

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 23rd October, 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**

Ms S Dillon (Planning Lawyer), Mr N Hulland (Principal Planning Officer), Mr P Hurdus (Principal Development Manager), Mr D Malcolm (Acting Head of Planning), Mr P Reeves (Flood Risk Manager), Mr P Wakefield (Principal Planning Officer) and Miss N Wise-Ford (Principal Planning Officer)

### **37 APOLOGIES FOR ABSENCE**

None.

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

In the interest of openness in respect of application 19/1392M, Councillor S Gardiner declared that all of the speakers were known to him because of the application being in his Ward, because he was a member of Knutsford Town Council and due to his involvement in the Knutsford Neighbourhood Plan. He had not been involved in any discussion involving the application.

In the interest of openness in respect of application 17/6471M, Councillor S Gardiner declared that he knew Councillor Q Abel who was speaking on the application.

In the interest of openness in respect of application 19/3420M, Councillor D Jefferay declared that he was the Ward Councillor and that he was known to a number of the objectors including Residents of Wilmslow of which he was a member and that he knew the Ward Councillor and Town Councillor who were both speaking on the application. Furthermore he had submitted objections to development on that site in his own name for the Residents of Wilmslow. In addition when he was a member of Wilmslow Town Council he was involved in preparing a submission for the Local Plan. He had spoken against the principle of development on that site as part of the Local Plan hearings however all this had been on the

basis it was land in the Green Belt at that time. Whilst he had a leaning one way he had not pre determined the application.

In the interest of openness in respect of application 17/6471M, Councillor D Jefferay declared that he knew Councillor Q Abel who was speaking on the application.

In the interest of openness in respect of applications 17/6471M and 19/1392M, Councillor S Hogben declared that he was a Director of ANSA who were a consultee on the applications, however he had not made any comments nor discussed the applications.

In the interest of openness in respect of application 17/6471M, Councillor M Hunter declared that he knew Alvan Ikoku who was speaking as an objector by virtue of the fact that Mr Ikoku used to teach him.

### **39 MINUTES OF THE PREVIOUS MEETING**

#### **RESOLVED**

That the minutes of the meeting held on 25 September 2019 be approved as a correct record and signed by the Chairman.

### **40 PUBLIC SPEAKING**

#### **RESOLVED**

That the public speaking procedure be noted.

### **41 17/6471M LAND OFF HAZELBADGE ROAD, POYNTON, CHESHIRE: FULL PLANNING APPLICATION FOR 134 DWELLINGS ON LAND OFF HAZELBADGE ROAD WITH ASSOCIATED ACCESS IMPROVEMENTS, LANDSCAPING AND PUBLIC OPEN SPACE FOR MR SEAN MCBRIDE, PERSIMMON HOMES (NORTH WEST)**

Consideration was given to the above application.

(Councillor M Sewart, the Ward Councillor, Town Councillor Lawrence Clarke, representing Poynton Town Council, Alvan Ikoku, an objector, Mr Coulson, an objector and Adele Jacques, representing the applicant attended the meeting and spoke in respect of the application).

#### **RESOLVED**

That for the reasons set out in the written and verbal update to the Board the application be approved subject to the completion of a Section 106 agreement securing the following:-

	<b>Requirement</b>	<b>Triggers</b>
<b>Affordable</b>	30% (40 units) of total	No more than 80% open

<b>Housing</b>	dwellings to be provided (65% (26 units) Affordable Rent / 35% (14 units) Intermediate)	market occupied prior to affordable provision within each phase
<b>Off site Ecological Mitigation</b>	£46,137 towards Kerridge Hill Nature Reserve	Prior to commencement
<b>Open Space</b>	a) Open space scheme to be submitted b) Management scheme to be submitted  (those schemes to include an option regarding the transfer of the staff car park into education management and control for the sum of £1).	Prior to commencement  Prior to occupation
<b>Indoor Sports Contribution</b>	£22,500 towards Poynton Leisure Centre	Prior to occupation
<b>Recreation &amp; Outdoor Sports Contribution</b>	£96,000 towards Deva Close Playing Fields, Poynton	Prior to commencement
<b>Allotments &amp; Community Gardens Contribution</b>	£61,875 towards existing facilities and new opportunities in Poynton	Prior to commencement
<b>Education</b>	Primary £260,311 Secondary £310,511 SEN £91,000	50% Prior to first occupation 50% at occupation of 67 <sup>th</sup> dwelling
<b>Healthcare</b>	£132,336 towards development of Priorsleigh Medical Centre and McIlvride Medical Centre	50% Prior to first occupation 50% at occupation of 67 <sup>th</sup> dwelling
<b>Poynton Relief Road Contribution</b>	£731,500 towards Poynton Relief Road	50% Prior to first occupation 50% at occupation of 67 <sup>th</sup> dwelling
<b>Traffic regulation Order Contribution</b>	£7,000 to fund the required traffic regulation order for works on Hazelbadge Road	Prior to occupation
<b>Bus Stop</b>	£5,000 to facilitate the	Prior to occupation

<b>Contribution</b>	provision of a bus stop opposite Hilton Grove	
<b>Cycle Lane Contribution</b>	£10,000	Prior to occupation

And subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of details of building materials
4. Landscaping - submission of details-To include landscaping out of the North spur of the road
5. Landscaping (implementation)
6. Tree retention
7. Tree protection
8. Construction specification/method statement for access road serving Plots 1-4 and for footpath adjacent to trees T24- T46
9. Arboricultural method statement
10. Levels details to be submitted which provides for the retention of trees on the site
11. Service / drainage layout which provides for the long term retention of the trees to be submitted
12. Implementation of noise mitigation measures
13. Electric vehicle infrastructure to be provided
14. Anti idling signage to be provided
15. Remediation Strategy to be submitted
16. Verification report to be submitted
17. Testing of any imported soil
18. Reporting of any unforeseen contamination
19. Implementation of Highway improvements-(Parking spaces to be constructed prior to first occupation)
20. Construction management plan to be submitted-Plan to include hours of deliveries
21. Amended travel plan to be submitted
22. No infiltration of surface water drainage into the ground is permitted
23. Development to be carried out with GCN mitigation strategy (to include 5m buffer zone to north of site)
24. Implementation of the reasonable avoidance measures detailed within section 6.8 of the Ecological Assessment Report (bats)
25. Development to be carried out in accordance with the submitted badger mitigation strategy (TEP, January 2018).
26. Nesting birds survey to be submitted
27. Implementation of Reptile Reasonable Avoidance Measures (TEP, 04/01/2018)
28. Details of proposed external lighting scheme to be submitted
29. Foul and surface water shall be drained on separate systems.
30. Surface water drainage scheme to be submitted

31. Development to be carried out in accordance with submitted Flood Risk Assessment
32. Obscure glazing to be provided
33. Construction Environmental Management Plan to be submitted
34. Details of railings to western boundary of site to be submitted. Railings to be retained in perpetuity.
35. Construction Management Plan to demonstrate out how any indirect adverse impact on Poynton Brook will be avoided to be submitted

(The meeting was adjourned for a short break).

**42 19/1392M LAND NORTH OF NORTHWICH ROAD, KNUTSFORD: RESERVED MATTERS IN RELATION TO SCALE, APPEARANCE, LANDSCAPE AND LAYOUT FOR THE ERECTION OF 190 DWELLINGS INCLUDING ALLOTMENTS, COMMUNITY ORCHARD, PLAYING PITCH, LANDSCAPING, OPEN SPACE, CAR AND CYCLE PARKING, DRAINAGE AND ASSOCIATED WORKS PURSUANT TO OUTLINE APPLICATION 17/3853M FOR MICHAEL BLACKHURST, REDROW**

Consideration was given to the above application.

(Councillor Quentin Abel, the Ward Councillor, Town Councillor James McCulloch, representing Knutsford Town Council, Brian Chaplin, speaking on behalf of Residents Groups in Knutsford, Debbie Jamison, a supporter and Paul Sinclair, representing the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be deferred to allow officers to work with the applicant's agents in consultation with Knutsford Town Council and Nether Ward Community Group to address the concerns raised about the scheme, which are; lack of local distinctiveness, in particular a lack of some truly bespoke property house types, a lack of true corner turning property designs, insufficient housing mix with regards to size of dwellings including further bungalow provision and affordable housing location, along with the policies in the Knutsford Neighbourhood Plan and Knutsford Design Guide.

(The meeting was adjourned for a short break. Councillor S Gardiner left the meeting and did not return).

**43 19/3420M LAND EAST OF ROYAL LONDON HOUSE, ALDERLEY ROAD, WILMSLOW: OUTLINE PLANNING APPLICATION FOR UP TO 17,000SQM OF NEW OFFICE DEVELOPMENT (USE CLASS B1) AND UP TO 1,100 ASSOCIATED CAR PARKING SPACES; ACCESS IMPROVEMENTS FOR VEHICLES AND CREATION OF NEW PEDESTRIAN AND CYCLE ROUTES; AND THE ENHANCEMENT OF**

## **EXISTING AND PROVISION OF NEW LANDSCAPING (RENEWAL OF 16/2314M) FOR THE ROYAL LONDON, MUTUAL INSURANCE SOCIETY LIMITED**

Consideration was given to the above application.

(Councillor Mark Goldsmith, a neighbouring Ward Councillor, Town Councillor John Newell, representing Wilmslow Town Council and Gary Halman, the agent for 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. Time Limit
2. Development in accord with approved plan
3. Submission of reserved matters
4. Tree protection scheme
5. Construction Specification/Method Statement for trees
6. Arboricultural Method Statement
7. As part of reserved matters application Existing and proposed levels, contours and cross sections
8. Visual appraisal and/or visualisations from agreed viewpoints.
9. As part of reserved matters landscape masterplan plus full hard and soft landscape details and boundary treatments for the employment area, the landscape buffer zone and the Alderley Road frontage.
10. Landscape implementation and 5 year replacement
11. A phasing plan for the implementation of landscape works, ideally with advance planting of screen buffers where feasible.
12. A long-term (25 year) Landscape and Habitat Management Plan to ensure existing and proposed trees and woodland provide long-term screening and enhancement, and other habitats are properly managed.
13. Access available for use before occupation
14. Details of pedestrian/cycle routes
15. Limitation on use (B1) removal of permitted development class I Part 3 (change to B8)
16. Site investigation/remediation strategy
17. Verification Plan – completion of remediation
18. Low emission boilers to be installed
19. Electric Vehicle Charging Points 5% new parking rapid charging.
20. Details of new sound sources, details to be submitted.
21. Noise impact assessment to be carried out
22. Importation of soil
23. Unexpected contamination
24. Refuse storage facilities to be approved
25. Details of cycle storage/parking

26. Submission of materials
27. Travel Plan
28. Ecological mitigation and enhancement strategy
29. Details of lighting
30. Submission of detailed design of any bridges and culverts with reserved matters application.
31. Submission of Ecological Mitigation and enhancement strategy with each reserved matters application.
32. Updated badger survey and mitigation measures to be submitted with each reserved matters application.
33. Submission and implementation of 25 year habitat management plan with reserved matters application.
34. Drainage Scheme
35. Foul and surface water to be drained on separate systems
36. Restriction of floorspace to 17,000 square metres
37. The development permitted by this planning permission shall be carried out in accordance with the approved FRA (3583/FS&DS/DAE/NAK - prepaid by ROC Consulting) dated May 2019 and the following points are to be included within the FRA:

- Surface water runoff from the site will be restricted to existing greenfield Qbar rates (6.7 l/s Maximum (2.87 l/s/ha).
- Surface water drainage strategy will be designed up to 1 in 100 year + 40% CC.

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 Acting Head of Planning 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 3.37 pm

Councillor M Hunter (Chairman)