

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 20th April, 2016 at Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

### **PRESENT**

Councillor H Davenport (Chairman)  
Councillor J Hammond (Vice-Chairman)

Councillors B Burkhill, T Dean, L Durham, D Hough, J Jackson,  
D Marren (Substitute), D Newton, S Pochin, M Sewart, J Wray and  
G M Walton

### **OFFICERS IN ATTENDANCE**

Adrian Crowther (Major Applications Team Leader)  
Nicky Folan (Planning Solicitor)  
Neil Jones (Highways Development Manager)  
David Malcolm (Head of Planning (Regulation))  
Gaynor Hawthornthwaite (Democratic Services Officer)

### 133 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Rachel Bailey and S McGrory.

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

In the interest of openness in respect of application 15/4416C Councillor J Hammond declared that he was a Director of ANSA Environmental Services Limited who were consultees, but had not made any comments nor been involved in any discussions relating to this application.

In the interest of openness In respect of application 15/5184N, Councillors J Hammond and H Davenport declared that they had received an email from Councillor Suzanne Brookfield from Crewe Town Council but had not made any comments or replied to the email.

### 135 **MINUTES OF THE PREVIOUS MEETING**

That the minutes of the meeting held on 23<sup>rd</sup> March 2016 be approved as a correct record and signed by the Chairman.

### 136 **PUBLIC SPEAKING**

That the public speaking procedure be noted.

### 137 **15/4416C - LAND TO THE SOUTH OF, HIND HEATH ROAD, SANDBACH: RESERVED MATTERS APPLICATION FOLLOWING**

**APPROVAL OF OUTLINE APPLICATION (14/0977C) FOR THE ERECTION OF UP TO 120 DWELLINGS, PUBLIC OPEN SPACE, GREEN INFRASTRUCTURE AND ASSOCIATED WORKS FOR MR SIMON MILLER, MILLER HOMES**

The Board considered a report, a written and verbal update regarding the above application.

(Mr A Macinnes (on behalf of the Applicant) attended the meeting and spoke in respect of the application)

**RESOLVED**

That authority be DELEGATED to the Head of Planning (Regulation) in consultation with the Chairman and Vice-Chairman of Strategic Planning Board to APPROVE subject to the outstanding reptile survey/mitigation and the following conditions:

1. Approved Plans
2. Details of existing and proposed ground levels in accordance with the approved plans
3. Phasing of the development to be submitted and agreed
4. Submission and approval of materials for the development
5. Details of the play equipment which from the NEAP to be submitted and approved
6. Details of scheme for the disposal of foul water and surface water
7. Submission of Landscape Details including surfacing materials
8. Implementation of the approved landscaping scheme
9. Submission of Boundary Treatment Details
10. Full details of existing and proposed levels, contours and cross sections plus full details for the height, type and design of any retaining structures.
11. A landscape scheme/masterplan for the entire site and this shall include; the provision of footpaths along both sides of the valley; a cycleway link to the existing cycleway that runs along the northern site boundary; a new safely railing along the canal bank; soft and hard landscape design.
12. Implementation of the approved landscaping scheme
13. A Landscape & Habitat Management Plan for the management in perpetuity of all areas that are not within domestic curtilages.
14. Electric vehicle charging points (?)
15. Cycle storage
16. Mitigation for badgers
17. Odour mitigation

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) of Strategic Planning Board, to correct any technical

slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

138        **15/5184N - 138 SYDNEY ROAD, CREWE, CW1 5NF: OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 250 DWELLINGS, OPEN SPACE AND ASSOCIATED WORKS, ALL OTHER MATTERS RESERVED APART FROM ACCESS (RESUBMISSION OF 15/0184N) FOR MR C MULLER, MULLER PROPERTY GROUP**

(Mr S Bourne (on behalf of the Applicant) had registered to speak at the meeting in respect of the application, but was unable to attend)

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

The Major Applications Team Leader reported a correction to the report in the summaries on pages 24 and 50. The word “not” should be deleted on the last line of the final paragraph and should be amended to read “Despite the loss of open countryside, on the basis the Council cannot demonstrate a 5 year supply of housing, and the endorsement of the site to be taken forward as a Local Plan strategy site, it is considered that the proposal represents sustainable development and paragraph 14 is engaged.”

**RESOLVED**

That contrary to the Planning Officer’s recommendation for approval, the application be REFUSED for the following reason:

The determination of the application would be premature pending the outcome of the Green Gap policy review as part of the emerging Cheshire East Local Plan Strategy.

139        **URGENT ITEM - HYBRID PLANNING APPLICATION - LAND OFF ILFORD WAY, MOBBERLEY**

The Board noted the following urgent decision which had been taken by the Chairman and Vice-Chairman of the Strategic Planning Board in consultation with the Director of Planning and Sustainable Development in accordance with the provisions of the Council’s Constitution Part 4: Committee Rule 25: Appendix 4 (Urgent Decisions Taken Outside of Meetings).

**Strategic Planning Board: Hybrid planning application for mixed-use redevelopment seeking: A. Full planning permission for alterations to existing employment buildings, construction of new employment buildings and installation of new over ground services, piping and ducting. B. Full planning permission for demolition of remaining redundant employment buildings and removal of redundant over**

**ground services, piping and ducting. C. Outline planning permission for construction of dwellings, associated infrastructure, landscaping and other associated works (means of access) on land off Ilford Way, Mobberley**

The decision was to withdraw the following objections to the above appeal:

The Council acknowledge that housing applications should be considered in the context of the presumption in favour of sustainable development, the lack of a five year land supply of deliverable housing sites in Cheshire East, plus the planning benefits new housing would bring. However, this major housing development would have a significant adverse impact upon the character of the village of Mobberley contrary to policies BE1, H12 and DC1 within the Macclesfield Borough Local Plan 2004, and guidance within the National Planning Policy Framework, which state that permission should be refused for development that fails to take the opportunities available for improving the character and quality of an area and the way it functions. These adverse impacts would significantly and demonstrably outweigh the benefits of the proposal.

The meeting commenced at 10.30 am and concluded at 12.50 pm

Councillor H Davenport (Chairman)