

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 30th March, 2011 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1DX

PRESENT

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

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

OFFICERS PRESENT

Mrs P Cockroft (Senior Planning Officer), Ms S Dillon (Senior Solicitor), Mr D Evans (Principal Planning Officer), Mr A Fisher (Head of Planning and Housing), Mr B Haywood (Principal Planning Officer) and Mr S Irvine (Planning and Development Manager),

127 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors W J Macrae and C Thorley.

128 **DECLARATIONS OF INTEREST**

None.

129 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED

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

130 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

131 **09/3564N-RE-DEVELOPMENT OF BROWNFIELD SITE AT HACK GREEN MAGGOT FARM TO INCLUDE DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS AND ERECTION OF 4 BARN STYLE DWELLINGS, THE MAGGOT FARM, FRENCH LANE, BADDINGTON, NANTWICH FOR MR. HARRY MOULTON**

(During consideration of the application, Councillor D Brown arrived to the meeting).

Consideration was given to the above application.

(Mr Locke, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the completion of a S106 Agreement and subject to the following conditions:-

1. Reserved matters to be submitted
2. Three years for the submission of reserved matters application
3. Implementation within two years from approval of final reserved matters
4. Development to be in a courtyard style in general accordance with the indicative layout
5. The design of the dwellings shall reflect traditional vernacular agricultural buildings
6. Access in accordance with principle shown on site layout full details to be submitted with reserved matters
7. Submission and approval of materials
8. Contaminated land survey
9. Landscaping scheme for residential development
10. Implementation of landscaping scheme and maintenance of it for residential development
11. Surface water drainage scheme in accordance with principles of sustainable drainage
12. Scheme for the disposal of foul drainage
13. The submission of details of the storage and disposal of waste and recyclable materials with reserved matters applications
14. Remove Permitted Development rights for all dwellings
15. Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey is required to check for nesting birds
16. Reserved matters to make provision for bin storage
17. Reserved matters to make provision for 10% renewable energy
18. Submission / approval / implementation of a construction waste management plan.

132 **11/0152N-A RETROSPECTIVE PLANNING APPLICATION TO LEVEL AN AREA OF LAND EXTENDING TO 1.27HA, WHICH HAS ALREADY BEEN IN FILLED, BANK VIEW, LONG LANE, WETTENHALL FOR MR BAKER**

Consideration was given to the above application.

RESOLVED

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

Re-direction of the land drain as shown on the plan received on 16th February 2011.

133 **09/3251N-DEMOLITION OF EXISTING GARAGE AND PETROL STATION AND ERECTION OF 11NO DWELLINGS, GRENSON MOTOR CO LTD, MIDDLEWICH ROAD, MINSHULL VERNON, CREWE, CHESHIRE FOR MR J MIDDLETON, GRENSON MOTOR CO LTD**

(During consideration of the application, Councillor B Livesley arrived to the meeting and in accordance with the Code of Conduct he did not take part in the debate or vote on the application).

Consideration was given to the above application.

(Mr Horne, an objector and Mr Catherall, the Architect for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the completion of a S106 Agreement to secure three affordable units on the site and subject to the following conditions:-

1. Standard – 3 years
2. Materials to be submitted to the LPA and approved in writing
3. Surfacing materials to be submitted to the LPA and approved in writing
4. Landscape scheme to be submitted to the LPA and approved in writing
5. Landscape - implementation of the approved scheme
6. Boundary treatment to be submitted to the LPA and approved in writing
7. Noise mitigation measures to be implemented
8. Contamination mitigation measures
9. Car parking provision to be provided
10. Bin storage to be submitted to the LPA and approved in writing
11. Cycle storage to be submitted to the LPA and approved in writing
12. Approved plans
13. Removal of Permitted Development Rights
14. Window reveal to be 50mm

In addition the following conditions were also agreed:-

1. Details of the design of the fenestration to the dwellings hereby approved shall be submitted to the LPA and approved in writing. The development shall be completed in accordance with the approved details
2. Details of how the hydrobrake system and septic tank shall be accessed for maintenance purposes shall be submitted to the LPA and

approved in writing. The development shall be completed in accordance with the approved details.

3. Prior to the commencement of development full details of the drainage of the site including septic tanks, soakaways and the hydrobrake system shall be submitted to the LPA. The LPA shall liaise with the relevant consultees (the Environment Agency and Building Control) and approve the details in writing. The development shall be completed in accordance with the approved details.
4. Prior to the commencement of development a waste management scheme shall be produced for the disposal of the hardstanding on the site. The Waste Management Plan shall include; the type and volume of waste that the development will generate, the steps taken to ensure that the maximum amount of waste arising from the site development process is incorporated within the development; and the steps to be taken to reuse and recycle the waste that cannot be incorporated within the new development. The development shall be completed in accordance with the approved details.
5. Details of the pile driving required as part of the construction of the dwellings hereby approved shall be submitted to the LPA and approved in writing. The development shall be completed in accordance with the approved details.
6. Prior to the commencement of development details of how the proposed development will secure at least 10% of its predicted energy requirements from decentralised and renewable or low-carbon sources shall be submitted to the Local Planning Authority and approved in writing. The development shall be completed in accordance with the approved details which shall thereafter be retained.
7. Details of Great Crested Newt Mitigation Measures shall be submitted to the LPA and approved in writing. The development shall be completed in accordance with the approved details.

134 **APPEAL SUMMARIES**

Consideration was given to the Appeal Summaries.

RESOLVED

That the Appeal Summaries be noted.

135 **EXCLUSION OF THE PUBLIC AND PRESS**

RESOLVED - That the press and public be excluded from the meeting during consideration of the following items pursuant to Section 100(A) 4 of the Local Government Act 1972 on the grounds that they involved the likely disclosure of exempt information as defined in Paragraph 5 as appropriate of Part 1 of Schedule 12A of the Local Government Act 1972 and public interest would not be served in publishing the information.

136 **10/3471C-PROPOSED RESIDENTIAL DEVELOPMENT OF UP TO 280 DWELLINGS, LANDSCAPING, OPEN SPACE, HIGHWAYS AND ASSOCIATED WORKS, LAND SOUTH OF MIDDLEWICH ROAD AND EAST OF ABBEY ROAD, SANDBACH FOR FOX STRATEGIC LAND & PROPERTY**

(Prior to consideration of the item, Councillor Mrs R Bailey declared a personal and prejudicial interest in the item by virtue of the fact that the landowners were longstanding friends and in accordance with the Code of Conduct she left the meeting prior to consideration of the item).

(During consideration of the item, Councillor J Wray left the meeting and did not return).

Consideration was given to the above report.

RESOLVED

For the purpose of a forthcoming Planning Inquiry regarding application 10/3471C, authority is delegated to the Head of Planning & Housing in consultation with the Chairman or Vice Chairman to retain or withdraw the Council's objections to the proposed development on the grounds of Great Crested Newts (Refusal Reason 4), Bats (Refusal Reason 5) and Trees (Refusal Reason 6) attached to the Board's decision of 17th November 2010, following the receipt of further information from the Appellants.

The meeting commenced at 2.00 pm and concluded at 4.03 pm

Councillor H Davenport (Chairman)