

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 27th October, 2010 at Main Hall, Sandbach Town Hall,
High Street, Sandbach

PRESENT

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

Councillors A Arnold, Rachel Bailey, D Brown, M Hollins, D Hough,
W Livesley, J Macrae and J Wray

OFFICERS IN ATTENDANCE

Mr J Baggaley (Conservation Officer), Ms S Dillon (Senior Solicitor),
Mr A Fisher (Head of Planning and Housing), Mr B Haywood (Principal
Planning Officer), Mr R House (Local Development Framework Manager),
Mr N Jones (Principal Development Officer), Mr D Malcolm (Interim
Development Manager), Ms S Orrell (Principal Planning Officer) and
Mr N Turpin (Principal Planning Officer)

57 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors C Thorley,
G M Walton and S R Wilkinson.

58 DECLARATIONS OF INTEREST/PRE-DETERMINATION

In respect of application 10/3139M-Extension of Time to 07/1041P
Erection of 9 Three-Storey Buildings for Class B1 (Business) Use, 1
Two/Three-Storey Building for Class C1 (Hotel) Use Together With
Associated Highways, Car Parking And Landscaping Infrastructure, Land
at Tytherington Business Park, Manchester Road, Tytherington,
Macclesfield for Hadley Development Solutions Ltd, Councillor H
Davenport declared that he was a Member of the former Macclesfield
Borough Council Planning Committee when it approved application
07/1042P but that he was approaching application 10/3139M to extend
time for commencement of that development without predetermination.

All Members of the Strategic Planning Board declared that they had
received written correspondence in relation to application 10/12608C-
Erection of up to 269 dwellings, provision of public open space, highway
works and associated works, Land East of Marriot Road, Anvil Close,
Forge Fields and South of Hind Heath Road, Sandbach for Richborough
Estates.

59 MINUTES OF THE PREVIOUS MEETING

RESOLVED

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

60 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

61 10/12608C-ERECTION OF UP TO 269 DWELLINGS, PROVISION OF PUBLIC OPEN SPACE, HIGHWAY WORKS AND ASSOCIATED WORKS, LAND EAST OF MARRIOT ROAD, ANVIL CLOSE, FORGE FIELDS AND SOUTH OF HIND HEATH ROAD, SANDBACH FOR RICHBOROUGH ESTATES

Consideration was given to the above application.

(Councillor S Furlong, the Ward Councillor, Councillor Mrs G Merry, the Ward councillor, Councillor B Moran, the Ward Councilor, Town Councillor S Holland, Sandbach Town Council, Mr R Amies-King, representing No 2 Wheelock New Build Action Group, and Mr D Stentiford, 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 residential development within the open countryside would be contrary to the provisions of Policies PS8 and H6 of the adopted Congleton Borough Local Plan First Review. Whilst it is acknowledged that the Council does not currently have a five year housing land supply and that, accordingly, in the light of the advice contained in PPS3 it should consider favourably suitable planning applications for housing, the current proposal is not considered to be "suitable" as it is located on the periphery of Sandbach, rather than Crewe. It would undermine the spatial vision for the area and wider policy objectives as it would be contrary to the general thrust of the Core Strategy Issues and Options which directs the majority of new development towards Crewe, as well as the Council's Draft Interim Planning Policy on the Release of Housing Land, which articulates the same spatial vision. This would be contrary to advice in PPS.3 and PPS1, which states these emerging policies are material considerations. For these reasons the Housing Land Supply arguments advanced by the applicants are considered to be insufficient to outweigh the general presumption against new

residential development within the Open Countryside as set out in the adopted development plan.

2. Release of this site would prejudice the development of the significant number of brownfield sites within Sandbach with extant planning permission, which would provide significant regeneration benefits, and would be sufficient to address housing requirements within the Sandbach area. The proposals are therefore contrary to Policy advice within PPS.3 which gives priority to the development of previously developed land, and the provisions of Policy H2 of the adopted Congleton Borough Local Plan First Review.
3. The proposal would involve the removal of an “important” hedgerow as defined in the Hedgerow Regulations 1997. Policy NR3 of the adopted Congleton Borough Local Plan First Review, states that proposals for development that would result in the loss or damage to important hedgerows will only be allowed if there are overriding reasons for allowing the development. For the reasons stated above, in this case there are not considered to be any overriding reasons for allowing the development and the proposal is therefore contrary to Policy NR3 of the adopted Congleton Borough Local Plan First Review.

(Prior to consideration of the following application Councillor Mrs R Bailey arrived to the meeting).

(The meeting adjourned at 3.05pm and reconvened at 3.10pm).

**62 10/1323M-RENEWAL OF PLANNING PERMISSION 03/3214P -
(RELOCATION OF EXISTING GARDEN CENTRE AND LANDSCAPE
CONTRACTORS BUSINESS - OUTLINE PLANNING PERMISSION),
LAND NORTH OF BOLLINGTON LANE AND WEST OF CONGLETON
ROAD, NETHER ALDERLEY, MACCLESFIELD FOR I & W URQUHART**

Consideration was given to the above application.

(Councillor Miss C M Andrew, the Ward Councillor, Councillor F Keegan, the Ward Councillor, Parish Councillor Mrs S Reynolds, Chairman of Nether Alderley Parish Council, Mr Fowler, a representative of Alderley Rural Protection Organisation, Mr N Clayton, an objector, Mr D Barraclough, an objector and Mr Holmes, 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 proposals represent inappropriate development in the Green Belt and are contrary to Macclesfield Borough Local Plan Policy

GC1 and the advice of Planning Policy Guidance Note 2. The proposals are also considered to be harmful to the character and openness of the Green Belt and there are no special circumstances to justify development in the Green Belt.

2. The application has insufficient information to mitigate harm to protected species as well as being contrary to Local Plan Policy NE11 and Planning Policy Statement 9.
3. Due to the lack of a legal agreement and therefore the inability to secure the restrictions on retailing as per the originally approved scheme and the inability to secure future maintenance in perpetuity of the landscaping, the proposed scheme would result in an uncontrolled retail use which will impact on the wider area contrary to Local Plan Policy S2 and National Planning Policy PPS6, while the future maintenance in perpetuity of any proposed landscaping similarly cannot be secured to the detriment of the scheme and the character of the area contrary to Local Plan Policy NE3.

(Prior to consideration of the following application Councillors Mrs R Bailey, D Brown and W J Macrae declared that they had pre determined agenda item 64 'Future Housing Provision Cheshire East' by virtue of the fact that as Cabinet Members they had already made a decision on the item as a result they left the meeting prior to consideration of that item and did not return).

63 10/3139M-EXTENSION OF TIME TO 07/1041P ERECTION OF 9 THREE-STOREY BUILDINGS FOR CLASS B1 (BUSINESS) USE, 1 TWO/THREE-STOREY BUILDING FOR CLASS C1 (HOTEL) USE TOGETHER WITH ASSOCIATED HIGHWAYS, CAR PARKING AND LANDSCAPING INFRASTRUCTURE, LAND AT TYTHERINGTON BUSINESS PARK, MANCHESTER ROAD, TYTHERINGTON, MACCLESFIELD FOR HADLEY DEVELOPMENT SOLUTIONS LTD

Consideration was given to the above application.

(Councillor P Findlow, the Ward Councillor, Mr Jones, a representative of the Dumbah Association, Mr Lenk, an objector and Nr Flatman, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for the following reason:-

Due to the requirement for further ecological surveys to be carried out.

(This was a change in Officer recommendation from one of approval to one of deferral)

(Prior to consideration of the following item Councillor B Livesley left the meeting and did not return).

64 FUTURE HOUSING PROVISION CHESHIRE EAST

Consideration was given to a report on the future of housing provision in Cheshire East.

RESOLVED

That the Strategic Planning Board endorses the Cabinet decision to:

1. Approve the housing requirement figure for a minimum of 1150 net additional dwellings to be delivered annually, to be used pending the adoption of the Local Development Framework Core Strategy;
2. Note the Council's five year land supply at 1 April 2010;
3. Approve the Interim Planning Policy on the Release of Housing Land for consultation purposes and agree that it be used in the determination of planning applications pending its adoption.

65 APPEAL 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 5.00 pm

Councillor H Davenport (Chairman)