

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Friday, 8th February, 2013 at The Assembly Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

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

Councillors D Newton (Substitute), Rachel Bailey, D Brown, J Hammond,
P Hoyland, P Mason, B Murphy, C G Thorley, G M Walton, S Wilkinson and
J Wray

OFFICERS IN ATTENDANCE

Mr N Curtis (Principal Development Officer), Ms S Dillon (Senior Lawyer),
Miss J Dutton (Principal Planning Officer), Mr A Fisher (Strategic Planning and
Housing Manager) and Mr B Haywood (Principal Development Officer)

138 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors P Edwards and Mrs
J Jackson.

139 **DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of Openness in relation to application 12/4654N, Councillor
D Newton declared that he lived in Nantwich.

In relation to the same application, Councillor A Moran a visiting Councillor
declared a non pecuniary interest as he was a member of Nantwich Town
Council and had made comments on the application to the local media.

It was noted that all Councillors had received correspondence in relation to
the same application.

140 **PUBLIC SPEAKING**

Consideration was given to the public speaking procedure.

RESOLVED

That the public speaking procedure be noted.

141 **QUEENS DRIVE, NANTWICH**

Consideration was given to the above application.

(Councillor A Moran, a visiting Councillor, Parish Councillor Houlston, representing Acton, Edleston & Henhull Parish Council and Jean Kay, an objector attended the meeting and spoke in respect of the application).

The meeting was adjourned from 12.20pm until 12.35pm for the Chairman to confer with the Board's Solicitor and Strategic Planning and Housing Manager as to whether the press and public should be excluded temporarily from the meeting so that confidential legal advice relevant to the merits of the application could be given, following which the Board resolved

That the press and public be excluded from the meeting during consideration of the item pursuant to Section 100(A) 4 of the Local Government Act 1972 on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 5 of Part 1 of Schedule 12A of the Local Government Act 1972 (that is, the disclosure of information in respect of which a claim to legal professional privilege could be maintained in legal proceedings) and that the public interest in keeping the information confidential outweighs the public interest in disclosing it.

Once Legal Advice had been given, members of the press and public were then invited back into the meeting and consideration of the application continued in the public domain.

RESOLVED

That the application be deferred for further information on the position of the Strategic Housing Land Availability Assessment 2013 and for a site visit to consider the highways issues raised in the report.

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

(The meeting adjourned for lunch at 1.25pm and reconvened at 2.00pm)

(Prior to consideration of the following item, Councillors D Brown and Mrs R Bailey arrived to the meeting).

142 **CHESHIRE EAST STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT**

(During consideration of the item, Councillor G Walton left the meeting and did not return).

Consideration was given to the above report.

(Councillor H Murray, a visiting Councillor, Councillor, L Brown, a visiting Councillor and Anthea Buxton, an objector attended the meeting and spoke in respect of the report).

RESOLVED

That the Cabinet Portfolio Holder be recommended to approve for publication the Strategic Housing Land Availability Assessment attached at Appendix 2, subject to the minor amendments contained within the update report and subject to the inclusion of explanatory notes within the SHLAA document and reference within the map legend.

(Councillor B Murphy requested it be noted that he abstained from voting on the proposal).

143. FORTHCOMING PLANNING INQUIRY REGARDING LAND AT QUEENS DRIVE, NANTWICH: APPLICATION REF 12/2440N: 270 DWELLINGS AND ASSOCIATED DEVELOPMENT FOR GLADMAN DEVELOPMENTS LTD

Pursuant to s100(B) (4) (b) Local Government Act 1972, the Chairman agreed that the Board should consider an urgent verbal report from the Strategic Planning and Housing Manager regarding the Council's case at a forthcoming Planning Inquiry on 5 March 2013. Urgency arose because of the short time available in which to review the merits of the Council's case before evidence was exchanged on 12 February 2013.

Further, the Board resolved that the press and public be excluded from the meeting during consideration of the item pursuant to Section 100(A)(4) Local Government Act 1972 on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 5 of Part 1 of Schedule 12A of the Local Government Act 1972 (that is, the disclosure of information in respect of which a claim to legal professional privilege could be maintained in legal proceedings) and that the public interest in keeping the information confidential outweighed the public interest in disclosing it.

Application 12/2440N was the subject of a Planning Inquiry listed for hearing on 5 March 2013. Proofs of evidence were due for exchange on 12 February 2013. Having considered verbal reports from the Strategic Planning & Housing Manager regarding the evolving housing land supply position and the production of evidence for the Inquiry, and from the Highway Engineer/Principal Development Officer regarding highways concerns and mitigation proposals, and from the Solicitor summarising Counsel's Advice regarding the merits of four grounds of objection (highway capacity, pedestrian safety, sustainability, prematurity & housing supply) given by the Board on 5 December 2012.

The Board RESOLVED to remove its fourth ground of objection (prematurity & housing land supply) to the application.

The meeting commenced at 10.30 am and concluded at 4.55 pm

Councillor H Davenport (Chairman)