

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Tuesday, 30th August, 2011 at Council Chamber, Municipal Buildings,
Earle Street, Crewe CW1 2BJ

PRESENT

Councillor H Davenport (Chairman)

Councillors J Hammond, D Brown, D Hough, J Jackson, J Macrae, B Murphy,
G M Walton, S Wilkinson and J Wray

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Lawyer), Mr P Griffiths (Principal Transport Officer) and Mr
S Irvine (Planning and Development Manager)

39 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors C Thorley and R
West.

40 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor J Hammond declared a personal interest in respect of
application 11-1982N - Construction of a Dual Carriageway All Purpose
Road Known as Crewe Green Link South (CGLS) on Land Between
Weston Gate Roundabout and the A500 Land between Weston Gate
Roundabout and the A500, Weston by virtue of the fact that he was a
Member of Haslington Parish Council and Cheshire Wildlife Trust who had
been consulted on the application and in accordance with the Code of
Conduct he remained in the meeting during consideration of the
application.

41 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

42 11-1982N - CONSTRUCTION OF A DUAL CARRIAGEWAY ALL PURPOSE ROAD KNOWN AS CREWE GREEN LINK SOUTH (CGLS) ON LAND BETWEEN WESTON GATE ROUNDABOUT AND THE A500 LAND BETWEEN WESTON GATE ROUNDABOUT AND THE A500, WESTON

(During consideration of the application, Councillor J Wray arrived to the meeting, however he sat in the public gallery and did not take part in the debate or vote on the application).

(Parish Councillor Cornell, representing Basford and Weston Parish Council attended the meeting and spoke in respect of the application.

RESOLVED

The application should be approved, subject to the agreement of the Health and Safety Executive that the development would not be a safety hazard to the Audley to Crewe gas pipeline and the following conditions:-

1. Standard time 3 years.
2. Development to proceed in accordance with the approved plans
3. Details of gaps and gates in boundary treatment of the road are required in order to allow access to Basford FP1
4. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.
5. Prior to the commencement of development a detailed tree felling/pruning specification shall be submitted to the LPA for approval in writing
6. Prior to the commencement of development a detailed Arboricultural Method Statement shall be submitted and approved by the LPA
7. Prior to the commencement of development a detailed Tree Protection Scheme shall be submitted and approved by the LPA
8. Prior to the commencement of development a detailed Landscaping Scheme (including native species only) shall be submitted and approved by the LPA
9. Implementation of the approved landscaping scheme.
10. Prior to any development commencing a scheme stating the hours of construction shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details.

11. Prior to any development commencing a scheme stating the hours of pile driving shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details.
12. Prior to the development commencing:-
 - a) An investigation and Risk Assessment shall be carried out to assess the potential risks from land contamination as defined in the supplied geo-environmental risk assessment.
 - b) If such investigation and Risk Assessment identifies that remedial/protective measures are required, then a remedial/protection scheme shall be submitted to, and approved by, the Local Planning Authority (LPA) and shall be implemented.
 - c) If remedial/protective measures are required, a Site Completion Statement detailing the remedial/protective measures incorporated shall be submitted to, and approved in writing by, the LPA in full prior to use of the development.
13. Additional noise monitoring to be carried out within one month of the new road becoming operational any additional mitigation measures shall be provided within 3 months of the road becoming operational
14. The GCN mitigation outlined in CGLS GCN Method Statement produced by TEP and dated August 2011 shall be implemented as part of the proposed development
15. Prior to undertaking any works between 1st March and 31st August in any year, a detailed survey is required to check for nesting birds
16. Prior to the commencement of development the applicant to submit detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds.
17. The development is to proceed in accordance with the Water Vole mitigation measures only.
18. Details of all external lighting to be submitted and agreed in writing with the LPA
19. Prior to the commencement of development details of the design and external appearance of the bridge over Basford Brook shall be submitted to the LPA and approved in writing.
20. The development is to proceed in accordance with the White Clawed Crayfish mitigation measures only.
21. Prior to the commencement of the development an additional Kingfisher survey shall be carried out and any necessary mitigation measures shall be incorporated into the scheme.

22. Prior to the commencement of development a scheme for the provision and management of an undeveloped buffer zone alongside the Basford Brook watercourse, retained non-main watercourse and adjoining ponds shall be submitted to and agreed in writing by the local planning authority.
23. Prior to the commencement of development, details of all bridges proposed on site shall be submitted to and approved in writing by the local planning authority. Thereafter the bridges shall be constructed as set out in the approved scheme.
24. Prior to the commencement of development a plan is required for the protection and/or mitigation of damage to the populations of white-clawed crayfish and water vole and their associated habitat during construction works and once the development is complete.
25. The development hereby permitted shall not be commenced until such time as; a scheme to ensure that the proposed road at the southerly side of the railway has a flood bund (built to the western side of the road), set at a minimum level of 50.42 m AOD, has been submitted to and approved in writing by the local planning authority.
26. The development hereby permitted shall not be commenced until such time as; a scheme to provide compensatory flood storage in the vicinity of the site has been submitted to and approved in writing by the local planning authority.
27. The development hereby permitted shall not be commenced until such time as; a scheme to limit the discharge of surface water from the proposed road scheme so that it will not exceed the run-off from the undeveloped greenfield site, has been submitted to and approved in writing by the local planning authority.
28. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.
29. Prior to the commencement of the development approved by this planning permission the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 1. A preliminary risk assessment,
 2. A site investigation scheme,
 3. The results of the site investigation and detailed risk assessment,

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete.
- ii) 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 Planning and Housing is delegated authority to do so, provided that he does not exceed the substantive nature of the Committee's decision.

The meeting commenced at 2.00 pm and concluded at 3.07 pm

Councillor H Davenport (Chairman)