

Strategic Planning Board

Agenda

Date: Wednesday, 19th April, 2017
Time: 10.30 am
Venue: The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

Please note that members of the public are requested to check the Council's website the week the Strategic 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.

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 in the report.

It should be noted that Part 1 items of Cheshire East Council decision making and Overview and Scrutiny meetings are audio recorded and the recordings will be uploaded to the Council's website.

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 5 - 12)

To approve the minutes of the meeting held on 22 March 2017 as a correct record.

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

4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Strategic Planning Board
- The relevant Town/Parish Council

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
- Objectors
- Supporters
- Applicants

5. **16/0138M Land at Earl Road, Handforth - Erection of retail and leisure development comprising Class A1 retail units, Class A3 cafes and restaurants, Class D2 gym and Class C1 Hotel for Martin Ridgeway, CPG Developments Ltd (Pages 13 - 36)**

To consider this application.

6. **16/0802M Land at Earl Road, Handforth - Erection of four restaurants and three drive-thru restaurant/cafe's along with associated car parking, servicing and landscaping for Martin Ridgeway, CPG Development Projects Ltd (Pages 37 - 58)**

To consider this application.

7. **16/3284M Land at Earl Road Handforth - Erection of retail floorspace for Martin Ridgeway, CPG Development Projects Ltd (Pages 59 - 72)**

To consider this application.

8. **16/5678M Land at Junction of Earl Road and Epsom Avenue, Handforth - Demolition of existing buildings and erection of five units to be used for Class A1 (Non-food retail) purposes and two units to be used for Use Class A1 (Non-food retail or sandwich shop) and/or Use Class A3 and/or Use Class A5. Creation of car park and provision of new access from Earl Road, together with landscaping and associated works. (Resubmission 15/0400M) for Orbit Investments (Properties) Ltd (Pages 73 - 98)**

To consider this application.

9. **17/0195C Land off Waggs Road, Congleton - The erection of 104 residential dwellings including, including open space, together with associated works including landscaping, the formation of access, site works, necessary engineering works to facilitate highway and footway improvements to Waggs Road and other necessary works for Mr Mike Stone, Bellway Homes Ltd (Manchester Division) (Pages 99 - 122)**

To consider this application.

10. **13/3449C Glebe Farm, Booth Lane Middlewich - Update following the resolution to approve this outline application for residential development for approx 450 dwellings. (Pages 123 - 128)**

To receive this report.