

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 24th July, 2019 at The Capesthorne Room - Town Hall,  
Macclesfield SK10 1EA

## **PRESENT**

Councillor M Hunter (Chairman)  
Councillor S Gardiner (Vice-Chairman)

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

## **OFFICERS IN ATTENDANCE**

Mr A Clarke (Principal Planning Officer), Mr P Hurdus (Highways Development Manager), Mr D Malcolm (Head of Planning (Regulation)), Ms S Orrell (Principal Planning Officer), Mr J Owens (Development Planning Manager), Mr J Thomas (Senior Planning & Highways Solicitor) and Mr P Wakefield (Principal Planning Officer)

## **12 APOLOGIES FOR ABSENCE**

None.

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

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

In the interest of openness in respect of item 7 'Site Allocations and Development Policies' document, Councillor S Gardiner declared that he had been in communication with Mr P Yates who was a former Macclesfield Borough Council employee. He had listened to him but had not made any comments about his observations. In addition he declared that he was also acquainted with Brian Chaplin who was speaking on the item.

In the interest of openness in respect of item 7 'Site Allocations and Development Policies' document, Councillor S Edgar declared that he had listened to a member of the public but had not made any comments.

In the interest of openness in respect of item 7 'Site Allocations and Development Policies' document Councillor P Redstone declared that he had attended two meetings with officers.

In the interest of openness in respect of applications 19/1791M and 19/0083C, Councillor S Hogben declared that was a Director of ANSA who were consultees on the applications, however he had not made any comments nor discussed the applications.

In the interest of openness in respect in respect of item 7 'Site Allocations and Development Policies' document, Councillor D Jefferay declared that he had received comments from Richard Armstead and Mr P Yates but had not replied to any of the correspondence. In addition he had commented on the document last November on behalf of the residents of Wilmslow.

In respect of application 18/0083C, Councillor M Hunter declared that he had pre determined the application and therefore in accordance with the Code of Conduct would leave the room prior to consideration of the application.

In the interest of openness in respect of application G Gardiner declared that he knew

#### **14 MINUTES OF THE PREVIOUS TWO MEETINGS**

##### **RESOLVED**

That the minutes of the meeting held on 26 June 2019 be approved as a correct record and signed by the Chairman subject to the job title of Paul Hurdus being amended to Principal Development Officer.

That the minutes of the meeting held on 11 July 2019 be approved as a correct record and signed by the Chairman subject to it being clarified that in respect of Councillor S Gardiner's declaration of interest he knew Andrew Needham by virtue of the fact that he was an officer of the organisation and was not an employer.

#### **15 PUBLIC SPEAKING**

##### **RESOLVED**

That the public speaking procedure be noted.

#### **16 19/1797M - 15 HAMPSON CRESCENT, HANDFORTH, SK9 3HF: DEMOLITION OF 15 HAMPSON CRESCENT, DIVERSION AND CULVERTING OF DOBBIN BROOK AND FORMATION OF BOTH VEHICULAR AND PEDESTRIAN ACCESS FROM MERITON ROAD / HAMPSON CRESCENT INCLUDING ASSOCIATED INFRASTRUCTURE AND LANDSCAPING WORKS, AND CREATION OF TEMPORARY CONSTRUCTION HAUL ROAD AND COMPOUND FROM SAGARS ROAD FOR MR ALEX WIGFIELD, ANWYL HOMES**

Consideration was given to the above application.

(Mr Aled Brewerton, representing Handforth Parish Council, Hilary Peel, an objector and Anna Relph, representing the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of Councillor B Burkhill, the Ward Councillor)

## **RESOLVED**

That for the reasons set out in report and in the written update to the Board, the application be approved subject to the following conditions:-

- 1 Standard time limit
- 2 In accordance with approved plans
- 3 Landscaping details to be submitted
- 4 Implementation of approved landscaping scheme
- 5 In accordance with GCN reasonable Avoidance Measures
- 6 Updated badger survey if not commenced before 12 January 2020
- 7 Details of culvert to include mammal ledge as submitted
- 8 No removal of vegetation during bird nesting season
- 9 Development in accordance with Habitat Management Plan
- 10 Development in accord with Arboricultural Impact Assessment
- 11 Lighting details to be submitted
- 12 Any soli brought on to site to be tested
- 13 Contamination during construction to be reported /mitigated
- 14 In accordance with Construction Management Plan
- 15 Site compound time limit
- 16 Details of materials
- 17 Development to be in accordance with watercourse diversion method statement
- 18 Closure of Sagars Rd access after completion of development
- 19 Additional parking for contractors vehicles to be provided

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 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 was adjourned for lunch from 12.20pm until 1.00pm. Prior to consideration of the following item, Councillor M Hunter vacated the Chair and Councillor S Gardiner took the Chair for that item).

- 17 **18/0083C - LAND EAST OF WARMINGHAM LANE, MOSTON, MIDDLEWICH: PROPOSED ERECTION OF 74 RESIDENTIAL DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED WORKS FOR MR MICHAEL ORGILL, SEDDON CONSTRUCTION LIMITED**

Consideration was given to the above application.

(Councillor M Hunter, the Ward Councillor, Parish Councillor David Nixon, representing Moston Parish Council and Jenny Fryer, the agent for the applicant attended the meeting and spoke in respect of the application).

## **RESOLVED**

That the application be deferred in order for officers and the developers to reassess the layout of the development including the number and mix of housing units.

(The meeting was adjourned for a short break. Prior to consideration of the following item, Councillor S Gardiner vacated the Chair and Councillor M Hunter retook the Chair).

## **18 SITE ALLOCATIONS AND DEVELOPMENT POLICIES DOCUMENT - PUBLICATION DRAFT PLAN**

(During consideration of the item, Councillor S Gardiner left the meeting and did not return).

Consideration was given to the Site Allocations and Development Policies Document – Publication Draft Plan.

(Councillor S Pochin, Councillor R Bailey, Professor Mike Burdekin, representing the Bollington Civic Society, Brian Chaplin, representing the Knutsford Residents Groups aligned on Local Plan matters, Alan Morris and Danielle Bassi attended the meeting and spoke in respect of the item).

Councillor P Groves thanked Officers for all the hard work undertaken in respect of the publication of the draft plan and he hoped further progress could be made in respect of Cledford Hall. Councillor P Groves thanked Officers for all the hard work undertaken in respect of the publication of the draft plan and he hoped further progress could be made in respect of Cledford Hall. Further comments were made by the Board in respect of gypsy and traveller sites particularly the necessity to relook at transit site provision, the length of the consultation period and the current position with housing figures.

## **RESOLVED**

That for the reasons set out in the report:-

(1) Cabinet approve for consultation the Publication Draft version of the Site Allocations and Development Policies Document (Appendix 1), its Sustainability Appraisal (Appendices 2 and 2a) and Habitats Regulation Assessment (Appendix 3) for public consultation with the consultation period to commence Monday 19 August 2019 and end Sunday 13 October 2019. In addition it was recommended that the consultation process takes fully on board engagement with the settled Gypsy and Traveller

Communities across the Borough particularly in areas of proposed residential and transit sites, with the purpose of community cohesion for both settled and transient Travellers/Gypsy communities.

(2) Cabinet approve and publish alongside the documents listed in (i), the draft Plan's supporting evidence base (Appendix 6) and the draft Statement of Common Ground (Appendix 8).

The meeting commenced at 10.00 am and concluded at 4.31 pm

Councillor M Hunter (Chairman)