

# CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Cabinet Member for Housing and Planning** held on Tuesday, 29th March, 2016 in Room G4, Westfields, Middlewich Road, Sandbach, Cheshire CW11 1HZ

## **PRESENT**

Councillor A Arnold

## **Councillor in attendance:**

Councillor J Wray

## **Officers in attendance:**

Tom Evans – Neighbourhood Planning Manager

David Hallam – Principal Conservation Officer

Sam Hyde – Development Officer

Rhiannon Monaghan – Senior Planning Officer Neighbourhood Planning

Cherry Foreman – Democratic Services Officer

## **28 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

## **29 DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **30 PUBLIC SPEAKING TIME/OPEN SESSION**

No members of the public wished to speak.

## **31 PAYMENT OF COMMUTED SUM TO ADACTUS HOUSING GROUP LTD**

*(It was reported that there was a typographical error on page 1 of the report and the amount of the payment was amended to read £239,400. This has been corrected on the report.)*

It was reported that an off-site affordable housing payment of £239,400 had been received by the Council in July 2013 following planning approvals for Land at Moss End Farm, Smallwood (11/0627C & 12/2197C). The details of the Planning Obligation stated that this sum should be spent to allow delivery of affordable housing within the Smallwood parish.

The site for which the report now proposed to use the commuted sum for affordable housing delivery was within the Smallwood parish and had received Full Planning Permission (13/2427C) in February 2014; this was a Rural Exception Site and the development would provide 11 much needed affordable homes for people with a local connection to Cheshire East. Without the use of this commuted sum this site would not be financially viable and could not be developed. Also, recent announcements from the Homes and Communities Agency meant there would no longer be any available funding for social/affordable rented properties and as such this sum was needed to ensure that these dwellings were built.

On 28 January 2016 the Council received an application from Adactus Housing Group Ltd. for use of the commuted sum towards affordable housing delivery at this site following their agreement to purchase the affordable dwellings from the developer. The Council's Strategic Housing department has determined this was the most suitable site for the use of this commuted sum due to its location and level of housing need within the local area.

#### **RESOLVED**

That approval be given for the payment of the £239,400 commuted sum to Adactus Housing Group Ltd. to enable the delivery of affordable housing in Smallwood.

### **32 CHESHIRE EAST BOROUGH DESIGN GUIDE - CONSULTATION**

It was reported that the Local Plan Strategy identifies the future production of a Design Guide Supplementary Planning Document (SPD) to support its design policies and it has been brought forward in response to the number of development applications being proposed in advance of the Local Plan being adopted. There will be a requirement in the short term for it to relate to the Saved Policies in the Legacy Plans in order that it can be adopted in advance of the Local Plan, but the intention is that, ultimately, it will relate to the new Local Plan.

The design guide focuses on new housing and had been divided into 2 volumes: volume 1 sets out the character of Cheshire East and the process for delivering design quality, whilst volume 2 provides the practical design guidance on a range of topics that impact on design quality. It had been developed involving a number of stakeholders and a technical working group in addition to which there have been a number of workshop sessions and special events. It was considered that, the Draft Design Guide SPD, and the associated Sustainability Assessment and Habitat Regulations Assessment, should now be consulted upon with the Cheshire East community.

It was noted that approval to consult had been given at an earlier Portfolio Holder meeting but, upon review of the Council's Constitution, it had been identified that the SPD should have been reported to the Strategic Planning Board prior to the Portfolio Holder decision being made; it was reported that since that time the two extra assessments had been completed and all had met with a positive response from the Strategic Planning Board.

#### **RESOLVED**

That officers be authorised to conduct public consultation on the Draft Cheshire East Borough Design Guide and the Sustainability Assessment and Habitat Regulations Assessment.

### **33 BRERETON NEIGHBOURHOOD PLAN - DECISION TO MAKE THE PLAN**

Consideration was given to making the Brereton Neighbourhood plan. Preparation of the Plan had started in January 2013 and Cheshire East undertook the required publicity between 10 August and 21 September 2015. Relevant consultees, residents and other interested parties were provided with information about the submitted Plan and given the opportunity to submit comments to the Examiner.

The Borough Council appointed John Mattocks as the Independent Examiner of the Plan and on reviewing the content of the Plan and the representations received as part of the publication process he held a public hearing at Sandbach Town Hall on 11 November 2015. A series of modifications were proposed to ensure the Plan met regulatory tests contained in the Basic Conditions. These were made and the procedure continued to a referendum on 10 March 2016 at which it was reported there had been a 51% turnout with 95% voting in favour of using the Neighbourhood Plan to help determine planning applications in its area. Once made, the Brereton Neighbourhood Plan will be used in the Authority's statutory role to make decisions on and determine planning applications.

The Portfolio Holder thanked all concerned for their considerable involvement and commitment to the process.

#### **RESOLVED**

That approval be given for the Brereton Neighbourhood Plan to be made, and to form part of the Development Plan for Cheshire East.

### **34 BUNBURY NEIGHBOURHOOD PLAN**

Consideration was given to the making of this Plan on which work had begun in Autumn 2014. Cheshire East had carried out the required publicity between 7 September and 16 October 2015 and relevant consultees, residents and other interested parties were provided with information about the submitted Plan and given the opportunity to submit comments to the Examiner.

The Borough Council appointed Mr. Nigel McGurk as the Independent Examiner of the Plan and, on reviewing the content of the Plan and the representations received as part of the publication process; he had decided not to hold a public hearing although a series of modifications were proposed to ensure the Plan met regulatory tests contained in the Basic Conditions. These were made and the Plan proceeded to referendum on 10 March 2016 at which there was a 48% turnout of which 96% voted in favour of using the Neighbourhood Plan to help determine planning applications in its area. Once made, the Bunbury Neighbourhood Plan would be used in the Authority's statutory role to make decisions on and determine planning applications.

#### **RESOLVED**

That approval be given for the Bunbury Neighbourhood Plan to be made, and to form part of the Development Plan for Cheshire East.

The meeting commenced at 10.30 am and concluded at 10.50 am