

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 15th September, 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,
J Macrae, C Thorley, G M Walton, S Wilkinson and J Wray

OFFICERS PRESENT

James Baggaley (Nature Conservation Officer), Sheila Dillon (Senior Solicitor), Ros Ellison (Principal Planning Officer), Adrian Fisher (Head of Planning and Housing), David Townsend (Interim Business Lead Development Control (South), Bev Wilders (Principal Planning Officer) and Craig Wilshaw (Principal Planning Officer)

36 APOLOGIES FOR ABSENCE

Apologies due to Council business were received from Councillors W J A Arnold and P Edwards.

Apologies for absence were received from Councillor S R Wilkinson.

37 DECLARATIONS OF INTEREST/PRE-DETERMINATION

Councillor D Brown declared a personal and prejudicial interest in application 10/0346M-Erection of 15 No. Affordable Houses, Woodside Poultry Farm, Stocks Lane, Over Peover, Knutsford for Dean Johnson Farms Ltd/ Dane Housing by virtue of the fact that he was a Director of Dane Housing who were the Applicants and in accordance with the Code of Conduct left the meeting during consideration of the application.

Councillor J Hammond declared a personal interest in application 10/1776N-Use of land for the siting of 34 Timber Clad Twin Unit Caravans, access works, car parking, administration building, cycle store and landscaping, Wrenbury Fishery, Hollyhurst Road, Marbury for Mr Spencer, Marcus Brook Ltd by virtue of the fact that he was a member of the Cheshire Wildlife Trust who been consulted on the application and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillor G M Walton declared a personal interest in the same application as he was a Director on the Board of 'Visit Chester and Cheshire' who had been informally consulted on the application and in

accordance with the Code of Conduct he remained in the meeting during consideration of the application.

38 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes be approved as a correct record subject to an amendment to the last word in the first paragraph of Minute no.33 Mill Street/Lockitt Street, Crewe being amended to index-linked.

39 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

40 10/0346M-ERECTION OF 15 NO. AFFORDABLE HOUSES, WOODSIDE POULTRY FARM, STOCKS LANE, OVER PEOVER, KNUTSFORD FOR DEAN JOHNSON FARMS LTD/ DANE HOUSING

(During consideration of the application Councillor B Livesley arrived to the meeting. In accordance with the Code of Conduct he did not take part in the debate nor vote on the application).

Consideration was given to the above application.

(Councillor A J Knowles, the Ward Councillor, Parish Councillor J Bennett, Chairman of Peover Superior Parish Council, Mr Nicholls, an objector and Mrs C Payne, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

A. That, minded to approve the application subject to the Heads of Terms and the Conditions listed in the Report (as varied at B below) but taking into account the Applicant's offer to submit amended plans repositioning plots 10-15 2m further away from the boundary, adjacent to Woodcroft and Woodside Cottage power be delegated to the Head of Planning & Housing, in consultation with the Chairman, to determine the application after expiry of the reconsultation period for the amended plans.

B. That condition 30 shall include implementation of a redevelopment scheme.

The conditions were agreed as follows:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans

3. A05EX - Details of materials to be submitted
4. A10EX - Rainwater goods
5. A12EX - Fenestration to be set behind reveals
6. A20EX - Submission of details of windows/doors including materials and finish
7. A01GR - Removal of permitted development rights
8. A07GR - No windows to be inserted
9. A22GR - Protection from noise during construction (hours of construction)
10. A12HA - Closure of access
11. A07HA - No gates - new access
12. A01HP - Provision of car parking
13. A30HA - Protection of highway from mud and debris
14. A01LS - Landscaping - submission of details
15. A04LS - Landscaping (implementation)
16. A12LS - Landscaping to include details of boundary treatment
17. A04MC - Electromagnetic protection (Jodrell Bank)
18. A08MC - Lighting details to be approved
19. A17MC - Decontamination of land (Phase II Report required)
20. A19MC - Refuse storage facilities to be approved
21. A06NC - Protection for breeding birds
22. A01TR - Tree retention
23. A02TR - Tree protection
24. A05TR - Arboricultural method statement
25. Construction of new junction prior to construction of any other part of the development
26. Construction of highways (manual for streets layout)
27. Provision of Bat Loft
28. Provision of Barn Owl Nesting Boxes
29. Provision of facilities for breeding birds
30. Prior to the occupation of the dwellings, in the absence of a scheme for redevelopment, Building A shall be demolished

(The meeting was adjourned at 3.40pm and reconvened at 3.50pm)

(Prior to consideration of the following application, Councillor C Thorley left the meeting and did not return).

41 10/2810N-CHANGE OF USE OF LAND AS A RESIDENTIAL CARAVAN SITE FOR 8 GYPSY FAMILIES, EACH WITH TWO CARAVANS, INCLUDING IMPROVEMENT OF ACCESS, CONSTRUCTION OF ACCESS ROAD, LAYING OF HARD-STANDING AND PROVISION OF FOUL DRAINAGE, LAND OFF, WETTENHALL ROAD, POOLE, NANTWICH FOR MR T HAMILTON

Consideration was given to the above application.

(Councillor S Davies, the Ward Councillor, Parish Councillor P Butterill, Parish Councillor for Worleston Parish Council, Mr D Perkins, Chairman of Reaseheath and Poole Wildlife and Conservation Group, Mr M Krassowski, an objector, Mrs M Smith-Bendall, representing the applicant and Mrs S Woodbury, a supporter attended the meeting and spoke in respect of the application.

RESOLVED

That the application be refused for the following reasons:-

1. The development represents an inappropriate and unjustified visual intrusion in the open countryside due to the introduction of hardcore and the siting of caravans which is considered to have an adverse impact on the character and openness of the surrounding area contrary to the provisions of Policy NE.2 (Open Countryside) and Policy RES.5 (Housing in the Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.
2. The application fails to provide the Local Planning Authority with sufficient information to assess the appropriate mitigating measures required for the loss of wildlife habitat contrary to the provisions of Policy NE.5 (Nature Conservation Habitats) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.
3. The location of the site represents an unsustainable form of development due to the distance from local services and facilities contrary to Policy RES.13 (Sites for Gypsy and Travelling Showpeople) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the guidance contained within Circular 01/2006.

(Councillor D Hough requested that his abstention from voting on the application be noted).

42 10/1776N-USE OF LAND FOR THE SITING OF 34 TIMBER CLAD TWIN UNIT CARAVANS, ACCESS WORKS, CAR PARKING, ADMINISTRATION BUILDING, CYCLE STORE AND LANDSCAPING, WRENBURY FISHERY, HOLLYHURST ROAD, MARBURY FOR MR SPENCER, MARCUS BROOK LTD

Consideration was given to the above application.

(Councillor S Davies, the Ward Councilor, Mr P Cawood, an objector and Mr Goodwin, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. The proposed use of the land for the siting of 34 twin caravan units to provide a chalet development with associated roads, hardstandings, lighting, cycle parking and an office/ shop building will result in the erosion of the character of this rural location, creating visual intrusion, away from any established settlement.

2. To allow the development would be detrimental to the rural tranquillity of this area of open countryside and would erode the physical character of the location, detrimentally impacting on the appearance of the area, contrary to policies NE.2 (Open Countryside) and RT.6 (Recreation Uses in the Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

(This decision was against the Officers recommendation of approval).

- 43 **10/1005N-APPLICATION TO VARY PLANNING CONDITIONS 5 AND 6 ON PLANNING PERMISSION 7/2009/CCC/1, IN ORDER TO VARY THE DESCRIPTION OF PERMITTED WASTE AND SPECIFY A PERCENTAGE OF CONTAMINATED WASTE ALLOWED, WHITTAKERS GREEN FARM, PEWIT LANE, BRIDGEMERE FOR MR F.H. RUSHTON**

This application was deferred to the next meeting.

- 44 **10/2251N-APPLICATION TO VARY PLANNING CONDITIONS 5 AND 6 ON PLANNING PERMISSION 7/2009/CCC/1, IN ORDER TO VARY THE DESCRIPTION OF PERMITTED WASTE AND SPECIFY A PERCENTAGE OF CONTAMINATED WASTE ALLOWED, WHITTAKERS GREEN FARM, PEWIT LANE, BRIDGEMERE FOR MR F.H. RUSHTON**

This application was deferred to the next meeting.

- 45 **UPDATE REPORT ON PLANNING ENFORCEMENT PERFORMANCE**

Consideration was given to a report on the details of existing live Enforcement Notices/enforcement action carrying on from the last update report put before Members of the Strategic Planning Board on 23 December 2009.

RESOLVED

1. That the report be noted.
2. That approval be given to the proposed future reporting procedures as recommended in paragraph 3.1 of the report.

46 **APPEALS SUMMARIES**

Consideration was given to the Appeal Summaries.

RESOLVED

That the Appeal Summaries be noted.

The meeting commenced at 2.00 pm and concluded at 6.15 pm

Councillor H Davenport (Chairman)