

Strategic Planning Board

Agenda

Date:	Wednesday, 26th August, 2015
Time:	10.30 am
Venue:	Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

Please note that members of the public are requested to check the Council's website the week the Planning/Board meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**

To receive any apologies for absence.

2. **Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests and for Members to declare if they have a pre-determination in respect of any item on the agenda.

3. **Minutes of the Previous Meeting** (Pages 1 - 14)

To approve the minutes as a correct record.

4. **Public Speaking**

Please Contact: Sarah Baxter on 01270 686462
E-Mail: sarah.baxter@cheshireeast.gov.uk with any apologies or request for further information
Speakingatplanning@cheshireeast.gov.uk to arrange to speak at the meeting

A total period of 5 minutes is allocated for each of the planning applications for the Ward Councillors who are not members of the Strategic Planning Board.

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the Strategic Planning Board and are not the Ward Member
- The relevant Town/Parish Council
- Local representative Groups/Civic Society
- Objectors
- Supporters
- Applicants

5. **15/0553C-Reserved matters application for residential development of 80 homes, (24 affordable), the creation of an area of public open space and children's play area and associated works (outline approval 13/0041C), Land off, Middlewich Road, Holmes Chapel for Niall Mellan, Persimmon Homes North West (Pages 15 - 26)**

To consider the above application.

6. **15/0446C-Erection of 154 two storey detached, semi detached and mews dwellings landscaping, formation of community park, open space, parking and associated works, Land South of Middlewich Road and East of, Abbey Road, Sandbach for Neil Arkwright, Redrow Homes Ltd & Anwyl Homes (Pages 27 - 42)**

To consider the above application.

7. **12/0705W-Proposed Anaerobic Digestion and Combined Heat and Power Plant, Former Fuel Storage Depot, Twemlow Lane, Twemlow for Mr R Brown, C.R.E.S Biogas Ltd (Pages 43 - 86)**

To consider the above application.

8. **14/3371M-Change in use of land and the construction of a single-storey building to create a golf driving range with associated car parking and new access, Land North Of, Chelford Road, Ollerton for Mr Brian Coutts (Pages 87 - 104)**

To consider the above application.

9. **14/4950N-Reserved matters approval for Phase 2B - residential development of 223 dwellings, following outline element of application 11/1879N, Land north of, Parkers Road, Leighton, Crewe, Cheshire for Sherrie Shaw, Bloor Homes Ltd - North West (Pages 105 - 118)**

To consider the above application.

10. **15/2756N-Variation of condition 34 on approved 11/1879N - A hybrid planning application seeking residential development for up to 400 new dwellings with open space; comprising a full planning application for Phase A of 131 dwellings and Phase B which seeks outline planning permission for up to 269 dwellings with access and associated infrastructure. In respect of the outline element (Phase B), only access is sought for approval and all other matters are reserved for determination at a later date, Land North of Parkers Road, Leighton, Crewe, Cheshire for Mr Martin Aston (Pages 119 - 124)**

To consider the above application.

11. **14/5824N-Outline planning permission for up to 175 residential dwellings to include access. All other matters reserved for future consideration, Land to the South of Park Road, Willaston for Mr A Brown, Stretton Willaston Ltd (Pages 125 - 154)**

To consider the above application.