

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 29th February, 2012 at Meeting Room, Macclesfield
Library, Jordangate, Macclesfield

PRESENT

Councillor H Davenport (Chairman)

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

OFFICERS IN ATTENDANCE

Philippa Cockroft (Senior Planning Officer)
Nigel Curtis (Principal Development Officer)
Sheila Dillon (Senior Lawyer)
Adrian Fisher (Strategic Planning and Housing Manager)
Gaynor Hawthornthwaite (Democratic Services Officer)
Ben Haywood (Principal Planning Officer)
Stephen Irvine (Planning and Development Manager)
Neil Jones (Principal Development Officer)
Andrew Ramshall (Senior Conservation Officer)
Nick Turpin (Principal Planning Officer)
Emma Tutton (Principal Development Officer)
Emma Williams (Planning Officer)

Apologies

Councillors J Macrae and S Wilkinson and R Bailey (morning session)

117 DECLARATIONS OF INTEREST

Councillor J Hammond declared a personal interest in respect of application number 11/4434C on the grounds that he was a member of the Cheshire Wildlife Trust, which had been consulted on the proposed development. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

Councillor H Davenport declared a personal interest in respect of application number 11/4110M on the grounds that he was a member of Disley Parish Council, but had not discussed this application with Disley Parish Council or the applicant. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

During the course of the debate Councillor Edwards declared a personal interest in respect of application number 11/4545C on the grounds that he was a member of Middlewich Town Council which had been consulted on the proposed development, but that he had not expressed a view. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

During the course of the debate Councillor Brown declared a personal interest in respect of application number 11/4434C on the grounds that he was the Ward member for Congleton East. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

118 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED

That the minutes of the meeting held on 8th February 2012 be approved as a correct record and signed by the Chairman, subject to the following amendment:

Minute 106 - Apologies for Absence

Add to apologies : - "Councillor Thorley (due to Council Business)"

119 **PUBLIC SPEAKING**

That the public speaking procedure be noted.

120 **11/4110M - DISLEY TISSUE LTD, WATERSIDE ROAD, DISLEY, STOCKPORT, CHESHIRE SK12 2HW**

Councillor D Kidd (on behalf of Disley Parish Council) 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 Kidd to speak.

Councillor D Kidd (on behalf of Disley Parish Council), Mrs J Richards (an objector) and Mr T Partridge (the agent) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection.

RESOLVED

That the application be APPROVED subject to the following conditions:

1. Commencement of development (3 years).
2. Development in accord with approved plans.
3. Tree retention.
4. Tree protection.
5. Tree pruning/felling specification.
6. Landscaping – revision to include woodland belt and replacement woodland planting area, to include a substantial proportion of larger planting stock (such as 20% containerised stock of a girth not less than 12 cms or equivalent) in order to achieve immediate impact and rapid establishment of semi mature trees.
7. Landscaping (implementation).

8. Submission of landscape management plan.
9. Submission of landscape/woodland management plan.
10. Colour and materials for the building elevations and roofs shall be agreed prior to the commencement of development with the Local Planning Authority.
11. Programme of archaeological work in accordance with written scheme of investigation.
12. Protection from noise during construction/Demolition (hours of construction).
13. Hours of construction for Pile Foundations limited.
14. Hours of construction for Floor Floating (polishing large surface wet concrete floors) to be agreed.
15. Deliveries to the site may follow weighbridge hours – subject to using Lower Hague Road only.
16. Compliance monitoring of acoustic amelioration in accordance with Acoustic Report.
17. Air quality mitigation measures to be carried out in accordance with the Environmental Statement.
18. Submission and implementation of approved Remediation Statement and associated works.
19. Prevention of contamination into watercourse.
20. Verification of remediation strategy, to prevent contamination of watercourse.
21. The flue stack shall be fitted with an obstacle warning light for the purposes of aviation safety.
22. Ecological Management Plan to be agreed and finalised within 3 months of granting of planning permission.
23. Protection of breeding birds.
24. Development shall be carried out in full accordance with the Site Waste Management Plan recommendations.
25. Development shall be carried out in full accordance with the Flood Risk Assessment recommendations.
26. Development shall be carried out in full accordance with the Travel Plan recommendations.
27. Prior to the commencement of development, a Community Liaison Group shall be formed, details of which shall be submitted to and approved by the LPA.
28. Development shall not commence until directional signage has been erected at the top of Waterside Road, indicating the location of the site access for delivery/collection vehicles.

**121 11/3738M - LAND TO THE EAST OF LARKWOOD WAY,
TYTHERINGTON, MACCLESFIELD - OUTLINE PLANNING
APPLICATION FOR APPROXIMATELY 111 DWELLINGS**

Mr K Smith (on behalf of Macclesfield Civic Society), Mr C Cook (an objector) and Mrs K Phillips (the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED

That the application be DEFERRED for a Committee site inspection and for further information on the employment land review.

During consideration of this item, Councillor Thorley left the meeting for 5 minutes.

Following consideration of this item, the meeting adjourned for 10 minutes.

122 11/3171N - LAND AT GRESTDY GREEN ROAD AND CREWE ROAD, SHAVINGTON CUM GRESTDY, CREWE

Councillor D Brickhill (the Ward Member), Councillor S Hogben (Ward Member for Crewe South), Mrs G McIntyre (on behalf of Shavington Parish Council), Mr J Borrowdale (an objector – on behalf of Morning Foods Ltd) and Ms A Freeman (Emery Planning - the agent) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, an update and an oral report of the site inspection.

RESOLVED

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

1. The proposed development represents a poor form of development that would have an unsatisfactory proximity and relationship with the surrounding business/industrial uses and railway line. As a result, there would be a detrimental impact upon the future occupiers of the proposed dwellings through noise and disturbance and the proposed residential use would limit the current and future operation of the adjacent factory. 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 which states that development should not prejudice the amenity of future occupiers by reason of overshadowing, overlooking, visual intrusion, noise and disturbance, odour or in any other way.
2. The proposed development would result in an increased demand for primary school places in the area. As part of this proposed development there is no offer of a contribution to increase the capacity of primary schools in the area. As a result the proposed development would not make adequate provision for infrastructure/community facilities and the development would be contrary to Policy BE.5 (Infrastructure) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 that seeks to make adequate provision for infrastructure and community facilities.

3. The proposed development by reason of the poor visibility at the site access point onto Crewe Road would result in an unsatisfactory vehicular access/egress arrangements which would be harmful to highway safety. Furthermore the development would result in a significant increase in vehicular movements from the site which would have a harmful impact upon the local transport network in particular the junction of A534 Nantwich Road/South Street/Mill Street which already exceeds capacity. It is not considered that the proposed financial contribution towards off-site improvements at this junction would be satisfactory to off-set this impact. As a result the proposed development would be contrary to Policies BE.3 (Access and Parking) and BE.5 (Infrastructure) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 that seek to secure safe vehicular access and egress and to make adequate provision for infrastructure.

During consideration of this item, Councillor Brown left the meeting and returned prior to consideration of the next item.

Councillor Thorley left the meeting after consideration of this item and did not return.

Following consideration of this item, the meeting was adjourned at 2.20 pm and re-convened at 2.50 pm.

123 **11/4545C - LAND OFF THE GREEN, MIDDLEWICH, CHESHIRE
CW10 0EB - RESIDENTIAL DEVELOPMENT COMPRISING 63
DWELLINGS (INCLUDING 30% AFFORDABLE HOUSING) AND
ASSOCIATED HIGHWAYS, LANDSCAPING AND PUBLIC OPEN
SPACE**

Ms A Snook (on behalf of Persimmon Homes North West - the agent) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an amended plan.

RESOLVED

To grant DELEGATED POWERS to the Development and Building Control Manager, in consultation with the Chairman, to APPROVE the application subject to a period of re-consultation on the amended plans and no new issues being raised and subject to:

(a) The prior signing of a Section 106 agreement to secure:

- 19 affordable units split on the basis of 12 affordable rent and 7 intermediate tenure (comprising 4 x 2 bed and 8 x 3 bed for affordable rent and 7 x 3 bed for intermediate tenure) to be made affordable in

perpetuity, units to be tenure blind and pepper potted. All units to be provided by occupation of 30th open market unit; Affordable rent to be provided through a Registered Provider.

- £21,152.67 for the upgrading of an existing children's play facility at Moss Drive (not be 'time limited').
- Provision for a management company to maintain the on-site amenity space in perpetuity.

(b) And the following conditions:

1. Standard.
2. Plans.
3. First Floor window in east gable of Plot 3 to be obscured glazed.
4. Contaminated land investigation.
5. Submission and approval of external lighting.
6. Hours of construction.
7. Details of pile driving operations.
8. Submission of details of bin storage.
9. Scheme to manage the risk of flooding.
10. Scheme to limit surface water runoff.
11. Discharge of surface water to mimic that of the existing site.
12. Sustainable Urban Drainage System.
13. Site to be drained in accordance with submitted statement. All surface water to go to soakaway/watercourse. Only foul drainage to be connected to sewer.
14. Provision of bat and bird nest boxes.
15. Retention of important trees.
16. Submission of Comprehensive tree protection measures.
17. Implementation of Tree Protection.
18. Timing of the works and details of mitigation measures to ensure that the development would not have a detrimental impact upon breeding birds.
19. Hedgerows to be enhanced by 'gapping up' as part of the landscaping scheme for the site.
20. Development to proceed in accordance with proposed Great Crested Newt mitigation measures.
21. Implementation of Landscaping Scheme.
22. Submission/approval and implementation of materials.
23. Submission/approval and implementation of access construction details.
24. Provision of car parking.
25. Submission/approval and implementation of revised scheme of Boundary treatment.
26. Construction Management Plan shall be agreed prior to the commencement of development.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Management and Building Control has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

During consideration of this item, Councillor Bailey arrived to the meeting, but did not take part in the debate or vote.

124 **11/3737C - PACE CENTRE, 63 WHEELLOCK STREET,
MIDDLEWICH, CHESHIRE CW10 9AB**

A representation from Councillor S McGrory, the Ward Member who was unable to attend the meeting, was read out by the Chairman.

Mr S Holme and Ms P Cooley (objectors), Mr C Hughes (supporter) and Mr M Magee (the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED

That the application be APPROVED subject to:

- a) The completion of a Section 106 Agreement for the habitat replacement and 10 year management off-site ecology work.
- b) And the following conditions:
 - 1. Standard time limit
 - 2. Approved plans
 - 3. Facing and roofing materials to be submitted for approval
 - 4. Full details of all materials to be used in the areas of public realm to be submitted for approval
 - 5. Details of decorative or preservative treatments to external timber cladding to be submitted for approval
 - 6. Details of all fenestration to be submitted for approval
 - 7. Submission of a landscaping scheme
 - 8. Implementation of landscaping scheme
 - 9. Details of the surfaces of the access road from Wheelock Street, internal paths and the surface treatment of the parking areas, street furniture, boundary treatment including railings and walls to be submitted for approval
 - 10. Details of a 10 year management plan including long term design objectives, management responsibilities and maintenance schedules for all areas.
 - 11. Submission and implementation of an arboricultural method statement
 - 12. Measures for the protection of breeding birds
 - 13. Submission of details for incorporation of features into the scheme for use by breeding birds
 - 14. Full details of external lighting to be submitted for approval
 - 15. Submission of a Phase II contaminated land site investigation
 - 16. Construction hours limited to 8am to 6pm Monday to Friday and 9am to 2pm Saturday with no working on Sundays and Bank Holidays
 - 17. Submission for approval of the hours of any piling if required

18. Floor floating limited to 7.30am to 8pm Monday to Friday, 7.30am to 1pm with no working on Sundays or Bank Holidays
19. Submission of full details of the CHP plant
20. Submission of full details of noise attenuation measures to be submitted for approval
21. Submission of details of the acoustic enclosure of fans, compressors or other equipment with the potential to create noise
22. Deliveries limited to 7am to 9pm Monday to Saturday and 8am to 5pm Sundays and Bank Holidays
23. Submission of details of the management of the car park, including details of a barrier across the Wheelock Street Access
24. Implementation of a programme of archaeological work
25. Submission of a scheme for the management of overland flow from surcharging of the site's surface water drainage system
26. Submission of a scheme for the provision and implementation of a surface water regulation system
27. Submission of construction method statement
28. Submission of details of the off site highway works
29. Prior to first trading the off site highway works shall be completed
30. Prior to first trading a travel plan shall be submitted and approved
31. The access off St Ann's Road Shall be constructed
32. Access constructed so as to prevent the discharge of surface water onto the public highway
33. Provision of wheel washing facilities
34. Full details of parking layout to be submitted for approval
35. Submission of details for the parking of cycles
36. Submission of details of shower, changing, locker and drying facilities
37. Service facilities provided prior to first occupation and retained thereafter
38. Buildings shall not be occupied until all hardstanding, including car parks, driveways, footways, turning facilities and service areas are laid out, drained, surfaced and marked out
39. Submission of hours of operation of the store to be submitted for approval
40. Prior to first use of the Wheelock Street access and first trading/use of the foodstore, the residential use of the property at Ivy House (51 Wheelock Street) shall cease and the use of the building shall change in accordance with planning permission 09/1739C

Prior to consideration of the following items Councillor Murphy left the meeting and did not return.

Prior to consideration of the following item, Councillor Walton left the meeting for 2 minutes and did not vote on the application.

125 **11/4471C - PACE CENTRE, 63 WHEELOCK STREET, MIDDLEWICH, CHESHIRE CW10 9AB - PROPOSED ALTERNATIVE FOODSTORE DEVELOPMENT WITH ASSOCIATED PARKING, SERVICING AND LANDSCAPING AND ADDITIONAL A1, A2 AND A3 UNITS**

Mr S Holme and Ms P Cooley (objectors), Mr C Hughes (supporter) and Mr N Wheeler (on behalf of G L Hearn - the agent) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED

That the application be REFUSED for the following reasons:

1. The development would result in a cramped form of development, in particular to the northern end of the site adjacent to Wallcroft Gardens and the existing public conveniences. The proposal is therefore contrary to Policy GR2 of the adopted Congleton Borough Local Plan First Review 2005.
2. The siting of the service yard adjacent to number 8 Southway, a Grade II Listed Building, would have an unacceptable impact on the setting of that building by virtue of its proximity, boundary treatments and associated activities relating to the proposed store. The proposal is therefore contrary to Policy BH4 of the adopted Congleton Borough Local Plan First Review 2005.

Councillor Walton returned to the meeting during consideration of this application, but did not take part in the debate or vote.

126 **11/4434C - LAND SOUTH OF TUDOR WAY, CONGLETON -
CONSTRUCTION OF 16 DWELLINGS INCLUDING 11 BUNGALOWS
AND A TERRACE OF 5 AFFORDABLE BUNGALOWS TOGETHER
WITH THE FORMATION OF A NEW ACCESS**

Councillor R Domleo (the Ward Member), Mr J Peck (an objector) and Mr S Harris (on behalf of Emery Planning – the agent) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED

That the application be DEFERRED for a Committee site inspection.

127 **11/1122M - GAWSWORTH QUARRY, GAWSWORTH,
MACCLESFIELD - RESTORATION OF GAWSWORTH QUARRY USING
INERT EXCAVATION AND CONSTRUCTION/DEMOLITION WASTES**

Mr R Sims (On behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED

That the application be APPROVED subject to:

(a) the completion of a Section 106 agreement to secure:

- a 10 year extended landscape and nature conservation management scheme;
- restriction on HGV movements associated with the scheme to an average of 300 movements a day in total in the event that both Gawsworth and Rough Hey Quarries are worked concurrently

(b) the following conditions:

1. Duration and sequence of working
2. Phased restoration
3. Hours of operation
4. Control over type of material imported
5. Highway vehicle movements
6. Control over noise and dust
7. Plant and machinery
8. Pollution control
9. Drainage scheme
10. Protection of footpath
11. Protection of trees
12. Soil storage and handling
13. Site maintenance
14. Protection of section of RIGS designation
15. Submission of detailed landscape and nature conservation management plan
16. Establishment of a Liaison Committee

The meeting commenced at 10.00 am and concluded at 5.35 pm

Councillor H Davenport (Chairman)