

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 8th December, 2010 at The Capesthorpe Room - Town
Hall, Macclesfield SK10 1DX

PRESENT

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

Councillors A Arnold, Rachel Bailey, D Brown, P Edwards, D Hough,
W Livesley, J Macrae, C G Thorley, G M Walton, S Wilkinson and J Wray

OFFICERS PRESENT

Mrs K Carsberg (Strategic Housing Manager), Ms S Dillon (Senior Solicitor),
Mr A Fisher (Head of Housing and Policy), Mr S Irvine (Development Control
Manager), Mr N Jones (Principal Development Officer), Mr N Turpin (Principal
Planning Officer) and Mrs E Tutton (Principal Planning Officer)

71 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Mrs M Hollins.

72 DECLARATIONS OF INTEREST/PRE-DETERMINATION

It was noted that all Members had received correspondence from the
Dumbah Association 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.

In respect of application 10/3448M-Outline Planning Application for the
Erection of a Mixed Use Development Comprising Residential, Community
and Employment Uses set in High Quality Landscaping and Attractive New
Public Realm, Chelford Agricultural Centre, Dixon Drive, Chelford for
Trustees of Chelford Agricultural Centre Councillors Mrs Rachel Bailey
and S Wilkinson declared a personal interest by virtue of the fact that they
held an account with F Marshalls who leased the land from the applicant
and in accordance with the Code of Conduct they remained in the meeting
during consideration of the application.

In respect of application 10/0346M-Erection of 15 No. Affordable Houses,
Woodside Poultry Farm, Stocks Lane, Over Peover, Knutsford for Dean
Johnson Farms Ltd/ Dane Housing Councillor D Brown declared a

personal and prejudicial interest by virtue of the fact that he was a friend of one of the objectors and in accordance with the Code of Conduct he left the meeting during consideration of the application.

In respect of the same application Councillor S Wilkinson declared a personal and prejudicial interest as his wife's relation lived close to the proposed development and his daughter was also the Parish Clerk of Over Peover parish Council and in accordance with the Code of Conduct he left the meeting prior to consideration of the application.

73 MINUTES OF THE PREVIOUS MEETING

RESOLVED

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

74 PUBLIC SPEAKING

The Chairman requested that Councillor P Findlow be allowed to speak 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 despite registering outside of the prescribed deadline. The Board considered the reasons for this and agreed to allow him to speak.

RESOLVED

- (1) That the public speaking procedure be noted.
- (2) That Councillor P Findlow be allowed to speak 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

75 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 B Jones, Chairman of the Dumbah Association, Mrs D Gurney, an objector and Mr T Cook, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to a prior appropriate Planning Agreement securing (a) link (b) travel plan (c) public transport measures (d) car parking management (e) roundabout upgrade (f) footpath, cycleway and recreation area (g) landscape management plan and subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A05EX - Details of materials to be submitted
3. A02MC - Air conditioning equipment
4. A03MC - Cooking odour extraction equipment
5. A12MC - No lighting
6. A01TR - Tree retention
7. A02TR - Tree protection
8. A04TR - Tree pruning / felling specification
9. A14TR - Protection of existing hedges
- 10.A01LS - Landscaping - submission of details
- 11.A04RM - Details of ground levels to be submitted
- 12.A14HA - Construction of highways
- 13.A15HA - Construction of highways - submission of details
- 14.A30HA - Protection of highway from mud and debris
- 15.A32HA - Submission of details re: construction
- 16.A05HP - Provision of shower, changing, locker and drying facilities
- 17.A07HP - Drainage and surfacing of hardstanding areas
- 18.A09HP - Pedestrian visibility within car parks etc
- 19.A22GR - Protection from noise during construction (limit on hours of construction works)
- 20.A30HA_1 - Protection of highway from mud and debris
- 21.submission of biodiversity enhancements
- 22.Badger Survey
- 23.detailed survey re: bird nesting
- 24.earthworks and landscaping works
- 25.survey of culvert

26. Implementation of surface water regulation system
27. Climate change in flood level
28. Surface water drainage
29. signal controlled junction.
30. roundabout on A523
31. Turning Head
32. Visibility Splays
33. Obstructions
34. Lighting of footpath and cycleway
35. Bus stops
36. Turning facilities
37. Parking facilities
38. short stay and long stay parking for cycles, motorcycles, mopeds and scooters
39. Pedestrian crossing facilities at the junction of Marlborough Drive and Brockleshurst way
40. Footways and Cycleways thresholds
41. Signage details
42. Details of surface water storage scheme
43. Revised plan showing outstanding Highway and Transport issues.
44. Protection of Pool End Road and Pool End Close
45. Spine Road
46. Non standard
47. Detailed drawings which show alterations to the scheme to be submitted and approved the Local Planning Authority which shows the building to be no more than 2 stories with a maximum height of 11 metres.

76 10/3239M-RE-DEVELOPMENT OF DEPOT FOR RESIDENTIAL DWELLINGS (MAXIMUM 50 DWELLINGS), COLD STORAGE, KNUTSFORD ROAD, CHELFORD FOR MR GREG WILLIAMS, EDDIE STOBART GROUP LTD

Consideration was given to the above application.

(Parish Councillor Mrs Gildon, Chairman of Chelford Parish Council and Mrs C Payne, agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the following Heads of Terms:-

- The Employment element as proposed under application 10/3267M shall be substantially complete within 3 years of the commencement of the residential scheme unless another scheme is approved in writing with the Local Planning Authority
- 30% affordable housing split between 50% for social rent and 50% for intermediate ownership but with flexibility to vary the proportions of tenure in line with guidance from the Homes & Communities Agency and the Council's Strategic Housing Manager current when layout details are submitted for reserved approval.
- Provision of a Puffin Crossing on Knutsford Road (A537)
- Provision of public footpath, linking the existing bridle path to Knutsford Road
- Education contribution of £68,750 towards extending Chelford CE Primary School, to accommodate additional school children generated by the development
- Commuted sum of £187,000 in lieu of Public Open Space /off site play & amenity facilities/recreation and outdoor sport
- Financial contribution towards community facilities £30,000

And subject to the following conditions:-

1. A06OP - Commencement of development
2. A03OP - Time limit for submission of reserved matters (within 3 years)
3. A01OP - Submission of reserved matters (within 3 years)
4. A02OP_1 - Implementation of reserved matters
5. A09OP - Compliance with parameter plans
6. A10OP_1 - Details to be submitted -layout
7. A12OP - Full details approved as part of outline consent - Access
8. A08OP - Ground levels to be submitted
9. A01LS - Landscape Masterplan - submission of details
10. A04LS - Landscaping (implementation)
11. A01GR - Removal of permitted development rights
12. A02HA - Construction of access
13. A04HA - Vehicular visibility at access to be approved
14. A32HA - Submission of construction method statement
15. A19MC - Refuse storage facilities to be approved

16. At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources
17. Phasing of landscaping works - along railway line first
18. Submission of a landscape management scheme to be submitted with the Reserved Matters application
19. The landscaping scheme shall incorporate details of boundary treatment
20. Protection of breeding birds
21. Provision of bird boxes
22. All arboricultural works shall be carried out in accordance with Cheshire Woodlands Arboricultural Statement
23. Details of lighting to be approved
24. Development in strict accordance with the updated ecological survey
25. Submission of further acoustic assessment showing acoustic mitigation as part of Reserved Matters application
26. Submission of acoustic report including a revised assessment of noise levels at the North East corner
27. Submission of specifications of acoustic glazing ventilation systems
28. Hours of construction/noise generative works
29. Submission of revised air quality assessment
30. Submission of a drainage scheme including details in respect of surface water run-off
31. Submission of a scheme to manage the risk of flooding to be submitted
32. Submission of a Character Assessment justifying scale, layout and materials as part of the Reserved Matters application
33. To control hours of working and pile driving
34. Land decontamination report
35. Scale of buildings

(During consideration of the application the meeting was adjourned for 10 minutes).

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

77 10/3448M-OUTLINE PLANNING APPLICATION FOR THE ERECTION OF A MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL, COMMUNITY AND EMPLOYMENT USES SET IN HIGH QUALITY

LANDSCAPING AND ATTRACTIVE NEW PUBLIC REALM, CHELFORD AGRICULTURAL CENTRE, DIXON DRIVE, CHELFORD FOR TRUSTEES OF CHELFORD AGRICULTURAL CENTRE

Consideration was given to the above application.

(Parish Councillor Kath Gildon, Chairman of Chelford Parish Council attended the meeting and spoke in respect of the application).

RESOLVED

That minded to approve the application subject to the following Heads of Terms and conditions but awaiting the close of the consultation period, power be delegated to the Head of Planning & Housing to approve the application, in consultation with the Chairman, after 14 December 2010, unless further representations raise issues not already considered by the Board:-

Head of Terms

- 30% Affordable Housing units be 50% social rent, 50% intermediate tenure.
- commuted sum required for provision of Outdoor Space is £322 000; the figure required for Recreation / Outdoor Sport is £82 000 Both the above commuted sums would be used to make improvements, additions and enhancements to the following facilities (subject to consultation with the public) at: - the Mere Court open space and play area, Amenity Open Space on Dixon Drive, Chelford Village Hall (open space and children's play area), provision of a footpath link from Chelford Village Hall to Chelford Village.
- Contribution towards a community facility-£48 160 (subject to RPI). This would be used (subject to consultation with the public) at: -Astle Court Community Room, the Scout Hut, Chelford School (community uses only), and within the major housing areas.
- £16,300 towards the following: - an investigation for the removal of traffic regulation orders, footpath improvements along Dixon Drive, the removal of the no through road for vehicles along Dixon Drive and junction improvements at the Knutsford Road junction with Station Road and Dixon Drive.
- A developer contribution will be required towards additional school places at Chelford CE Primary School at a cost of £118,250.

It is noted that the commuted sums required for open space and outdoor recreation, contribution towards a community facility, highways improvements and the additional school places and affordable housing provision would form part of a S106 agreement.

And subject to the following conditions:-

1. A01OP - Submission of reserved matters

2. A02OP - Implementation of reserved matters
3. A03OP - Time limit for submission of reserved matters-3 years
4. A06OP - Commencement of development
5. A08OP - Ground levels to be submitted with reserved matters application
6. A09OP - Compliance with parameter plans
7. A01LS - Landscaping - submission of details
8. A04LS - Landscaping (implementation)
9. A02TR - Tree protection
10. A04TR - Tree pruning / felling specification
11. A07TR - Service / drainage layout
12. A01GR - Removal of permitted development rights
13. A04HA - Vehicular visibility at access to be approved
14. A32HA - Submission of construction method statement
15. A19MC - Refuse storage facilities to be approved
16. At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources
17. Submission of a landscape management scheme to be submitted with the Reserved Matters application
18. Phasing of landscaping works
19. The landscaping scheme shall incorporate details of boundary treatment
20. Protection of breeding birds
21. Provision of bird boxes
22. Details of lighting to be approved
23. Submission of an air quality assessment
24. 12 metre buffer zone on the Eastern Boundary - adjacent to railway line
25. No residential façade shall be closer than 16 metres to the railway line
26. Acoustic mitigation to be detailed with site layout plan at reserved matters stage
27. Any changes to layout plan to reflect minimum Noise Exposure Categories
28. Details shall be submitted showing the floor plans, elevations and layout of the residential units closest to the railway line
29. Acoustic specification of fixed plant and equipment to be submitted

- 30. Contaminated Land
- 31. Submission of a drainage scheme including details in respect of surface water run-off
- 32. Submission of a Character Assessment justifying scale, layout and materials as part of the Reserved Matters application
- 33. Waste Management Plan
- 34. Hours of working
- 35. Pile driving
- 36. Securing employment element of the scheme
- 37. Secure re-use of materials from demolition of the Coal Masters House within the development

(Prior to consideration of the following application Councillors D Brown, B Livesley and S Wilkinson left the meeting and did not return).

78 10/0346M-ERECTION OF 15 NO. AFFORDABLE HOUSES, WOODSIDE POULTRY FARM, STOCKS LANE, OVER PEOVER, KNUTSFORD FOR DEAN JOHNSON FARMS LTD/ DANE HOUSING

Consideration was given to the above application.

(Mr G Nichols, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for the following reasons:-

(1) For further negotiations with the Applicants regarding the design and layout of the proposed development.

(2) So that the application can be considered on the same agenda as application 10/3506M for office development on land adjacent to/within the application site.

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

79 BROADHEATH HOUSE, SLADE LANE, OVER ALDERLEY, ALDERLEY EDGE - JUDICIAL REVIEW OF DECISION TO GRANT PLANNING PERMISSION

Consideration was given to the above report.

RESOLVED

That the report be noted.

80 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 5.25 pm

Councillor H Davenport (Chairman)