

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Tuesday, 29th November, 2011 at Meeting Room, Macclesfield
Library, Jordangate, Macclesfield

PRESENT

Councillor H Davenport (Chairman)

Councillors C G Thorley, J Hammond, D Brown, P Edwards, D Hough,
J Jackson, J Macrae, B Murphy, G M Walton, R West, S Wilkinson and
J Wray

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Lawyer), Mr D Malcolm (Southern Area Manager -
Development Management), Mr A Fisher (Head of Planning and Housing), Mr
B Haywood (Principal Planning Officer), Mr N Jones (Principal Development
Officer), Pam Cunio (Principal Planning Officer), Mr Steve Irvine (Planning and
Development Manager)

72 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Rachel Bailey.

73 DECLARATIONS OF INTEREST

Councillor Hammond declared a personal and prejudicial interest in respect of
application 10/0021C on the grounds that he is a personal friend of a potential
party to a proposed Planning Agreement.

Councillor Hough declared a personal interest in respect of application 11/2017N
on the grounds that he knows the applicant's father.

74 PUBLIC SPEAKING

RESOLVED:

That the public speaking procedure be noted.

75 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the 9th November 2011 be approved as a correct record and
signed by the Chairman.

76 11/3414C - OUTLINE PLANNING APPLICATION FOR 39 RESIDENTIAL DWELLINGS OVER 1.29HA. ACCESS FROM HASSALL ROAD WITH LANDSCAPING RESERVED - LAND OFF HASSALL ROAD, SANDBACH, CHESHIRE FOR MULLER PROPERTY GROUP

During consideration of the application, Councillors David Brown and Roger West arrived to the meeting and in accordance with the Code of Conduct they did not take part in the debate or vote on the application.

Consideration was given to the above application.

Councillor S Corcoran, Ward Councillor, had not registered his intention to address the Committee. However, in accordance with paragraph 2.8 of the public speaking rights at Strategic Planning Board and Planning Committee meetings, the Committee agreed to allow Councillor Corcoran to speak.

(Councillor Andrew Wood, the Town Councillor; Tony Cresswell, a representative of Save Our Sandbach Action Group and Mr P Downes, representing the agent for the applicant attended the meeting and spoke in respect of the application).

(Mr Steve Irvine, the Planning and Development Manager read out statements on behalf of Councillors G Merry and B Moran, councillors representing the adjacent wards).

RESOLVED:

That the application be DEFERRED to enable officers to provide further information on the following:

- traffic impact
- harm to the landscape character of the area
- sustainability
- housing need and supply
- the effect on brown field sites
- the agricultural land
- consideration of further contributions in the Legal Agreement
- education provision.

77 11/2017N - OUTLINE PLANNING - 3 BEDROOM DORMER BUNGALOW (FOR WHEELCHAIR USER AND HIS FAMILY) - FIELDS HOUSE, CHAPEL LANE, BADDILEY CW5 8PT FOR DAN CUNDALL

Consideration was given to the above application.

(Councillor S Davies, the Ward Councillor; Matthew Lanham, a supporter and Mr D Cundall, the applicant attended the meeting and spoke in respect of the application).

RESOLVED:

That the application be APPROVED subject to:

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. Submission and approval of materials.
5. All work to stop in the event of unforeseen land contamination and mitigation to be submitted.
6. Submission and approval of boundary treatment.
7. Submission and approval of landscaping scheme.
8. Implementation of landscaping scheme.
9. Submission of tree protection measures.
10. Implementation of tree protection.
11. Surface water drainage scheme in accordance with principles of sustainable drainage.
12. Scheme for the disposal of foul drainage.
13. Construction hours (and associated deliveries to the site) shall be restricted to 08:00 to 18:00 hours Monday to Friday, 09:00 to 14:00 hours Saturday, with no working Sundays or Bank Holidays.
14. Remove Permitted Development rights.
15. Permission made personal to applicant.

78 09/3651C - OUTLINE PLANNING PERMISSION FOR THE DEVELOPMENT OF THE SITE FOR RESIDENTIAL PURPOSE, COMPRISING 63 DWELLINGS - FORMER SUTHERLAND WORKS, BROMLEY ROAD, CONGLETON, CHESHIRE CW12 1QB FOR WOODFORD LAND LTD

(Prior to consideration of this item, Councillors David Brown and Chris Thorley left the meeting and did not return).

Consideration was given to the above application.

(Mr Mike Hopkins, on behalf of the agent, attended the meeting and spoke in respect of the application).

RESOLVED:

That the application be APPROVED subject to

(a) the prior signing of a Section 106 Agreement to secure:

1. Provision of a minimum 8-no (13%) affordable housing, with a restriction of no more than 63 dwellings and subject to a minimum of 8 affordable dwellings, comprising four intermediate units and four social rented units.
Trigger:

- All affordable housing to be constructed and transferred to an RP before occupation of 50% of the open market housing.
2. Affordable housing overage clause as described within the report.
 3. That prior to the commencement of development, financial contributions toward Children and Young Persons Provision (CYPP) and Amenity Greenspace (AG) are made in full to the Council. The financial contributions will comprise:
CYPP - £13,735.50 for enhanced provision and £44,775.00 towards maintenance.
AG - £7,924.50 for enhanced provision and £17,737.50 towards maintenance.
 4. Management regime for the acoustic bund and any on site amenity Greenspace.
Trigger
Scheme to be submitted and agreed prior to first occupation of any dwelling.

And the following conditions:

1. 3-year Outline/2-year Reserved Matters Time Limit
2. The Reserved Matters (Layout, Scale, Appearance and Landscaping)
3. Restriction no more than 63-dwellings.
4. External Facing Materials to be submitted.
5. Hours restriction – demolition and construction
08:00 to 18:00 hours on Monday to Friday, 08:00 to 13:00 hours on Saturday, with no work at any time other time including Sundays and Public Holidays.
6. Hours restriction – piling activity
08:00 to 18:00 hours on Monday to Friday, 08:00 to 13:00 hours on Saturday, with no work at any other time including Sundays and Public Holidays.
7. Standard DCLG Contaminated Land Condition.
8. Scheme for gas monitoring and mitigation (if required).
9. Detailed scheme for acoustic mitigation for the proposed dwellings prior to commencement of development. Unless otherwise agreed, the scheme will include an acoustic bund and fence, acoustic glazing to dwellings.
10. Scheme for off-site highway works to the junction Vaudrey Crescent and Bromley Road.
11. Scheme for off-site highway works to secure improvements to cycle access to the cycle network.
12. Precise design of Bromley Road access, including access to number 70, to be submitted and agreed prior to the commencement of development based on Axis drawing number 724-01/GA-02.
13. Access onto Brunswick Street shall be for emergency access only. Submission of a scheme to restrict access for emergency vehicles only.
14. Detailed SUDS, surface water drainage and sewerage scheme.
15. Detailed flood storage and attenuation design.
16. Scheme for improvements to the local footpath network and pedestrian crossings.
17. Lighting scheme to be submitted.
18. Scheme for bat and bird boxes.
19. Protection of breeding birds.
20. Management plan for on-site landscaping and adjacent wildlife corridor.
21. Implementation and five-year maintenance of landscaping scheme.
22. Precise details of boundary treatments.

23. Homes to be constructed to 'Code for Sustainable Homes' Level 3.
24. 10% renewable, decentralised or low carbon on-site energy provision.
25. Construction site environmental management plan including precise details of construction access, siting of portakabins, staff parking, wheel wash facilities and re-use of existing materials on site.

79 APPLICATION 10/0021C - LAND OFF CREWE ROAD/ZAN DRIVE, SANDBACH

(Having declared a personal and prejudicial interest in this application, Councillor Hammond withdrew from the meeting during consideration of this item).

Consideration was given to a report relating to the proposed amendments to the S106 Agreement linked to application 10/0021C relating to Land off Crewe Road, Zan Drive, Sandbach.

RESOLVED:

That a Deed of Variation be granted to allow for a time period of 20 weeks for the sale of Discounted Housing for Sale Units in the event of a Mortgagee is in possession of the property and a 32 week time period in all other cases.

80 HOUSING SUPPLY

Consideration was given to the above report relating to housing supply and the two Notices of Motion which were received at the Full Council meeting on 13th October as follows:

1. *"That the annual target for housing in Cheshire East set in the Regional Spatial Strategy, already rescinded by the government, be reduced from 1000+ to 710 per annum to give a five year requirement of 3550 which is already available."*
2. *"That the Council's decision at its meeting on 24th February 2011 to approve the Interim Planning Policy on the Release of Housing Land (Minute 95 refers) should be rescinded."*

RESOLVED:

That this item be DEFERRED for a fuller report.

81 LOCAL PLAN ANNUAL MONITORING REPORT 2011

RESOLVED:

That:

- (1) the Portfolio holder for Performance and Capacity be recommended to approve the Annual Monitoring Report 2010/11 and its submission to Government;
- (2) the Board receive a presentation of the findings of the Annual Monitoring Report 2010/11 at the next meeting.

The meeting commenced at 2.00 pm and concluded at 6.15 pm

Councillor H Davenport (Chairman)