

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 14th December, 2016 at Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

## **PRESENT**

Councillor J Hammond (Chairman)

Councillors B Burkhill, S Edgar (Substitute), T Fox, S Hogben, D Hough, J Macrae, B Roberts (Substitute), M Sewart, L Smetham, G M Walton (Substitute) and J Wray

## **OFFICERS IN ATTENDANCE**

Mr D Evans (Principal Planning Officer), Ms P Evans (Planning and Highways Manager of Legal Team), Mr A Fisher (Head of Planning Strategy), Mr K Foster (Principal Planning Officer), Mr P Hurdus (Highways Development Manager), Mr D Malcolm (Head of Planning (Regulation)), and Mr P Wakefield (Principal Planning Officer)

## **66 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors H Davenport, J Jackson and S Pochin.

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

In the interest of openness in respect of applications 16/4601N and 16/2229C, Councillor J Hammond declared he was a Director of ANSA Environmental Services Ltd who were consultees on the applications, however he had not made any comments nor taken part in any discussions.

In the interest of openness in respect of application 15/4888N, Councillor J Hammond declared that he was a Member of Haslington Parish Council and the RSPB who were consultees on the application, however he had not made any comments nor taken part in any discussions.

In respect of application 15/4601N, Councillor J Hammond declared that the majority of Members had received a letter from the Principal of Reaseheath College and an email from Mr Gerald Emerton. Similarly in respect of application 15/4888N, Councillor J Hammond declared that the majority of Members had received a letter from the Land Director of Persimmon Homes Limited.

In the interest of openness in respect of applications 16/4601N and 16/2229C, Councillor S Hogben declared he was a Director of ANSA Environmental Services Ltd who were consultees on the applications, however he had not made any comments nor taken part in any discussions.

In the interest of openness in respect of application 15/4601N, Councillor D Hough declared that he was a Member of Alsager Town Council, however he had not commented on the application.

In the interest of openness in respect of application 16/2999C, Councillor D Hough declared that he had voted on a similar application in the past.

In the interest of openness in respect of application 15/4888N, Councillor L Smetham declared that she was a member of the RSPB who were a consultee on the application, however she had not made any comments nor taken part in any discussions.

## **68 MINUTES OF THE PREVIOUS MEETING**

### **RESOLVED**

That the minutes of the meeting held on 16 November 2016 be approved as a correct record and signed by the Chairman subject to point four of the Section 106 Agreement under application 16/4558C being amended as follows:-

Both education contributions to be provided in following phases 50% at the 1st occupation of the 30th unit and 50% at the 1st occupation of the 100th unit.

## **69 PUBLIC SPEAKING**

### **RESOLVED**

That the public speaking procedure be noted.

## **70 16/4601N-RESERVED MATTERS APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR 1000 DWELLINGS WITH ASSOCIATED LANDSCAPING, OPEN SPACE, ROADS, CYCLE WAYS, FOOTWAYS AND INFRASTRUCTURE, KINGSLEY FIELDS LAND TO THE NORTH OF, WATERLODE, NANTWICH FOR MR IAN HARRISON, TAYLOR WIMPEY UK LIMITED, REDROW HOMES & DAVID WILSON HOMES**

Consideration was given to the above application.

(Councillor M Jones, the Ward Councillor, Councillor A Moran, a visiting Councillor, Parish Councillor Michael Houlston, the Chairman of Acton Edleston & Henhull Parish Council, Jeff Stubbs, representing Nantwich Civic Society who were objecting, Meredydd David, representing

Reaseheath College and Jon Suckley, 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 following conditions:-

1. A02RM - To comply with outline permission
2. A05RM - Time limit following approval of reserved matters
3. A01AP - Development in accord with approved plans
4. A06EX - Materials as application
5. A25GR - Obscure glazing requirement
6. Provision of electric vehicle charging infrastructure
7. Habitat management plan is to be submitted
8. Development to be carried out in strict accordance with the submitted badger mitigation and water mitigation strategies
9. Updated badger survey to be submitted prior to the commencement of the A51 diversion and further phases
10. Appointment of ecological clerk of works and submission of an ecological monitoring and reporting strategy
11. Contamination not previously identified
12. No dwellings or building to be placed within the modelled flood zone 2 or 3 areas.
13. Surface water management strategy shall not be compromised by fluvial flooding up to a 1 in 100yr + climate change event.
14. Detailed plans to be submitted for all additional waterbodies to be provided or enhanced as part of the ecological mitigation strategy.
15. Soft landscaping details to be submitted
16. Hard landscaping details (including spine road) to be submitted
17. Implementation of landscape scheme
18. Full details for existing and proposed levels and contours for all open space areas, including cross sections to be submitted
19. Development to be carried out in accordance with the submitted Arboricultural Impact Assessment
20. Construction Specification/method statement (trees/hedges)
21. Footpath along western river bank to be provided and retained and available for public use at all times thereafter
22. Details of signage and any necessary watercourse crossings (bridges) for the riverside walk to be submitted
23. Floodlighting details for MUGA to be submitted
24. The development shall be carried out in accordance with the mitigation details set out in the submitted noise report.
25. Broadband
26. Cycle storage-Details to be submitted

Informative to say that on receipt of future on site applications there is an opportunity to secure TRO's if deemed necessary to manage emerging traffic management issues resulting from this development.

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in his absence the Vice Chairman) of the 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 adjourned for lunch from 12.45pm until 1.20pm).

**71 15/4888N-OUTLINE APPLICATION FOR THE PROVISION OF UP TO 400 RESIDENTIAL UNITS, WHITE MOSS, BUTTERTON LANE, BARTHOMLEY, CREWE FOR MR LEE DAWKIN, RENEW LAND DEVELOPMENTS LIMITED**

Consideration was given to the above application.

(Councillor M Deakin, neighbouring Ward Councillor, Town Councillor Phil Williams, representing Alsager Town Council, Sylvia Dyke, an objector and Alan Thorley, the agent for the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of Councillor R Fletcher who was the neighbouring Ward Councillor).

**RESOLVED**

That the application be refused 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. 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.
3. It has not been suitably demonstrated that the ecological benefits of this proposal will be at a level to surpass the expected ecological value of the site upon completion of the agreed restoration scheme. Therefore the application is contrary to Policies NE.5, NE.6, NE.7, NE.8 and NE.9 of the Crewe and Nantwich Local Plan, Policy SE3 of the emerging Cheshire Easy Local Plan Strategy and guidance within the NPPF.

4. Insufficient information has been submitted with the application that demonstrates the proposals will not have a detrimental impact on the Oakhanger Moss SSSI and Midland Meres and Mosses Phase 2 Ramsar and local Sites of Biological Importance. Therefore the application is contrary to Policies NE.6, NE.7 and NE.8 of the Crewe and Nantwich Local Plan, Policy SE3 of the emerging Cheshire Easy Local Plan Strategy and guidance within the NPPF.

5. Insufficient information has been submitted with the application that demonstrates the proposals will not have a detrimental impact on the operation of the local highway network. Therefore the application is contrary to Policy BE.1 of the Crewe and Nantwich Local Plan, Policy SE3 of the emerging Cheshire Easy Local Plan Strategy and guidance within the NPPF.

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 SPB, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

**72 16/2229C-RESERVED MATTERS APPLICATION FOLLOWING OUTLINE APPLICATION 11/4109C; FOR ACCESS (OFF LINLEY LANE), APPEARANCE, LANDSCAPING, LAYOUT AND SCALE, CARADON BATHROOMS LTD, LAWTON ROAD, ALSAGER FOR PETER BARLOW, WAINHOMES (NORTH WEST) LTD**

Consideration was given to the above application.

(Councillor M Deakin, the neighbouring Ward Councillor, Town Councillor Sue Helliwell, representing Alsager Town Council, Sue Davies, the Clerk to Church Lawton Parish Council and Stephen Harris, the agent for the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of Councillor Rhoda Bailey who was a neighbouring Ward Councillor).

**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. Approved Plans
2. Materials to be submitted
3. Submission of a landscaping scheme
4. Implementation of the approved landscape scheme
5. Boundary Treatment details to be submitted for approval
6. Land levels to be submitted and approved (including mitigation for surface water flooding)
7. Other Protected Species Mitigation in accordance with submitted report

8. Other protected species protective fencing
9. Requirement for submission and implementation of a woodland management plan
10. Amended Arboricultural Method Statement and tree protection plan to be submitted. Implementation of submitted tree protection measures and adherence to submitted Arb Method Statement.
11. Submission of site specific engineer design details for any areas of hard surfacing and retaining structures within root protection areas.
12. Service/ drainage layout
13. Where required by condition 10, no development shall take place until details of an Engineer designed no dig hard surface construction specification for any area of hard surfacing within the root protection area of retained trees, together with details of any proposed retaining structures within root protection areas have been submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
14. Details of the play equipment within the LEAP to be submitted and approved
15. Prior to the commencement of development a scheme detailing the feasibility of a pedestrian link between the development site and the proposed amenity green space known as the burial ground, shall be submitted to the Local Planning Authority and approved in writing. The scheme shall address any implications associated with the potential impacts upon ecology, retained trees and land levels, and, if found to be feasible details of its means of construction and a scheme of implementation shall be provided. If a scheme for pedestrian access is found to be feasible, then the pedestrian link shall be provided in strict accordance with the approved details and made available in accordance with the scheme of implementation.
16. Land levels to be submitted and approved within the local flood risk levels
17. Broadband
18. Cycle and bin storage details to be submitted
19. Electric vehicle charging points
20. Traffic calming measures within the site to be submitted and agreed

In addition two informatives were added in relation to Flood risk.

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

(Prior to consideration of the application, Councillor J Macrae left the meeting and returned during its consideration. As a result he did not take part in the debate or vote on the application).

(The meeting adjourned for a short break).

### **73 GREATER MANCHESTER SPATIAL FRAMEWORK (GMSF)**

Consideration was given to the above report.

#### **RESOLVED**

That the Director of Planning & Sustainable Development be recommended to respond to the Combined Authority with the comments set out in Appendix One of the report as well as the following additional comments:-

- (i) Need to factor in health facilities
- (ii) Impact on growth plans to be factored in
- (iii) Importance of distribution of development
- (iv) HS2 parkway
- (v) Buxton and Rose Hill stations
- (vi) Extending metrolink to some places ie Woodford
- (vii) Need for more promotion of public transport
- (viii) Concern over the scale of development should be expressed more forcefully
- (ix) The comments on green belt should also be made more strongly and explicitly
- (x) The cumulative effect of development would be a merging of settlements such as Handforth with adjoining areas of Greater Manchester
- (xi) Once the areas were physically conjoined, then administrative amalgamation would likely follow
- (xii) Transport was a particular concern- and the SEMMMS Refresh must be employed to provide cross boundary transport solutions
- (xiii) There would be an impact on Local public services – not just education – and this needed to be looked at comprehensively
- (xiv) With regard to the development at High Lane, the concept of extending the railway South of Rose Hill station was strongly supported – and this should be extended so as to at least join with the station at Middlewood
- (xv) Aside from Heald Green, all sites appeared to pose problems

### **74 CHESHIRE EAST LOCAL PLAN STRATEGY - MAIN MODIFICATIONS**

Consideration was given to the above report.

#### **RESOLVED**

That Council be recommended to approve the requested delegations as set out in the report subject to the following minor amendments to three paragraphs contained in the report:-

Paragraph 4.1

As set out in the National Planning Practice Guidance, where an Inspector considers that modifications are required to make a submitted Local Plan sound, the Inspector can recommend such Main Modifications to the local planning authority. A Main Modification is defined as a change that materially affects a policy in the plan and is required to make the **Revised Submitted** Local Plan Strategy sound and legally compliant.

#### Paragraph 4.2

At the close of the hearing sessions in October 2016, the Inspector indicated that he envisages preparing a short report outlining any further work the Council may need to undertake along with any **further** amendments (Main Modifications) that are needed to ensure the plan is sound and can be adopted. As part of the formal Examination process, there will need to be a formal six week period of public consultation on the Inspector's draft Recommended Main Modifications and this consultation will be carried out under the direction of the Inspector

#### Paragraph 5.2

Further Examination hearings were held over six weeks in September and October 2016 to consider new issues arising from the public consultation as well as the Strategic Sites and Strategic Locations in the plan. At the close of these hearings, the Inspector indicated that he envisages preparing a short report outlining any further work the Council may need to undertake along with any **further** amendments (Main Modifications) that are needed to ensure the plan is sound and can be adopted. Once the Inspector has considered the representations to the Main Modifications, he will submit his final report to the Council, including his conclusions on the legal compliance and soundness of the Plan and the reasons for any Main Modifications. It is at this point that the Council will consider the Inspector's final report and decide whether to formally adopt the Plan with the recommended Main Modifications.

### **75 URGENT ITEM-14/5671N - FORMER GORSTYHILL GOLF CLUB, ABBEY PARK WAY, WESTON**

Consideration was given to the above report.

#### **RESOLVED**

That part withdrawal of the reasons for refusal in respect of the impact on Barn Owls be agreed and that the Head of Planning (Regulation) be instructed not to contest that issue at the forthcoming Appeal.

The meeting commenced at 10.00 am and concluded at 3.45 pm

Councillor J Hammond (Chairman)



