

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 24th August, 2016 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors D Brown, B Burkhill, E Brooks (Substitute), D Hough, J Jackson,
S Pochin, B Roberts (Substitute), M Sewart and J Wray

OFFICERS

James Baggaley (Nature Conservation Officer)
Nicky Folan (Planning Solicitor)
Paul Hurdus (Highways Development Manager)
David Malcolm (Head of Planning (Regulations))
Sue Orrell (Principal Planning Officer)
Natalie Wise-Ford (Principal Planning Officer)
Gaynor Hawthornthwaite (Democratic Services Officer)

34 APOLOGIES FOR ABSENCE

Apologies were received from Councillors J Macrae, S McGrory and
D Newton.

35 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 16/1353M Councillor J
Hammond declared that he was a member of the Cheshire Wildlife Trust
and RSPB who were consultees on the application, but had not made any
comments in respect of the application nor taken part in any discussions.
With regard to application 16/1353M Councillor Hammond also declared
that he had received an email from Mr Woodhead which had also been
sent to all Members of the Board.

In the interest of openness in respect of application 16/1046N Councillor J
Hammond declared that he was a Director of ANSA Environmental
Services Limited and a member of Haslington Parish Council who had
been consultees on the application but had not made any comments in
respect of the application nor taken part in any discussions.
With regard to application 16/1046N Councillor Hammond also declared
that he had received an email from Haslington Action Group which had
also been sent to all Members of the Board.

In the interest of openness in respect of application 16/1353M Councillor S
Pochin declared that she was a Director of Cheshire East Skills and

Growth Company who were consultees on the application, but that she had not made any comments or taken part in any meetings relating to this application.

In the interests of openness Councillor Hough declared that he was a Director of TSS who were responsible for the administration of bus stops and some of the applications made reference to the provision of bus stops, but that he had not discussed this with anyone at TSS.

36 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That subject to the following amendments, the minutes of the meeting held on 27th July 2016 be approved as a correct record and signed by the Chairman:

Declarations of Interests

Councillor Findlow's declaration of interest should read:

"In the interest of openness in respect of applications 15/4286M, 15/4287M and 15/4285M Councillor Findlow declared that he was the Ward Member for Prestbury, a current Council-nominated Governor, a former pupil at the Kings School and a governor of Fallibroome High School."

37 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

38 16/1353M-DELIVERY OF WATERSPORTS AND OUTDOOR ACTIVITY CENTRE ON THE NORTH AND SOUTH LAKES OF THE FORMER MERE FARM QUARRY, INCLUDING NEW VEHICULAR ACCESS, CAR PARKING AND MULTI USE BUILDING, FORMER MERE FARM QUARRY, CHELFORD ROAD/ALDERLEY ROAD, NETHER ALDERLEY FOR CHESHIRE LAKES CIC

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

(Councillor G Walton (Ward Member), Councillor D Wilson (on behalf of Chelford Parish Council), Dr A Gildon (Objector), Mr M Waters (Supporter) and Mr T Woodhead (Applicant) attended the meeting and spoke in respect of the application).

RESOLVED

That contrary to the Planning Officer's recommendation for refusal, the application be DELEGATED to the Head of Planning (Regulation), in consultation with the Chairman and Vice-Chairman of Strategic Planning Board and in consultation with Ward Members to APPROVE subject to:

- the completion of a Section 106 legal agreement to secure a bird management plan

and conditions, including, but not limited to, the following:

1. Time limit
 2. Approved plans
 3. Hours of operations (separated for both lakes)
 4. Bird mitigation (in consultation with Manchester Airport)
 5. Noise mitigation
 6. Material details
 7. Hard and soft landscaping
 8. Landscaping implementation
 9. Boundary treatments
 10. Footpath diversion arrangements
 11. Ecology conditions (of which there are a number)
 12. Highways conditions including access details
- Amendment of the existing Section 106 agreement for the restoration plan to reflect the new site boundary
 - Discussion with Highways regarding the change in speed limit along Alderley Road.

The Chairman exercised his right to use his casting vote in respect of the application.

During consideration of this application Councillor Brown arrived to the meeting and did not take part in the discussion or voting on this application.

FACILITY AND ASSOCIATED WORKS FOLLOWING APPROVED OUTLINE APPLICATION (13/4301N) APP/R0660/A/14/2213304, LAND OFF CREWE ROAD, HASLINGTON FOR MR CHRISTOPHER CONLON, BOVIS HOMES LTD

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

(Mr K Froggatt (Objector) and Mr B Herrod (on behalf of Mr C Conlon (Applicant) who had registered to speak but was unable to attend) attended the meeting and spoke in respect of the application).

RESOLVED

That the application be DEFERRED for the following:

- a committee site visit
- to allow neighbours to consider the revisions and make representations up until the consultation deadline of 26th August 2016
- ecology update

Following consideration of this application, the meeting adjourned for lunch from 12.55 pm to 13.45 pm

40 16/2706C-ERECTION OF NEW SINGLE STOREY RESEARCH AND ADMINISTRATION BUILDING AND ASSOCIATED LANDSCAPE, CAR PARKING AND ROAD WORKS, JODRELL BANK OBSERVATORY, MACCLESFIELD ROAD, LOWER WITHINGTON FOR UNIVERSITY OF MANCHESTER

The Board considered a report regarding the above application.

(Mr O Kampshoff (on behalf of Mr R Duxbury (Agent) who had registered to speak but was unable to attend) attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report the application be APPROVED subject to the following conditions:

1. Time Limit
2. Approved Plans
3. Materials as details in application
4. Details of boundary treatments
5. Drainage strategy/design
6. Management of surface water drainage scheme

7. Sustainable drainage management plan to be submitted
8. Tree retention
9. Tree protection
10. Method statement/construction specification (footpath from car park to SKA building)
11. Method statement/construction specification (widening of access roads adjacent to retained trees)
12. Method statement/construction specification (car parking adjacent to Oak T25)
13. Landscaping submission of detail
14. Landscaping implementation
15. Landscaping A11LS
16. Development in accordance with Great Crested Newt habitat plan
17. Development in accordance with recommendations in Badger Survey
18. Lighting Scheme to be agreed
19. Nesting birds
20. Foul and surface water shall be drained on separate systems.
21. Pile foundations
22. Dust control
23. Floor floating (polishing large surface wet concrete floors)

Following consideration of this application, Councillor Burkhill left the meeting and did not return.

Prior to consideration of the next application, the meeting adjourned for a 5 minute break.

- 41 **14/5671N-PROPOSED HOUSING DEVELOPMENT (APPROXIMATELY 900 NEW DWELLINGS), TOGETHER WITH ASSOCIATED NEW EMPLOYMENT DEVELOPMENT, A NEW PRIMARY SCHOOL, INDOOR AND OUTDOOR RECREATION FACILITIES, SUPPORTING RETAIL DEVELOPMENT AND THE LAYOUT OF SIGNIFICANT AREAS OF NEW LANDSCAPED OPEN SPACE TO COMPLEMENT BOTH THE NEW DEVELOPMENT AND THE EXISTING GORSTYHILL COUNTRY PARK, FORMER GORSTYHILL GOLF CLUB, ABBEY PARK WAY, WESTON FOR HADDON PROPERTY DEVELOPMENTS LIMITED**

The Board considered a report regarding the above application.

(Councillor S Edgar (read out a statement on behalf of the Ward Member, Councillor J Clowes), Councillor J Cornell (on behalf of Weston and Basford Parish Council), Mr A Bailey (Objector) and Mr M Bassett (Agent) attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report the Board be MINDED TO REFUSE the application for the following reasons:

1. The proposed residential development is unacceptable because it is located within the Open Countryside, contrary to Policies NE.2 (Open Countryside) and RES.5 (Housing in Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan, Policy PG 5 of the Cheshire East Local Plan Strategy – Consultation Draft March 2016 and the principles of the National Planning Policy Framework and create harm to interests of acknowledged importance. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.
2. In the opinion of the Local Planning Authority, the proposed development, by virtue of the proposed density, layout, distribution of uses and lack of connectivity would be detrimental to the character and appearance of the countryside. The proposal fails to deliver an environmentally sustainable scheme which would significantly and demonstrably outweigh the economic and social benefits of the scheme notwithstanding the shortfall in housing land supply. The development is therefore contrary to Policy BE2 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 Policy MP1 of the Cheshire East Local Plan Strategy – Consultation Draft March 2016 and guidance contained within the NPPF The Cheshire East Borough Design Guide (Consultation Draft) January 2016.
3. Insufficient information has been provided that demonstrates that the proposal provides adequate levels of open space and appropriate children's play space for future residential development of the scale proposed contrary to policy RT3 of the Borough of Crewe and Nantwich Replacement Local Plan 2011
4. Insufficient information has been provided that demonstrates that the existing level of barn owl activity on site can be safeguarded contrary to NE5 of the Borough of Crewe and Nantwich Replacement Local Plan 2011
5. The proposal constitutes a premature development which would compromise the Spatial Vision for the future development of the rural areas within the Borough, contrary to Policies PG2 and PG6 of the Cheshire East Local Plan Strategy – Consultation Draft March 2016 and guidance within the NPPF.

For the purposes of the appeal, RESOLVE to enter into a Section 106 to secure the following:

Affordable housing:

- 30% of the total dwellings to be provided as affordable housing
- 65% of the affordable dwellings to be provided as either social rent or affordable rent
- 35% of the affordable dwellings to be provided as intermediate tenure
- Affordable housing to be provided on site
- 1-5 bed units to be provided
- Affordable rented or Social rented dwellings to be transferred to a Registered Provider
- The affordable dwellings to be provided as a range of property types to be agreed with Housing
- Affordable housing to be pepper-potted in small groups, with clusters of no more than 10 dwellings.
- The affordable housing to be provided no later than occupation of 50% of the open market dwellings, or if the development is phased and there is a high degree of pepper-potting the affordable housing to be provided no later than occupation of 80% of the open market dwellings.
- Affordable dwellings transferred to an RP and to comprise a mix of 1-4 bedroomed properties
 - Provision of minimum 29,750 sq m of shared recreational open space and children's play space to include -
 - MUGA x2 located with the NEAP
 - Children's formal play provision
 - NEAP – located to provide a focus for the new community and alongside other new and existing community facilities
 - LEAPS and LAPS – a minimum of 2 LEAPS and 4 LAPS, final numbers, contents and location to be agreed at submission of reserved matters but to ensure formal play provision is easily accessible and within FiT recommended guidelines
 - Teen skate / BMX
 - Areas for social play and informal recreation
 - Playing Fields
 - Changing facilities
 - Accessible hard surfaced routes across the site with consideration to lighting key routes
 - An area for allotments or community gardens
 - Seating and activity / event areas
 - Interpretation and public art
 - Future management and maintenance opportunities
 - Reflect the adopted Green Space Strategy and national best practice on POS provision
 - All to be in accordance with an Open Space and Green Infrastructure strategy to be agreed prior to the submission of any reserved matters and to identify all maintenance and management options to all green infrastructure

- Private residents management company to maintain all on-site open space, including footpaths and habitat creation areas in perpetuity
- Education Contribution:
 - £2,496,000 (primary)
 - £653,708 (secondary taking into account proportionate share of SEN pupils)
 - £637,000 (SEN)

And a level, fully serviced, accessible and uncontaminated site suitable for a 2 form entry primary school in accordance with the Department for Education Area guidelines for mainstream schools document Building Bulletin 103)

- Highways Contribution of £1,850,000 as a contribution to the dualling of A500 link road
- The direct provision of an hourly bus service Monday to Saturday (08.00 to 18.00 hrs) for 5 years from 1st occupation of the 200th unit on site
- Travel Plan monitoring fee of £10000 (£1000 per annum for 10 years)

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to Head of Planning (Regulation), in consultation with the 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.

The meeting commenced at 10.30 am and concluded at 3.10 pm

Councillor H Davenport (Chairman)