

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 24th April, 2013 at The Capesthorne Room - Town Hall,  
Macclesfield SK10 1EA

### **PRESENT**

Councillor H Davenport (Chairman)  
Councillor D Hough (Vice-Chairman)

Councillors Rachel Bailey, J Hammond, P Hoyland, J Jackson, P Mason,  
B Murphy, C G Thorley, S Wilkinson and J Wray

### **OFFICERS IN ATTENDANCE**

Ms P Cockroft (Principal Planning Officer), Ms S Dillon (Senior Lawyer), Mr B Haywood (Principal Planning Officer), Mr A Fisher (Strategic Planning and Housing Manager), Mr S Irvine (Development Management and Building Control Manager), Mr N Jones (Principal Development Officer), Ms S Orrell (Principal Planning Officer), Mrs E Tutton (Principal Planning Officer) and Mr P Wakefield (Principal Planning Officer)

### **175 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors D Brown and G Walton.

### **176 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in relation to application 12/4837M, Councillor H Davenport declared that he was a Member of Disley Parish Council, but had taken no part in any discussion relating to the application.

In the interest of openness in relation to the same application, Councillor B Murphy declared that he was a resident in Disley and knew the Councillor speaking on behalf of Disley Parish Council.

In the interest of openness in relation to application, Councillors D Hough and B Murphy declared that they knew David Lloyd-Griffiths who was speaking at the meeting as an objector to the application.

### **177 MINUTES OF THE PREVIOUS MEETING**

#### **RESOLVED**

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

178      **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

179      **12/4390M-OUTLINE PLANNING APPLICATION FOR THE  
ERECTION OF UP TO 160 DWELLINGS WITH ALL MATTERS  
RESERVED, LAND OFF, MANCHESTER ROAD, TYTHERINGTON,  
MACCLESFIELD FOR AINSCOUGH STRATEGIC LAND LTD**

Consideration was given to the above application.

(Brian Jones, a Supporter and Richard Barton, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the update to Board, the application be approved subject to the completion of a Section 106 Agreement securing the following Heads of Terms:-

- 30 % Affordable Housing of which 65% social or affordable rent, and 35% intermediate tenure
- Public Open Space, including formal and informal play & residents management company to maintain POS
- Commuted sum of £162,000 (based on 162 dwellings) for Recreation / Outdoor Sport (Rugby Drive playing field) in agreement with Local Ward Councillors
- Provision of Public Art contribution of £10,000 to be used on feature(s) within the green link proposals.
- Commuted sum of £2000 to mitigate against the loss of Barn Owl habitats
- Landscape and Habitat Management Plan

The staggered payments to be as follows:-

On or before first occupation of any of the dwellings to pay the Council:

- 50% of the Recreation / Outdoor Sport contribution
- 100% Barn Owl contribution

On or before occupation of 25% of the dwellings to pay the Council:

- The remaining 50% of the Recreation / Outdoor Sport contribution
- 100% Public Art contribution

And subject to the following conditions:-

1. A01TR - Tree retention
2. A02TR - Tree protection
3. A01LS - Landscaping - submission of details
4. A02LS - Submission of landscaping scheme
5. A04LS - Landscaping (implementation)
6. A19MC - Refuse storage facilities to be approved
7. Commencement of development
8. Time limit for submission of reserved matters (within 3 years)
9. Submission of reserved matters
10. Implementation of reserved matters  
(Plans/reports/surveys/statements)
11. Compliance with parameter plans
12. The reserved matters application shall comprise no more than 162 dwellings
13. Existing and proposed site levels, contours and cross-sections plus details for any proposed retaining structures should be submitted with reserved matters application
14. Landscape Masterplan to be submitted with reserved matters application, to include POS landscape scheme
15. Submission of a detailed Public Open Space landscape management and maintenance plan
16. Submission of a detailed play provision scheme covering both formal enclosed LEAP play areas and the Incidental Play features
17. Provision of green link to be a minimum of 20m wide, to be completed prior to 1st occupation
18. Full Arboricultural Implication Study to be submitted with reserved matters application
19. Vehicular access to be taken from Manchester Road
20. Provision of ecological ponds within reserved matters application
21. Updated badger survey report to be submitted with reserved matters application & provision of badger tunnel under the link road, if necessary
22. Provision of a 2m wide wildlife corridor along the north eastern boundary of the site
23. Protection of nesting birds, and incorporation of features for breeding birds
24. Incorporation of features to house birds and bats to be submitted with reserved matters application

- 25. Construction Method Statement
- 26. Details of any pile driving to be submitted with Reserved Matters application
- 27. Hours of Construction
- 28. Information on walking, cycling and public transport to be provided in each building
- 29. Submission of lighting scheme with reserved matters application
- 30. 'Fabric first' approach to reduce emissions to be adopted
- 31. Submission of a foul/surface water drainage scheme with Reserved Matters application
- 32. Submission of SUDS with reserved matters application
- 33. No development shall commence until a scheme has been submitted to and approved in writing by the LPA, which sets out:

1 .Arrangements made with the owners of the adjacent Business Park which secure delivery of the link road through the 2 sites as set out in the Development Brief and the UU of 20<sup>th</sup> June 1997.

2. A timetable for provision of the link road. The link road shall be completed to an adoptable standard prior to the construction of any dwellings to the north of the link road.

Development shall be carried out in accordance with the approved scheme.

Reason: To secure delivery of the link road as set out in the Masterplan and Development Brief.

- 34. Submission of a phase II investigation with reserved matters application
- 35. Verification of the remediation works, if required
- 36. Remediation strategy if contaminants are found during development phase
- 37. Noise mitigation measures to be carried out in accordance with SRL Technical Report
- 38. Submission of robust travel planning with reserved matters application
- 39. Submission of dust control scheme with reserved matters application
- 40. Submission of a construction management plan with reserved matters application
- 41. Submission of a site waste management plan with reserved matters application

180        **12/4837M-RESERVED MATTERS APPLICATION FOR THE  
ERECTION OF 121 RESIDENTIAL DWELLINGS, INCLUDING DETAILS  
OF APPEARANCE, SCALE, LAYOUT AND LANDSCAPING IN  
RELATION TO OUTLINE PERMISSION 12/0165P (ORIGINAL  
PERMISSION 08/2718P), FIBRESTAR LIMITED, REDHOUSE LANE,  
DISLEY FOR ADELE SNOOK, PERSIMMON HOMES NORTH WEST**

(During consideration of the application, Councillor Mrs R Bailey arrived to the meeting, however she did not take part in the debate or vote on the application).

Consideration was given to the above application.

(Parish Councillor Mrs Pattison, representing Disley Parish Council and Adele Snook, representing the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That for the reasons set out in the report and in the update to Board, the application be approved subject to a Deed of Variation of the Section 106 Agreement dated 8 June 2012 to provide the £285,000 (Indexed) for Highway Works before 50% rather than 90% of the development is provided and subject to the following conditions:-

1. A05RM     - Time limit following approval of reserved matters
2. A02RM     - To comply with outline permission
3. A01AP     - Development in accord with revised plans
4. A02LS     - Notwithstanding the submitted details -Submission of landscaping scheme
5. A10LS     - Additional landscaping details required including street furniture, public art and interpretation; vehicular/pedestrian barriers; surfacing material; and secure railway boundary fencing
6. A04LS     - Landscaping (implementation)
7. A13HA     - Construction of junction/highways
8. A22GR     - Protection from noise during construction (hours of construction)
9. A23GR     - Pile driving details to be submitted and approved by LPA
10. Prior to commencement of development, a detailed play area scheme shall be submitted to and approved by LPA
11. Notwithstanding the submitted details - prior to commencement an updated Habitat Management Plan to include management of canal side vegetation to be submitted and approved by LPA

12. Development carried out in accordance with method statement for the protection of the SBI
13. Details of wheel washing facilities to be submitted and approved
14. Construction Management plan to be submitted and approved prior to commencement of construction on site.
15. Provision of bin storage
16. Submission and approval of scheme to minimise dust emissions prior to commencement
17. Prior to first occupation submission and approval of individual travel plan
18. Development to be carried out in accordance with Arboricultural Impact Assessment
19. Development in accordance with Invasive Species Management Plan
20. Materials in accordance with submitted schedule
21. Prior to commencement - submission and approval details of phasing and timing of provision of POS and play area
22. Prior to commencement of development, details of suitable trespass proof fencing to the boundary with the railway to be submitted and agreed.
23. Prior to commencement of development, details of how surface and foul water drainage will be directed away from the railway to be submitted and approved.
24. Prior to commencement full details of ground levels, earthworks, and excavation carried out near to the railway to be submitted and agreed.
25. Prior to the commencement of development a detailed remediation strategy to be prepared and submitted.
26. Prior to first occupation a validation report including remedial actions to pre and post construction to be submitted and approved.
27. Prior to the commencement of development an up-to-date Noise Impact Assessment (NIA) of noise from the Manchester to Buxton railway line shall be submitted to and approved in writing by the Local Planning Authority. The NIA shall include present and predicted noise levels for future operational changes.
28. Prior to the commencement of development a detailed scheme of sound insulation (including ventilation that will not compromise the acoustic performance of any proposals whilst meeting building regulation requirements) to any affected residential properties which are identified as a result of the above noise impact assessment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that internal noise levels meet the 'good' standard of British Standard 8233: 1999 Sound insulation and noise reduction for buildings.

29. Any mitigation recommended in the Noise Impact Assessment report required by condition no.26 of this permission shall be implemented prior to the first occupation of the development hereby approved.

(The meeting adjourned for a short break. Prior to consideration of the following item, Councillor P Edwards arrived to the meeting).

181        **12/4874C-OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT, COMPRISING 50 HOMES, INCLUDING 15 AFFORDABLE HOMES TO INCLUDE AN AREA OF PUBLIC OPEN SPACE AND A CHILDREN'S PLAY AREA, LAND OFF HAWTHORNE DRIVE, SANDBACH, CHESHIRE FOR ADELE SNOOK, PERSIMMON HOMES NORTH WEST**

Consideration was given to the above application.

(Councillor S Corcoran, the Ward Councillor, Christine Smedley, representing Sandbach Heath Neighbourhood Forum, David Lloyd-Griffiths, an objector and Adele Snook, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for consideration of draft Masterplans submitted regarding proposed development from the M6 up to and including the application site, so that the site and its traffic generation can be considered in context.

(This decision was contrary to the Officers recommendation of approval).

(The meeting adjourned for lunch from 2.05pm until 2.45pm).

182        **13/0402C-PROPOSED INLAND WATERWAYS MARINA INCLUDING SUPPORTING FACILITIES BUILDING AND WORKSHOP, NEW WETLANDS, HABITAT CREATION, ECOLOGICAL AREAS, LANDSCAPING, FOOTPATHS, ROAD ACCESS AND ASSOCIATED CAR PARKING. RESUBMISSION, CHELLS HILL FARM, CHELLS HILL, CHURCH LAWTON FOR ED NIELD**

Consideration was given to the above application.

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

RESOLVED

That for the reasons set out in the report and in the oral update to Board, the application be approved subject to the following conditions:-

1. Standard commencement
2. Plans
3. Materials -buildings and all hard surfaces
4. Tree survey
5. Notwithstanding the submitted landscaping details, prior to the commencement of development, full details of structural landscape planting/additional screen planting to be introduced on the site shall be submitted to and agreed in writing by the local planning authority
6. Full details of the works to deposit the excavated material on the site and finished site levels shall be submitted to and agreed in writing by the local planning authority.
7. Amended landscaping scheme including details of any boundary treatment inc replacement hedge/ all fencing to segregate marina from farmers field/ landscape management plans to be submitted
8. Implementation and maintenance of landscaping
9. Submission of 10 year habitat management plan
10. Detailed designs of new ponds
11. Provision of bat and bird boxes
12. Safeguarding breeding birds
13. Implementation of great crested newt mitigation, subject to Natural England licence.
14. Scheme to limit the surface water runoff generated by the proposed development, to be submitted to and approved
15. temporary protective metal fencing to be erected 5 metres from the Trent and Mersey Canal
16. Prior to first development the developer will provide a detailed highway access design from the B5079 Chell's Hill, based on a topographical survey, which will show standard junction geometry and be tracked to demonstrate safe turning movements and to the satisfaction of the LPA.
17. Prior to first development the developer will provide an amended plan showing intervisible passing places along the internal access road to the marina to the satisfaction of the LPA.
18. The existing field access onto the B5078 Chell's Hill to be permanently closed in accordance with the proposed access design drawing: 6049-05 Rev \*
19. Workshop/ maintenance /repairs of canal boats only
20. Archaeology
21. Narrow boats within dry dock to be stored at ground level only and not stacked
22. No moorings to be used as sole or main residence and the site operator shall maintain an up-to-date register of the names and addresses of all owners and occupiers, and shall make this record available to the local planning authority at all reasonable times, upon request
23. Scheme to allow pedestrian access across the Trent & Mersey Canal at Pierpoints Bottom Lock (Lock 56) to be submitted
24. Bin store details
25. Amended lighting scheme – inc Full details, including design, position and lux levels of all lighting

- 26 Submission of amended tree protection plan required to reflect amendments to spoil disposition. Implementation.
- 27. Updated badger survey

(Councillor C Thorley left the meeting and did not return).

183        **13/0641N-CONSTRUCTION OF 21 TWO-STOREY RESIDENTIAL DWELLINGS, NEW SHARED ACCESS AND ASSOCIATED WORKS, LAND TO THE NORTH OF, CHEERBROOK ROAD, WILLASTON, CHESHIRE FOR WAINHOMES (NORTH WEST) LTD**

Consideration was given to the above application.

(Councillor B Silvester, the Ward Councillor and Mr Nick Smith, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

1. The proposal is located within the Open Countryside and Green Gap and would result in erosion of the physical gaps between built up areas, and given that there are other alternative sites, which could be used to meet the Council's housing land supply requirements, the proposal is considered to be contrary to Policies NE2 and NE.4 of the Borough of Crewe and Nantwich Replacement Local Plan, the National Planning Policy Framework and the emerging Development Strategy.

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.

Should this application be the subject of an appeal, authority be delegated to the Development Management and Building Control Manager in consultation with the Chairman of the Strategic Planning Board to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

That the Board's concern about the sustainability of the site be noted as it only met a small number of criteria under the North West Sustainability checklist.

184        **13/0707C-APPROVAL OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE AS REQUIRED BY CONDITION 1 ATTACHED TO THE OUTLINE PERMISSION 11/4434C, LAND SOUTH OF TUDOR**

**WAY, CONGLETON, CHESHIRE FOR PLANT DEVELOPMENTS LIMITED**

(Prior to consideration of the item, Councillor Mrs R Bailey left the meeting and returned).

Consideration was given to the above application.

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

**RESOLVED**

That for the reasons set out in the report and in the oral update to Board, the application be approved subject to the following conditions:-

1. Time limit
2. Plans
3. Materials to be in accordance with the submitted details

**185        WITHDRAWN-ERECTION OF 43 DWELLING HOUSES (INCLUDING 5 AFFORDABLE DWELLINGS), CREATION OF NEW ACCESS TO SHEPPENHALL LANE, ASTON AS ENABLING DEVELOPMENT TO SECURE THE RESTORATION OF COMBERMERE ABBEY**

This item was withdrawn prior to the meeting.

**186        WITHDRAWN-CHESHIRE EAST LOCAL PLAN - ADDITIONAL SITE OPTIONS CONSULTATION**

This item was withdrawn prior to the meeting.

The meeting commenced at 10.30 am and concluded at 4.10 pm

Councillor H Davenport (Chairman)