

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 18th December, 2019 at Council Chamber - Town Hall,
Macclesfield, SK10 1EA

PRESENT

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

Councillors S Edgar, D Edwardes (Substitute), A Farrall, A Gage (Substitute),
P Groves, S Hogben, D Jefferay, P Redstone and P Williams

OFFICERS IN ATTENDANCE

Ms S Dillon (Planning Lawyer), Mr D Evans (Principal Planning Officer), Mr P
Hurdus (Highways Development Manager), Mr D Malcolm (Acting Head of
Planning), Mr J Owens (Development Planning Manager) and Mr G Taylerson
(Principal Planning Officer)

52 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Moreton, B
Roberts and J Weatherill.

53 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests of openness in respect of item 8-Brooks Lane
Development Framework Supplementary Planning Document, Councillor
S Gardiner declared that was a former employee of Barton Wilmore and
was part of their pension scheme.

In the interests of openness in respect of item 8-Brooks Lane
Development Framework Supplementary Planning Document, Councillor
M Hunter declared that he was the Ward Councillor for Middlewich.

In the interest of openness in respect of applications 19/2202M, 19/3784C
and 19/3126C, 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 19/3162C, Councillor
P Redstone declared that he once had an option for some land with
Gladman, however he did not currently have an option.

54 MINUTES OF THE PREVIOUS MEETING

RESOLVED

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

55 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

56 19/2202M - LAND BETWEEN CLAY LANE AND SAGARS ROAD, HANDFORTH SK9 3HF: APPLICATION FOR RESERVED MATTERS APPROVAL (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR THE ERECTION OF 224 DWELLINGS, LANDSCAPING, PUBLIC OPEN SPACE, INTERNAL ACCESS ROADS, GARAGES. CAR PARKING, AND ASSOCIATED INFRASTRUCTURE FOR ANWYL HOMES

Consideration was given to the above application.

(Parish Councillor Ron Dixon, representing Styal Parish Council, Parish Councillor Moore, representing Handforth Parish Council, and Anna Relph, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. To comply with outline permission
2. Development in accord with approved plans
3. Materials as application
4. Tree and hedgerow retention for 10 years
5. The development shall be carried out in accordance with the details in the submitted Landscape and Habitat Management Plan
6. Detailed design of ponds to be submitted
7. Nesting bird survey to be submitted
8. Development to be carried out in accordance with submitted tree protection scheme and arboricultural method statement
9. All external lighting is to be capped below the horizon
10. No photovoltaic solar panels to be constructed
11. Measures to control dust and smoke during construction to be submitted
12. Details of apartment cycle stores to be submitted
13. Bin stores and cycle stores to be provided prior to occupation of each unit
14. Surfacing details for link track between Clay Lane and Sagars Road to be submitted
15. Landscape details to be submitted
16. Implementation of landscape scheme.

17. Footbridge details to be submitted
18. Hard surfacing details to be agreed

(b) That discussions take place with officers and the relevant Ward Councillors and Parish Councils in respect of the S106 monies and how this could potentially be spent.

In addition it was agreed that there would be an informative in respect of insulation.

(The meeting was adjourned for a short break).

57 19/3784C - LAND SOUTH OF, OLD MILL ROAD, SANDBACH: FULL PLANNING APPLICATION FOR ERECTION OF A CARE HOME (CLASS C2), 85 NEW DWELLINGS (CLASS C3) AND CREATION OF ASSOCIATED ACCESS ROADS, PUBLIC OPEN SPACE AND LANDSCAPING FOR MULLER PROPERTY GROUP

Consideration was given to the above application.

(Matthew Wedderburn, representing the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of the Ward Councillor S Corcoran and the neighbouring Ward Councillor M Benson).

RESOLVED

That for the reasons set out in the report the application be refused for the following reasons:-

1. This is an important gateway location and prominent site in Sandbach. The phasing of the development would result in a development which is dominated by engineered access with a poor relationship to the frontage of the site (north). The development will not suitably integrate or add to the overall quality to the area in character or landscape terms. Furthermore the topography of the site is not conducive to a large floorplate of the care home and would result substantial engineered retaining structures. The proposed development fails to take the opportunities available for improving the character and quality of the area and is contrary to Policies SE1 and SE4 of the CELPS, Policy H2 of the SNP and guidance contained within the NPPF.

2. The application site is of a very challenging topography including an escarpment that runs along the central part of the site. The submitted information demonstrates that the care home part of the development will require engineered retaining wall with minimal landscape mitigation along the western boundary and it is unclear how land levels would be treated to avoid any changes within the RPA of a mature Sycamore Tree (T12). Furthermore the application does not include sections or levels information in relation to the proposed access north of the proposed care home. On

this basis the development would not achieve a sense of place and would be harmful to the character of the area. The proposed development is therefore contrary to Policies SD2, SE1, SE4 and SE5 of the CELPS, PC2 of the Sandbach Neighbourhood Plan and guidance contained within the NPPF.

3. The proposed development includes the provision of a 74 bed care home/extra care facility with the provision of 33 car parking spaces. The level of car parking proposed falls below the standards set out within Appendix C of the Cheshire East Local Plan Strategy. This shortfall in parking would result in on-road parking within the development which would harm the character and appearance of the development and vehicle movements within the site. The proposed development is contrary to Policy CO 2 and Appendix C of the CELPS and the NPPF.

4. The proposed development is located partly within the Sandbach Wildlife Corridor. The proposed development would result in a loss of a substantial area of habitat within the wildlife corridor. The proposed development would result in an overall loss of biodiversity from the designated wildlife corridor. As a result the proposed development would be contrary to Congleton Local Plan Policy NR4, CELPS Policy SE3, SNP Policies PC4 and JLE1 and the NPPF.

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

If the application is subject to an appeal approval is given to enter into a S106 Agreement with the following Heads of Terms;

S106	Amount	Triggers
Affordable Housing	30% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan to be submitted at the reserved matters stage. No more than 80% open market occupied prior to affordable provision in each phase.
Education	For a development of 85 dwellings; 13 x £17,959 x 0.91 = £212,455.00 (secondary) 1 x £50,000 x 0.91 = £45,500.00 (SEN)	SEN – Full amount prior to first occupation of the housing development Secondary – Full amount prior to first occupation of 30 dwellings

	Total education contribution: £257,955	
Health	Contribution of £70,812	Full amount to be paid prior to the commencement of the housing/care home
Indoor recreation	Contribution of £29,531	Full amount to be paid prior to the commencement of the housing/care home
Outdoor recreation	Contribution of £1,000 for a family dwelling or £500 per 2 bed apartment space	Full amount prior to first occupation of 50 dwellings
Public Space	Open Private Management Company Provision of a NEAP and the open space	On first occupation On occupation of 50% of the dwellings
Highways Contribution for works between the The Hill junction and the site access roundabout	Contribution of £200,000	50% prior to the commencement 50% prior to the first occupation of the housing/care home

(The meeting was adjourned for a short break).

58 **19/3162C - LAND SOUTH OF, WAGGS ROAD, CONGLETON, CHESHIRE: OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 98 DWELLINGS WITH PUBLIC OPEN SPACE, LANDSCAPING, AND SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND VEHICULAR ACCESS POINT FROM WAGGS ROAD. FOOTPATH AND CARRIAGEWAY IMPROVEMENTS ALONG WAGGS ROAD FRONTING PROPERTIES BETWEEN 75 AND 89 WAGGS ROAD. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS FOR GLADMAN**

Consideration was given to the above application.

(Councillor S Holland, the Ward Councillor, Town Councillor Amanda Martin, representing Congleton Town Council and Neil MacKrell, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1) The proposed residential development is unsustainable because it is located within the Open Countryside contrary to Policies PG6 (Open Countryside) & SD1 (Sustainable Development in Cheshire East) of the Cheshire East Local Plan Strategy, Saved Policy PS8 (Open Countryside) of the Congleton Borough Local Plan and the principles of the National Planning Policy Framework, which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use.

2) The proposal would not provide safe and suitable access for all users and the lack of suitable footways and cycle tracks would create conflict with vehicles due to the reduced carriageway widths on Waggs Road. It is therefore concluded that there is inadequate infrastructure in place to support further major residential development as safe and suitable access has not been demonstrated. The development is therefore contrary to Policies SD1 (Sustainable Development in Cheshire East), SD2 (Sustainable Development Principles), SC3 (Health and Well-being), C01 (Sustainable Travel and Transport), C04 (Travel Plans and Transport Assessments) of the Cheshire East Local Plan, Saved Policies GR9, GR10 and GR18 (Traffic Generation) of the Congleton Borough Local Plan and the requirements of the NPPF

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Acting Head of Planning in consultation with the Chair (or in his absence the Vice Chair) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

S106	Amount	Triggers
Affordable Housing	30% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan to be submitted and approved
Health	Contribution to support the development of the Readsmore Medical Centre using a formula of occupancy x the number of units in the development x £360.	50% Prior to first occupation 50% at occupation of half the eventual number of dwellings (for e.g. if 98 provision at occupation of 49th dwelling)
Public Open Space	Provision of 20m2 amenity green space per dwelling	50% Prior to first occupation

	<p>Provision of 20m2 children's play space per dwelling</p> <p>Provision of a community allotment/orchard measuring 500m2</p> <p>Contribution of £1,000 per family dwelling for improvements to outdoor sports</p> <p>Contribution towards indoor sport using the below formula</p> <ul style="list-style-type: none"> - Number of dwellings at 1.61 people per residence = the population increase - The annual Sport England Active People Survey Results for 2016 showed 42.7% participation rate for Cheshire East = % based on the above figures additional "active population" due to the new development at Waggs Road, Congleton - Based on an industry average of 25 users per piece of health & fitness equipment this equates to an additional equivalent ? stations or their financial equivalent (one fitness station equivalent of £6,500). 	<p>50% at occupation of half the eventual number of dwellings (for e.g. if 98 provision at occupation of 49th dwelling)</p>
<p>Education</p>	<p>Contribution to support school provision using the below formula:</p> <p>18 x £11,919 x 0.91 = £195,233 15 x £17,959 x 0.91 = £245,140 1 x £50,000 x 0.91 = £45,500 (SEN)</p>	<p>50% Prior to first occupation 50% at occupation of half the eventual number of dwellings (for e.g. if 98 provision at occupation of 49th dwelling)</p>

(Prior to consideration of the following item, Councillor S Hogben left the meeting and did not return).

Consideration was given to the above report.

RESOLVED

That the Portfolio Holder for Planning be recommended to approve and publish the Final Draft of the Brooks Lane Development Framework SPD (Appendix 2) alongside the report of consultation for public representations for a period of six weeks.

(During consideration of the item, Councillor D Edwardes left the meeting and then returned).

60 PLANNING APPEALS REPORT

To consider the above report.

RESOLVED

That the report be noted.

The meeting commenced at 10.00 am and concluded at 1.35 pm

Councillor M Hunter (Chairman)