

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 14th July, 2010 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

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

Councillors Rachel Bailey, D Brown, M Hollins, D Hough, W Livesley,
G M Walton, S Wilkinson and J Wray

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Solicitor), Mr N Curtis (Highways Engineer), Mrs R Ellison (Principal Planning Officer), Mr A Fisher (Head of Planning and Policy), Mr S House (Principal Planning Officer - Spatial Plans), Mr D Malcolm (Interim Development Manager), Mr S Molloy (Project Leader) and Mr P Moore (Principal Planning Officer)

20.APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors W J A Arnold, P Edwards, W J Macrae and C Thorley.

21.DECLARATIONS OF INTEREST/PRE-DETERMINATION

Councillor D Brown declared a personal interest in application 09/1018C - Bridestones Shopping Centre, Victoria Street, Congleton, CW12 1DA: Full Planning Application for the Erection of an Extension to the Bridestones Centre comprising a Food Store, Speciality A1 Retail Units, Car Parking and Servicing Facilities and Creation of a Town Square for Modus Congleton Ltd c/o HOW Planning Ltd, 40 Peter Street, Manchester by virtue of the fact that he was a Member of Congleton Town Council and in addition he reported that he had received correspondence which related to the application from the market traders and in accordance with the Code of conduct he remained in the meeting during consideration of the application.

Councillor J Hammond declared a personal interest in application 10/1146N - Land to the East of University Way, Crewe: Extension in Time Limit for the Outline Application for the Erection of Five Office Buildings with Associated Car Parking and Landscaping for Pegasus Planning Group by virtue of the fact that he was a Member of Haslington Parish Council who had been a consultee on the application and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

22.MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman subject to the inclusion of Councillors G M Walton and J Wray in the list of those present.

23. PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

24.09/1018C - BRIDESTONES SHOPPING CENTRE, VICTORIA STREET, CONGLETON, CW12 1DA: FULL PLANNING APPLICATION FOR THE ERECTION OF AN EXTENSION TO THE BRIDESTONES CENTRE COMPRISING A FOOD STORE, SPECIALITY A1 RETAIL UNITS, CAR PARKING AND SERVICING FACILITIES AND CREATION OF A TOWN SQUARE FOR MODUS CONGLETON LTD C/O HOW PLANNING LTD, 40 PETER STREET, MANCHESTER

Consideration was given to the above application.

(Congleton Town Councillor Murphy and Mr M Ralph, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to -

(A) a prior appropriate Legal Agreement under s106 Town & Country Planning Act 1990 securing

- (1) **Off-Site Highway Works:** to Mill Street, Stonehouse Green, Rood Hill junction, Bridge Street/Duke Street, Victoria Street, and Market Street, as described in the report
- (2) **Market Provision:** including stalls, anchor points and sockets, as described in the report. Prior to commencement of development a scheme shall be agreed in writing with the LPA regarding the future operation of the market within the development The scheme may append a management agreement with CEBC as markets authority or may itself set out arrangements necessary for the efficient operation of the market, for example arrangements covering access to and use of parking & loading areas & lifts, use of stores, offices and other ancillary facilities, access times, stall erection & dismantling, use of a power supply, maintenance & cleaning, arrangements for the regulation of the market in its physical environment.

- (3) **The New Public Square:** including public access at all times, the installation of lighting and power facilities, prior the commencement of development, an approved scheme for precise layout, materials specification, and an agreed scheme for design, materials and landscaping, as described in the report. Prior to commencement of development a further scheme shall be agreed in writing with the LPA for the management, maintenance and continuing use of the town square, its approaches and its facilities. The scheme may append a management agreement or may itself set out arrangements ensuring that the square functions as a focal point for town events, for example arrangements may cover cleaning & maintenance; use of lighting & electricity, lifts and other facilities; use, operation & controls for public events; management rights & responsibilities. Unless the Council agrees otherwise in writing, no part of the development shall be occupied until the town square and facilities have been made available for public and market use in accordance with approved schemes.
- (4) **Active Frontage Use:** including restrictions on advertising space, shelving & display, and café use overlooking the public square, as described in the report
- (5) **Travel Plans:** and monitoring costs as described in the report
- (6) Two Hours Free parking
- (7) **Public Realm:** a contribution of £10,000 or 50% (whichever is the lower) to the cost of a Public Realm Design Strategy commissioned by Congleton Town Council. Any cost savings which arise between (i) the implementation of the specification contained in the Strategy or of off-site highway works (if completed beforehand) and (ii) the Applicant's indicative costings for those works, shall be used to further enhance the public realm.

and

(B) the following conditions:-

General Conditions

1. 3 Year Time Limit.
2. Development in accordance with the approved plans.
3. All external facing materials to be submitted and approved prior to the commencement of development and implemented in accordance with the approved details.

Design Related Matters

4. Development to be constructed with Green Roof, the details of which shall be submitted and approved prior to the commencement.
5. Precise design and materials specification of the clock tower submitted and approved prior to the commencement of development.
6. Minimum 100mm window reveal depths to the Mill Street Façade unless otherwise agreed in writing by the Local Planning Authority.
7. Site levels in accordance with approved drawings

Environmental Health

8. Environment Agency contaminated land condition.
9. Further gas monitoring to be undertaken and scheme for gas protection measures submitted and approved prior to commencement of development.
10. Scheme for noise mitigation to achieve a BS8233: 1999 “Good Standard” to hotel bedrooms to northern and western facades to be submitted and approved prior to the commencement of development.
11. Scheme for noise mitigation to plant and equipment within the development for each phase of development in accordance with BS4142.
12. Submission of a Construction Environmental Management Plan to cover the following areas: -
 - a) Restriction on hours of demolition, construction and deliveries in accordance with those specified by Environmental Health
 - b) Submission of detailed scheme for measures to mitigate dust
 - c) Details of road sweeper provision during demolition and construction
 - d) Identification of storage and delivery areas within the site
 - e) To prevent materials being burnt on site
13. Scheme for ventilation and extraction equipment for the café and restaurant uses, extending to also include kitchen and bakery areas within the proposed hotel and or food store, to be submitted and approved for each phase of development and implemented thereafter.

Retail Conditions

14. Ensure total net retail floorspace with the food store is restricted to 3583m² with a maximum 2480m² net convenience floorspace and a

maximum 1013m² net comparison floorspace. In addition a percentage based approach be adopted to allow flexibility with a 70% convenience and 30% comparison goods split.

15. Restriction within the food store to prevent the inclusion of an in-store pharmacy and post-office.
16. Restriction on food store opening hours

Highway and Drainage Conditions

17. All car parking spaces proposed within the development to be fully available prior to the first use of the hereby-approved development.
18. Submission of surface water regulation and drainage strategy prior to the commencement of development and implementation of thereafter.
19. Prior to first occupation, precise details of cycle parking facilities to be submitted and approved.
20. Site to be drained on a separate system with only foul drainage connected into the existing foul public sewer which crosses the site. Surface water to be discharged into the Howty Brook.

Specific Conditions

21. Relocation of War plaque to a location to be agreed in writing prior to the commencement of development and fully implemented thereafter.
22. No development to commence until the temporary market facilities to the Fairground Site have been fully implemented in accordance with approved details unless otherwise agreed in writing with the Local Planning Authority.
23. Scheme for detailed archaeological investigation to be submitted and agreed prior to the commencement of development with a mechanism to ensure a mitigation strategy is agreed with the Local Planning Authority where necessary and fully implemented thereafter.
24. Prior to commencement of development a scheme for CCTV to be submitted and approved by the Local Planning Authority and fully implemented thereafter.
25. Prior to commencement of development a scheme for external lighting for the development site shall be submitted and approved by the Local Planning Authority and fully implemented thereafter. This is to also include town direction signage.

26. Prior to commencement of development detailed scheme for lighting and physical security measures for the Princess Street underpass to be submitted and approved by the Local Planning Authority and fully implemented thereafter.
27. Prior to commencement of development detailed scheme for security measures to all retail (excluding the food store) and internal market units to be submitted and approved by the by the Local Planning Authority to include details of internal roller shutters, panic and intruder Alarms and CCTV and fully implemented thereafter.
28. Prior to commencement of development, precise details of toilets which are available for public use to be submitted and approved in writing by the Local Planning Authority and fully implemented thereafter.
29. Detailed Landscape Plan to be submitted
30. 5-year landscape management condition

Ecology

31. Detailed scheme for implementation of Bat habitat creation/mitigation in accordance with recommendations within the applicants report to be submitted and approved in writing by the Local Planning Authority and fully implemented thereafter
 32. Standard breeding bird condition
- A further four conditions were also included:-
33. Submission of a Site Waste Management Plan prior to the commencement of development and fully implemented thereafter
 34. Restriction to use classes - Restaurant & Café Uses. Excluding café within food store element which is included within the S106 Agreement
 35. Phasing mechanism to ensure:-
 - a) That a construction timetable and overall build approach is agreed with the Council prior to the commencement of development and is fully implemented in accordance with those details unless otherwise agreed in writing by the Local Planning Authority.
 - b) Requiring that no part of the development be occupied until such time as the development has been fully constructed (externally) and completed in accordance with the approved plans.

36. Precise design of gable wall adjoining 19 Mill Street to be submitted, agreed in writing and fully implemented thereafter.
37. Precise details of power voltage optimisation system to be submitted, agreed in writing and fully implemented thereafter.
38. Precise details of Shop Mobility and time frame for implementation to be submitted and be agreed.

It was requested that any amendments to the S106 agreement/Heads of Terms should be brought back to the Board for their consideration.

25.09/4176C - PUBLIC CAR PARK, MARKET STREET, CONGLETON: CHANGE OF USE OF PART OF THE FAIRGROUND CAR PARK FOR TEMPORARY MARKET AND CAR BOOT SALES USES FOR HOW PLANNING LTD, 40 PETER STREET, MANCHESTER

Consideration was given to the above application.

RESOLVED

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

- 1.3 Year Time Limit.
2. Site laid out in accordance with the approved plans.
3. Precise details of the design and external appearance of the temporary stalls and portakabins to be submitted and approved prior to the commencement of development.
4. Details of hot and cold water provision for the indoor and outdoor market units and proposed toilet block to be submitted, approved and fully implemented thereafter.
39. Details as to how the indoor stalls and toilet block are to be connected into the main drain to be submitted, approved and fully implemented thereafter.

(The meeting was adjourned at 11.35am and reconvened at 11.40am).

26.10/1517W - 105 MOSS LANE, MACCLESFIELD: CHANGE OF USE OF EXISTING BUILDING AND YARD AREA TO AN AUTHORISED TREATMENT FACILITY FOR END OF LIFE VEHICLES, WITH RETENTION OF EXISTING VEHICLE WASH DOWN AREA FOR HENSHAW'S WASTE MANAGEMENT

Consideration was given to the above application.

RESOLVED

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

1. Standard time
2. In accordance with submitted detail
3. Maximum of 7 vehicles on site awaiting treatment, held within building only
4. Maximum of 10 de-polluted vehicles stored at any given time
5. Hours of working
6. Subject to existing noise and dust conditions attached to main site
7. Subject to traffic movement conditions attached to main site
8. That the vehicles using the facility be restricted to cars
9. That the stack of vehicles using the facility not exceed more than two

**27.10/1146N - LAND TO THE EAST OF UNIVERSITY WAY, CREWE:
EXTENSION IN TIME LIMIT FOR THE OUTLINE APPLICATION
FOR THE ERECTION OF FIVE OFFICE BUILDINGS WITH
ASSOCIATED CAR PARKING AND LANDSCAPING FOR
PEGASUS PLANNING GROUP**

Consideration was given to the above application.

RESOLVED

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

1. Submission of details of layout, scale, appearance access to all individual plots and landscaping.
2. Application for reserved matters to be made within 3 years of date of this permission.
3. Development to be implemented within 3 years of the date of this outline permission or expiry of 2 years from final approval of the last of the reserved matters.
4. All reserved matters applications to include site survey and details of proposed site and slab levels
5. All reserved matters applications to include Framework Travel Plan, to be followed by a travel plan and its implementation.
6. All reserved matters applications to provide development based on the all the sustainable development principles of the Design and Access Statement
7. Car parking, motorised cycle parking and covered secure cycle parking for each plot, with showers in each building for use by all staff.
8. Site to be used for B1 office use only.

9. Remedial tree works to be completed in accordance with tree survey and recommendations of ecological survey.
10. Replacement planting for trees which are removed to be provided with first reserved matters application. To include details of species, size on planting, location and timetable for the provision of the tree planting.
11. Details of tree protection to be submitted approved and implemented.
12. Landscaping scheme to be submitted with the first reserved matters planning application for the site to incorporate strategic planting to the University Way frontage and the planting on the north side of building B and south side of building D to reflect the strategic planting on Area C to the south of this site.
13. Final check of trees for bats prior to tree works.
14. Protection for nesting birds.
15. No development within 30m of any badger sett and further survey with mitigation if necessary to ensure protection to any setts.
16. Scheme for the provision of a wildlife buffer to the Valley Brook and Englesea Brook to be submitted approved and implemented.
17. Use of native species in landscaping of all plots.
18. Minimum slab level of 49.79m AOD for all buildings.
19. Pedestrian access to all buildings to be minimum of 49.49m AOD
20. Scheme for surface water regulation of the site to be submitted with first reserved matters for the development, approved and implemented.
21. Scheme for the disposal of surface and foul water drainage to be submitted approved and implemented with each plot.
22. Oil interceptors to car parks.
23. Areas used for vehicle washing to be contained and connected to foul sewer.
24. Scheme for protection of Englesea Brook and Valley Brook from contamination by building materials to be submitted approved and implemented.
25. Maximum floor area.
26. Details of external lighting.
27. Control invasive species on the site.

In addition the Board requested that a letter be sent to the applicants/agents expressing concern over tipping and motorbike scrambling on the site.

28.APPEAL SUMMARIES

Consideration was given to the Appeal Summaries.

RESOLVED

That the Appeal Summaries be noted.

29.LOCAL DEVELOPMENT FRAMEWORK

Consideration was given to the above report.

RESOLVED

That Cabinet and Council be recommended to approve the Statement of Community Involvement , Alsager Town Centre SPD, the Smallwood Village Design Statement SPD, the Local List of Historic Buildings and its accompanying SPD subject to the following comments being communicated:-

- (1) That any references to agencies/policies contained within the document which have now been abolished be deleted from the document.
- (2) Reference to Partnerships on page 108 of the report should be included under Voluntary Bodies.
- (3) LSP was now referred to as PACE. The document should be amended to reflect this change.

The meeting commenced at 9.30 am and concluded at 12.25 pm

Councillor H Davenport (Chairman)