

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 21st November, 2018 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor G Merry (Chairman)
Councillor M J Weatherill (Vice-Chairman)

Councillors B Burkhill, M Deakin, S Edgar, T Fox, P Groves, D Hough,
J Jackson, B Roberts and J Wray (Substitute)

OFFICERS IN ATTENDANCE

Ms S Dillon (Planning Lawyer), Mr D Evans (Principal Planning Officer), Mr D Hallam (Principal Conservation and Design Officer), Mrs G Horton (Senior Planning Officer), Mr D Malcolm (Head of Planning (Regulation)), Mr R Taylor (Principal Planning Officer) and Mr P Wakefield (Principal Planning Officer)

Prior to the start of the meeting a one minute silence was held in memory of Councillor J Hammond who had recently passed away. Councillor J Hammond had been a Member of the Strategic Planning Board since its inception.

60 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Brown and J Macrae.

61 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 18/2104M and 18/2996M, Councillor P Groves declared that he was acquainted with the applicant.

In the interest of openness in respect of applications 18/2104M and 18/2996M, Councillor S Edgar declared that he was acquainted with the applicant.

In the interest of openness in respect of applications 18/2104M and 18/2996M, Councillor G Merry declared that she had received an email asking for the applications to be withdrawn.

In respect of application 18/2522C, Councillor M Deakin declared that he had pre determined the application. He stated that he would exercise his right to speak as Ward Councillor under the public speaking item and then would leave the room.

In the interest of openness in respect of application 18/2522C, Councillor D Hough declared that he had discussed the site during the Local Plan process and had sent correspondence to the Planning Officer with some comments on the report, however he had not fettered his discretion and had copied the Planning Lawyer into the email.

It was noted that the majority of Members had received correspondence in respect of application 18/2522C.

In the interest of openness in respect of application 18/1369N, Councillor B Roberts declared that he was a Member of Crewe Town Council, however he had not attended any planning meetings of the Town Council in respect of the application.

62 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 24 October 2018 be approved as a correct record.

63 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

64 18/2522C-APPLICATION SEEKING OUTLINE PLANNING PERMISSION FOR UP TO 19,695 SQM OF EMPLOYMENT FLOORSPACE (USE CLASS B1C/B2/B8) WITH ANCILLARY (INTEGRAL) OFFICE FLOORSPACE (USE CLASS B1A), ASSOCIATED PARKING, LANDSCAPING AND REPROFILING OF SITE (ALL MATTERS, EXCEPT FOR LAYOUT AND ACCESS, RESERVED FOR FUTURE DETERMINATION), LAND TO THE SOUTH OF, CREWE ROAD, ALSAGER (RADWAY GREEN NORTH) FOR BAE SYSTEMS (PROPERTY INVESTMENTS) LIMITED

Consideration was given to the above application.

(Councillor R Fletcher, the Ward Councillor, Councillor M Deakin, the Ward Councillor, Town Councillor Sue Helliwell, representing Alsager Town Council, Sarah Anderson, representing the Alsager Neighbourhood Plan Steering Group, an objector, Sylvia Dyke, an objector, Michael Unett, an objector and Chris Argent, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

The Local Planning Authority considers that the proposed development by reason of its layout and massing does not allow sufficient space for landscaping to mitigate the adverse impacts of the development, or ensure a design solution which achieves a sense of place by protecting and enhancing the quality, distinctiveness and character of Alsager. As a result the proposed development is contrary to Policies SE 1 (Design), SE 4 (The Landscape) and LPS 25 (Radway Green North, Alsager) of the Cheshire East Local Plan Strategy and the NPPF.

(This decision was contrary to the Officers recommendation of approval. The meeting adjourned for a short break).

65 18/1369N-DEMOLITION OF REDUNDANT OUTBUILDINGS AND THE ERECTION OF A 6 STOREY MULTI-STOREY CAR PARK WITH UP TO 243 SPACES INCLUDING A CAR WASH TO THE REAR, ROYAL HOTEL, 7, NANTWICH ROAD, CREWE FOR PROPERTY CAPITAL PLC

Consideration was given to the above application.

(Councillor S Hogben, the Ward Councillor and Nick Bone, representing 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 written and verbal update to the Board, the application be approved subject to the following conditions:-

1. Standard
2. Approved plans
3. Details of all facing and roofing materials and glazed elements
4. Public art scheme for the building
5. Building recording (level 2)
6. Details of lift tower (Royal Hotel)
7. Details of public realm treatments at the entrances to building
8. Contaminated land – submission of a remediation strategy
9. Contaminated land – submission of a verification report
10. Contaminated land – works to stop if further unknown contaminated land is uncovered
11. Electric Vehicle Charging Provision
12. Lighting scheme to be submitted and approved
13. Construction Environmental Management Plan (CEMP)
14. Protection of Nesting birds
15. Details of Surface water drainage
16. Construction Management Plan

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

absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

(The meeting adjourned for lunch from 1.15pm until 1.45pm).

66 18/4439N-CHANGE OF USE TO INCLUDE GOLF DRIVING RANGE WITH ASSOCIATED PARKING, LAND ON THE EAST SIDE OF, MAIN ROAD, WORLESTON FOR MR & MRS NEED

Consideration was given to the above application.

(Mr Wallace, an objector and Mr Need, 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 the Board, the application be approved subject to the following conditions:-

1. Standard Time
2. Plans
3. Materials as stated
4. Landscaping plan
5. Landscaping to include levels
6. Landscaping Implementation
7. Great crested newt RAMs
8. Breeding birds
9. Arboricultural works as Statement
10. Submission of details of nets to the north of the site
11. If use ceases, the building shall be removed and the land returned to agriculture
12. Electrical Vehicle Infrastructure
13. Soil importation
14. Unexpected Contamination
15. Lighting scheme to be implemented as submitted
16. Hours of operation
17. Submission of a Construction Management Plan

In order to give proper effect to the Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

67 18/2104M-RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING CONSENT 13/2935M FOR SITING, DESIGN, APPEARANCE AND LANDSCAPING DETAILS FOR RESIDENTIAL DEVELOPMENT (C3 USE CLASS), LAND NORTH OF PARKGATE INDUSTRIAL ESTATE, PARKGATE LANE, KNUTSFORD FOR THE TATTON ESTATE (R. BROOKS, ESQ. AND R BROOKS LTD)

Consideration was given to the above application.

(Mr Burns, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. The proposal is inappropriate development in the Green Belt contrary to policy PG3 of the CELPS.
2. The proposed residential mix does not accord with the objective of the KNP, which identifies the need for new housing which meets the need of smaller families, single people, and the elderly. The more dominant open market units in this scheme are the larger 4 and 5 bed house types, which is contrary to policy H1 of the draft KNP, and subsequently policy SE4 of the CELPS.
3. Assessment of the proposals against the CEC Design Guide and Building for Life 12 indicates that there are issues in several fundamental areas. As a consequence, the proposal is not considered to be good enough to approve. The proposal is contrary to policies SD2 and SE1 of the CELPS, and the CEC Design Guide.
4. A landscape character assessment required by policy LPS 37 has not been submitted. This is required, not only to guide the scale and massing of new development, ensuring that it is acceptable in surrounding landscape, but also to ensure a high quality design which reflects and respects the character of the area, built form and surrounding landscape. The submission is therefore contrary to policy LPS 37.
5. A heritage impact assessment has not been submitted to consider the impact upon the adjacent designated heritage asset, the Grade II* Tatton Park Registered Park and Garden, and as such the proposal is contrary to paragraph 189 of Framework and policy SE7 of CELPS.
6. Inadequate landscape detail has been provided. The submission is therefore not in compliance with the requirements of the condition 7 of the outline permission, which sets out a range of detail that is required with the reserved matters submission, which has not been submitted.
7. The scale of the dwellings on certain plots conflicts with plans approved under the outline consent 13/2935M. The proposal is therefore not in compliance with condition 4 of the outline permission
8. An affordable housing scheme that is required by the s106 to be submitted with the first reserved matters application has not been submitted. Insufficient information has therefore been submitted to enable an assessment of compliance with policy SC5 of the CELPS.

9. A landscape scheme (providing a detailed specification for the public open space) that is required by the s106 to be submitted at the same time as the first reserved matters application has not been submitted. Insufficient information has therefore been submitted to enable an assessment of compliance with policy DC40 of the MBLP and policy SE6 of the CELPS.
10. Insufficient information has been submitted to demonstrate the full extent of the impact of the development upon trees or woodlands (including veteran trees), that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area. Accordingly, compliance with policies SE3 and SE5 of the CELPS and paragraph 175 of the Framework cannot be confirmed.
11. Insufficient phasing details have been submitted to demonstrate compliance with condition 29 of the outline permission.
12. Insufficient information has been submitted to demonstrate that the proposed levels are acceptable, having regard to the requirements of conditions 6 and 22 of the outline permission and the 1 in 100 years plus climate change flood level.

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

68 18/2996M-RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING CONSENT 13/2935M FOR SITING, DESIGN, APPEARANCE AND LANDSCAPING DETAILS FOR RESIDENTIAL DEVELOPMENT (C3 USE CLASS), LAND NORTH OF PARKGATE INDUSTRIAL ESTATE, PARKGATE LANE, KNUTSFORD FOR THE TATTON ESTATE (R. BROOKS, ESQ. AND R BROOKS LTD)

Consideration was given to the above application.

(Mr Henry Brooks, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for further discussions/amendments regarding the application.

The meeting commenced at 10.30 am and concluded at 3.15 pm

Councillor G Merry (Chairman)