUSED for the following reasons –

The scale of the development to which the application relates is inappropriate in this location within an area of predominantly open rural countryside and as such is contrary to criterion (III) of Local Plan Policy H8. In particular, the extension of the site further westwards and the parking area and associated 1.8 metre high earth mound projecting from the northerly end of the site into part of the adjacent field would have a detrimental effect upon the character and appearance of the surrounding locality contrary to Policies GR1 and GR2 of the adopted Congleton Borough Local Plan First Review.

(Notes: (1) Having arrived at the meeting during consideration of this application, Councillor D Brown did not participate in the debate or voting, in accordance with Paragraph 13.5 of the Planning Protocol of Conduct in Relation to the Determination of Planning Matters.

(2) The following speakers attended the meeting and addressed the Board on this matter –

(a) Councillor A Kolker (Ward Councillor); and

(b) Parish Councillor Scragg (on behalf of Moston Parish Council); )

209        **09/4331N-CHANGE OF USE OF LAND AS A RESIDENTIAL CARAVAN SITE FOR 8 GYPSY FAMILIES, EACH WITH 2 CARAVAN, INCLUDING IMPROVEMENT OF ACCESS, CONSTRUCTION OF ACCESS ROAD, LAYING OF HARD-STANDING AND PROVISION OF FOUL DRAINAGE, LAND OFF, WETTENHALL ROAD, POOLE, NANTWICH, CHESHIRE FOR MR T LOVERIDGE**

The Board gave consideration to Planning Application No. 09/4331N.

RESOLVED:

That the application be DEFERRED for a site visit to allow (a) an assessment of the impact of development on open countryside and the wider community; and (b) to assess any highways issues.

(Notes: The following speakers attended the meeting and addressed the Board on this application –

(1) Councillor W S Davies (Ward Councillor);

(2) Parish Councillor H Dutton (on behalf of Worleston Parish Council);

(3) Sara Allen (an objector to the application representing Home-Watch);

(4) Steve Adock (objector); and

(5) Philip Brown (agent for the applicant). Mr Brown had exceeded the deadline to register his intention to speak because of the intervening Bank Holiday. The Board agreed that this was an exceptional circumstance and the Chairman allowed him to speak in accordance with Paragraph 2.8 of the Protocol for Public Speaking Rights.)

210        **BRIEFING REPORT ON PLANNING POLICY STATEMENT (PPS) 5:PLANNING FOR THE HISTORIC ENVIRONMENT;DRAFT PPS CONSULTATION ON PLANNING FOR A NATURAL AND HEALTHY ENVIRONMENT;DRAFT PPS CONSULTATION ON PLANNING FOR A LOW CARBON FUTURE IN A CHANGING CLIMATE**

The Board received for information a Briefing Report of the Planning Policy Manager which provided an update on Planning Policy Statement (PPS)5 in respect of the historic environment. This had now been issued following a period of consultation.

The report also informed the Board of two draft PPS consultations on planning for (i) a natural and healthy environment and (ii) a low carbon future in a changing climate.

RESOLVED:

(a) That the Briefing Report be noted; and

- (b) That the appropriate Portfolio Holders be asked to respond to the consultation in respect of the “low carbon future in a changing climate”.

**211 SUMMARY OF THE NEW COMMUNITY INFRASTRUCTURE  
LEVY REGULATIONS**

The Planning Act 2008 provided broad powers to enable local authorities to introduce a planning charge on development, referred to as the “Community Infrastructure Levy (CIL)”, with the intention of helping to fund the infrastructure necessary to bring about proposals for development identified in Local Development Frameworks. The detailed legislative framework to bring this into effect came into force on 6th April 2010.

The Board considered the Briefing Report of the Planning Policy Manager which provided a summary of the key features of CIL, how it was to be implemented and the proposed relationship between CIL and planning obligations.

RESOLVED:

That the Briefing Report be noted.

**212 BRIEFING REPORT ON: THE INFRASTRUCTURE PLANNING  
COMMISSION**

The Infrastructure Planning Commission (IPC) was set up under the Planning Act 2008 and came into being on 1<sup>st</sup> October 2009. It was an independent public body with the dedicated task of examining and deciding applications for nationally significant infrastructure projects.

The Board considered the Briefing Report of the Planning Policy Manager which provided a guide on the role of the IPC and how it would affect Cheshire East.

RESOLVED:

That the Briefing Report be noted.

**213 APPEAL SUMMARIES**

The Board received a schedule summarising appeals against determinations made by the local planning authority, and the outcome of those appeals.

RESOLVED:

That the Appeals Summary be noted.

**CHAIRMAN'S CLOSING REMARKS**

In closing the meeting, the Chairman reminded Members that this was the last meeting of the Strategic Planning Board in the current Municipal Year. She thanked Members for their support over the previous twelve months.

The meeting commenced at 2.00 pm and concluded at 3.50 pm

Councillor H Gaddum (Chairman)