

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 21st December, 2011 at Meeting Room, Macclesfield
Library, Jordangate, Macclesfield

PRESENT

Councillor H Davenport (Chairman)

Councillors C G Thorley, J Hammond, Rachel Bailey, D Hough, J Macrae,
B Murphy, G M Walton, R West, S Wilkinson and J Wray

Apologies

Councillors D Brown, P Edwards and J Jackson

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Lawyer), Mr D Evans (Principal Planning Officer), 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), Mr N Turpin (Principal Planning Officer)**HOUSING SUPPLY UPDATE**

83 DECLARATIONS OF INTEREST

Councillor Hammond declared a personal interest in respect of application 11/3933C on the grounds that he is a member of the Cheshire Wildlife Trust. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

Councillor Bailey declared a personal and prejudicial interest in applications 11/3661N and 11/3662N having a family connection to the applicant. In accordance with the Code of Conduct, she withdrew from the meeting during consideration of these items.

84 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the meeting held on 29 November 2011 be approved as a correct record and signed by the Chairman.

85 PUBLIC SPEAKING

That the public speaking procedure be noted.

86 LOCAL PLAN ANNUAL MONITORING REPORT 2011

(Councillors Hough and Wray joined the meeting during consideration of this item).

The Committee considered a report on the findings of the Local Plan Annual Monitoring Report 2011.

RESOLVED:

That the findings of the Annual Monitoring Report 2010/11 be noted.

87 HOUSING SUPPLY

(Councillor Thorley joined the meeting during consideration of this item).

On 13th October 2011 Full Council considered two Notices of Motion. The first motion proposed a reduction in the Council's annual housing requirement of 1150 dwellings: the second motion proposed rescission of the Council's Interim Planning Policy on the Release of Housing Land ("IPPRHL") which had been approved on 24th February 2011. Full Council referred both proposals to Strategic Planning Board for consideration and comment. Having considered a report regarding the Council's approach to housing land supply and regarding the two proposals, the Board RECOMMENDED

- a) that the Council maintains an annual housing requirement of 1150 dwellings until a figure is set within the new Cheshire East Local Plan
- b) that the decision of Council on 24th February 2011 to approve the Interim Planning Policy on the Release of Housing Land should not be rescinded and that the IPPRHL should remain, but subject to the review set out in (c) below:
- c) that the IPPRHL be reviewed in accordance with the approach set out in Appendix 2 of the Report.

88 11/3602M - HOPE PARK, MACCLESFIELD HOSPITAL, PRESTBURY RAOD, MACCLESFIELD, SK10 3BL: RESERVED MATTERS APPLICATION FOR A BUILDING COMPRISING OF GROUND FLOOR RETAIL SPACE WITH FIRST FLOOR AND SECOND FLOORS COMPRISING OF 16 RESIDENTIAL APARTMENTS AND ASSOCIATED CAR PARKING, BIN STORES, SERVICE AREA, LANDSCAPING, BOUNDARY TREATMENT AND SEWERS/DRAINS FOR STUART BINKS, KEYWORKER HOMES (NW) LTD

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. To comply with outline permission
- 2. Time limit following approval of reserved matters
- 3. Development in accord with approved plans

4. Sample panel of brickwork to be made available
5. Landscaping to include details of boundary treatment
6. Landscaping - submission of details
7. Landscaping (implementation)
8. Submission of type and colour of block pavements
9. Construction of access
10. No gates - new access
11. Provision of car parking
12. Materials
13. Contaminated land
14. Pile driving
15. Prevention of mud, debris onto highway
16. Surface water drainage

**89 11/3933C - WHITETHORN, WATERY LANE, ASTBURY CW12 4RR:
AGRICULTURAL DWELLING FOR E WARD & SON**

Consideration was given to the above application.

(Councillor Rhoda Bailey, the Ward Councillor declared a personal interest as a member of CPRE. She and Mr John Ward, the applicant attended the meeting and spoke in respect of the application).

That the application be REFUSED for the following reasons:

The Local Planning Authority considers that the applicant has failed to demonstrate that there is a clearly established existing functional need, and that the functional need could not be fulfilled by another existing dwelling in the area as specified within Annex A of PPS7. As a result, the special justification for allowing a new dwelling in the open countryside has not been met and the proposed development is contrary to the provisions of PPS 7 (Sustainable Development in Rural Areas) and Policies H18 (Dwellings Associated with Rural Enterprises), H6 (Residential Development in the Open Countryside and the Green Belt) and PS8 (Open Countryside) of the Congleton Borough Local Plan First Review (01/05).

(The meeting adjourned at 12.35 pm and reconvened at 2.00 pm).

(Prior to consideration of the following applications, Councillor Macrae left the meeting and did not return).

(Councillor B Murphy joined the meeting prior to consideration of the following applications).

90 11/3010N - LAND AT CREWE ROAD, CREWE, CHESHIRE: OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE AND OPEN SPACE PROVISION FOR TAYLOR WIMPEY UK LIMITED

Consideration was given to the above application.

(Councillor D Brickhill, the Ward Councillor; Barbara Kelly, on behalf of Shavington-Cum-Gresty Parish Council; Mr Tittensor, an objector; Mr T Frizell, an objector (on behalf of T W Frizell, Haulage and Plant Hire); Mr J Borrowdale, an objector (a representative of Morning Foods) and Nathan Matta, on behalf of the agent, attended the meeting and spoke in respect of the application).

RESOLVED:

That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reasons:

The proposed development represents a poor form of development which would have an unsatisfactory relationship with the surrounding existing and proposed business and industrial uses. Therefore the development is not compatible with surrounding land uses and is contrary to Policy BE.1 (Amenity) of the Borough of Crewe and Nantwich Replacement Local Plan 2011

91 11/4001M - JODRELL BANK OBSERVATORY, HOLMES CHAPEL ROAD, LOWER WITHINGTON, CHESHIRE SK11 9DL: ERECTION OF A SINGLE STOREY OFFICE BUILDING, CAR PARKING, CYCLE PARKING AND ASSOCIATED WORKS FOR THE UNIVERSITY OF MANCHESTER

Consideration was given to the above application.

(Jill Naylor, 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 completion of a Section 106 agreement to secure a contribution of £1925 towards the monitoring costs of the Council's Travel Plan Co-ordinator
- b) the following conditions:
 - 1. A01LS - Landscaping - submission of details
 - 2. A01TR - Tree retention
 - 3. A02EX - Submission of samples of building materials
 - 4. A02TR - Tree protection

5. A03AP - Development in accord with revised plans (unnumbered)
6. A03FP - Commencement of development (3 years)
7. A03TR - Construction specification/method statement
8. A04LS - Landscaping (implementation)
9. Submission of a Travel Plan

92 11/3661N - OLD HALL FARM, COOLE LANE, BADDINGTON, NANTWICH, CHESHIRE CW5 8AS: DISMANTLE A GRADE II LISTED BUILDING, RESTORE, RE-ERECT ON A NEW SITE AT OLD HALL FARM AND CONVERT TO RESIDENTIAL ACCOMMODATION WITH ANCILLARY ACCOMMODATION FOR MRS J SADLER, THE SADLER FAMILY

Consideration was given to the above application.

(Mr J Brotherhood, on behalf of James Brotherhood and Associates, attended the meeting and spoke in respect of the application).

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. Standard
2. Plans
3. All repair and detailing works to be carried out in accordance with the detailed A3 plans and drawings submitted;
4. Submission and approval of materials including surfacing materials
5. All repairs and replacement of oak to be in oak;
6. Oak frame to remain exposed as detailed in design access and heritage statement;
7. All timber cladding shiplap boarding to be oak;
8. All repairs or replacement of plinth/cill stones to be in matching materials;
9. All roof tiles and ridge tiles to be in clay;
10. All roof lights to be recessed to lie flush with the roof plane;
11. All rainwater goods and downpipes to be black cast metal;
12. All windows to be oak framed;
13. All doors to be in oak;
14. Brickwork and lime mortar to walls of ancillary accommodation to be agreed;
15. All roof tiles and ridge tiles to ancillary accommodation to be in clay to match barn;
16. Photographic recording of building
17. Remove Permitted Development rights
18. Provision of barn owl boxes
19. Development to take place in accordance with submitted ecology report and mitigation statement
20. No development within bird nesting season without a survey being carried out

21. Implementation of boundary treatment
22. Implementation of landscaping scheme
23. Contaminated land investigation / remediation
24. Submission and approval of design for gates
25. Scheme for the disposal of foul drainage
26. Applicant shall provide seven days written notice of the commencement of work to the Development Control Archaeologist
27. Applicant shall provide access during reasonable hours to the Development Control Archaeologist.

93 11/3662N - OLD HALL FARM, COOLE LANE, BADDINGTON, NANTWICH, CHESHIRE CW5 8AS: LISTED BUILDING CONSENT TO DISMANTLE A GRADE II LISTED BUILDING, RESTORE, RE-ERECT ON A NEW SITE AT OLD HALL FARM AND CONVERT TO RESIDENTIAL ACCOMMODATION WITH ANCILLARY ACCOMMODATION FOR MRS J SADLER, THE SADLER FAMILY

Consideration was given to the above application.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. Standard
2. Plans
3. All repair and detailing works to be carried out in accordance with the detailed A3 plans and drawings submitted;
4. Submission and approval of materials including surfacing materials
5. All repairs and replacement of oak to be in oak;
6. Oak frame to remain exposed as detailed in design access and heritage statement;
7. All timber cladding shiplap boarding to be oak;
8. All repairs or replacement of plinth/cill stones to be in matching materials;
9. All roof tiles and ridge tiles to be in clay;
10. All roof lights to be recessed to lie flush with the roof plane;
11. All rainwater goods and downpipes to be black cast metal;
12. All windows to be oak framed;
13. All doors to be in oak;
14. Brickwork and lime mortar to walls of ancillary accommodation to be agreed;
15. All roof tiles and ridge tiles to ancillary accommodation to be in clay to match barn;
16. Photographic recording of building
17. Building to be re-erected in accordance with Planning Permission 11/3661N within 2 years of commencement of dismantling.

The meeting commenced at 10.30 am and concluded at 5.15 pm

Councillor H Davenport (Chairman)