

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 26th June, 2019 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor M Hunter (Chairman)

Councillors S Edgar, A Farrall, P Groves, S Hogben, D Jefferay, R Moreton,
P Redstone, B Roberts, M J Weatherill and P Williams

OFFICERS IN ATTENDANCE

Ms S Dillon (Planning Lawyer), Mr D Evans (Principal Planning Officer), Mr P Hurdus (Principal Planning Officer), Mr D Malcom (Head of Planning (Regulation)), and Mr P Wakefield (Principal Planning Officer)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor S Gardiner.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 18/6389C, Councillor S Edgar declared he had had post, email and a telephone call (that he refused to engage in) and had also sat on the Southern Planning Committee as a substitute when the application was originally considered. In view of the new evidence and updates to the application he had not come pre determined on the new application and had come to the meeting with an open mind.

In the interest of openness in respect of application 17/6471M, Councillor S Hogben declared that he was a Director of ANSA who had been a consultee, however he had not made any comments nor discussed the application.

In the interest of openness in respect of application 18/6389C, Councillor P Williams declared that he had received email correspondence and had replied to one email explaining the role of the Board.

In the interest of openness in respect of application 18/6389C, Councillor M Hunter declared that he had received correspondence in respect of applications 18/6389C and 17/6471M.

It was noted that all Members had received correspondence in respect of a number of applications on the agenda.

3 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on be approved as a correct record and signed by the Chairman.

4 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure and extension to the speaking time in respect of application 17/6471M be noted.

5 TERMS OF REFERENCE

RESOLVED

That the Board's Terms of Reference be noted.

6 18/6389C-ERECTION OF A NEW FOODSTORE (USE CLASS A1), ACCESS, SUBSTATION AND ASSOCIATED CAR PARKING AND LANDSCAPING. RE-SUBMISSION OF APPLICATION 18/3123N, LAND SOUTH EAST OF CREWE ROAD ROUNDABOUT, UNIVERSITY WAY, CREWE FOR MR GEORGE BROWN, ALDI STORES LIMITED

Consideration was given to the above application.

(Councillor H Faddes, the Ward Councillor, Steve Bratt, an objector, Meyrick Stockton, a supporter and George Brown, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

The Board felt that the application should be approved contrary to the officer's recommendation due to the value of job retention and the specific circumstances presented. The application was delegated to the Head of Planning (Regulation) in consultation with the Chairman to approve, subject to conditions, with specific consideration of a bus stop condition.

(The meeting adjourned from 12.15pm until 1.00pm for lunch).

7 17/6471M-FULL PLANNING APPLICATION FOR 134 DWELLINGS ON LAND OFF HAZELBADGE ROAD WITH ASSOCIATED ACCESS IMPROVEMENTS, LANDSCAPING AND PUBLIC OPEN SPACE, LAND OFF HAZELBADGE ROAD, POYNTON, CHESHIRE FOR MR SEAN MCBRIDE, PERSIMMON HOMES (NORTH WEST)

Consideration was given to the above application.

(Councillor M Sewart, the Ward Councillor, Town Councillor Lee Podmore, representing Poynton Town Council, Ian Coulson, an objector, Vanessa Brook, an objector and Leon Armstrong, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred in order for further consideration to be given to a revised parking/drop off area for school.

(During consideration of the application Councillor A Farrall, left the meeting and returned. He did not take part in the debate or vote on the application. After the decision the meeting was adjourned for a short break).

8 18/6404M-ERECTION OF BUILDINGS TO BE USED AS CAR DEALERSHIPS INCLUDING WORKSHOPS, BODYSHOPS, OFFICES, CAR PARKING, EXTERNAL DISPLAY AREAS, SHOWROOM AND NEW ACCESSES ALONG WITH ASSOCIATED WORKS. (RE-SUBMISSION OF 17/6486M), LAND WEST OF COPPICE WAY AND SOUTH OF LOWER MEADOW WAY, HANDFORTH FOR MR PHILLIP JONES, HALLIWELL JONES (WILMSLOW) LIMITED

Consideration was given to the above application.

(Councillor B Burkhill, the Ward Councillor and John Taylor, 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 delegated to the Head of Planning (Regulation) in consultation with the Chairman and relevant Ward Councillor to approve subject to an acceptable package of ecological mitigation being received and subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Tree protection
5. Submission of landscaping scheme
6. Landscaping (implementation)
7. 10 year woodland management plan to be submitted
8. Nesting bird survey to be submitted
9. Gas Protection Measures Design and Verification Plan to be submitted
10. Verification Report prepared in accordance with the approved Gas Protection Measures Design and Verification Plan to be submitted
11. Unidentified contamination

12. Imported soil to be tested for contamination
13. Development to be carried out in accordance with mitigation measures detailed in FRA
14. Parking and access to be provided prior to occupation
15. Foul and surface water shall be drained on separate systems
16. Surface water drainage scheme to be submitted
17. Scheme to provide 10% of predicted energy requirements from decentralised and renewable or low carbon sources to be submitted

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 Development Management 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.

The meeting commenced at 10.00 am and concluded at 4.00 pm

Councillor M Hunter (Chairman)