

CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Strategic Planning Board**
held on Wednesday, 9th December, 2020

PRESENT

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

Councillors S Akers Smith (Substitute), S Edgar, A Farrall, P Groves, S Hogben, D Jefferay, B Puddicombe (Substitute), P Redstone, J Weatherill and P Williams

OFFICERS IN ATTENDANCE

Mrs N Folan (Planning Solicitor), Mr N Hulland (Principal Planning Officer), Mr P Hurdus (Highways Development Manager) Mr R Law (Planning Team Leader), Mr D Malcolm (Head of Planning) and Mr P Reeves (Flood Risk Manager)

Prior to the start of the virtual meeting the Chairman reported that Sheila Dillon, the Planning Lawyer who had advised the Strategic Planning Board since its inception had recently retired. On behalf of the Board he thanked her for all her hard work over the years and wished her a long and happy retirement.

55 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Critchley and R Moreton.

56 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 19/1068M, Councillor S Hogben declared that he was a non-Executive Director of ANSA who had been consulted on the application, however he had not discussed the application or made any comments on it.

In the interest of openness in respect of application 19/1068M, Councillor S Gardiner declared that he knew Jon Suckley who was the agent for the applicant speaking on the application.

In the interest of openness in respect of application 20/3107M, Councillor S Gardiner declared that he knew Gary Halman who was the agent for the applicant speaking on the application.

In the interest of openness in respect of application 19/1068M, Councillor S Aker-s Smith declared that she had previously spoken on this

application as a visiting Councillor in respect of the cycling and walking aspect of the application as a representative of the Kings Campaign Group and Macctastic, however she confirmed that she had not pre-determined the application or expressed any views.

In the interest of openness in respect of application 19/1068M, Councillor B Puddicombe declared that Town Councillor Fiona Wilson who was speaking on the application was his wife and also represented the same ward as him, however whilst he was aware that the application had previously been deferred he had not discussed the application or pre-determined it.

In the interest of openness in respect of application 20/3107M, Councillor D Jefferay declared that he was the Ward Councillor and had registered to speak as the Ward Councillor but would then leave the virtual meeting once he had spoken.

In the interest of openness in respect of application 19/1068M, Councillor A Farrell declared that he had received email correspondence and had only responded to advise that anyone wishing to speak should contact Democratic Services.

In the interest of openness in respect of application 20/3107M, Councillor A Farrell declared that he was in the process of applying for a position with the applicants, Royal London and therefore in accordance with the Code of Conduct he left the virtual meeting prior to consideration of the application.

In the interest of openness in respect of application 20/3833M, Councillor S Edgar declared Councillor S Edgar declared that he was the Chairman of the Public Rights of Way Committee, and this application had been referred to that Committee however had not discussed the application or made any comments on it.

In the interest of openness in respect of application 19/1068M, Councillor M Hunter declared that he was a non-Executive Director of ANSA who had been consulted on the application, however he had not discussed the application or made any comments on it.

In the interest of openness in respect of item 8-Update following the resolution to approve application 20/0901C, Councillor M Hunter declared that he was the Ward Councillor.

It was noted that all Members had received email correspondence in respect of application 19/1068M.

57 MINUTES OF THE PREVIOUS VIRTUAL MEETING

RESOLVED

That the minutes of the virtual meeting held on 18 November 2020 be approved as a correct record and signed by the Chairman.

58 PUBLIC SPEAKING-VIRTUAL MEETINGS

RESOLVED

That the public speaking procedure be noted.

59 19/1068M-THE DEMOLITION OF EXISTING BUILDINGS AND THE RESIDENTIAL REDEVELOPMENT OF THE KING'S SCHOOL CUMBERLAND STREET SITE TO PROVIDE A MIXTURE OF CONVERSION AND NEW BUILD DWELLINGS AND 'LATER LIVING' APARTMENTS, WITH ASSOCIATED ACCESS, CAR PARKING, OPEN SPACE, LANDSCAPING AND INFRASTRUCTURE, KINGS SCHOOL, CUMBERLAND STREET, MACCLESFIELD FOR MR JAMES PAYNE, HILLCREST HOMES (EST 1985) LTD AND THE FOUNDATION OF SIR JOHN PERCYVALE

Consideration was given to the above application.

(Councillor J Barber, the neighbouring Ward Councillor, Town Councillor Fiona Wilson, representing Macclesfield Town Council, Jason Tetley, an objector, Ruth Thompson, and objector an Jon Suckley, the agent for the applicant attended the virtual meeting and spoke in respect of the application. In addition a statement was read out by the Democratic Services Officer on behalf of Councillor L Roberts, the Ward Councillor).

RESOLVED

That the application be deferred for the following reasons:-

- (1) Review of house types D and E;
- (2) Review the possibility of retaining the war memorial building in consultation with the War Memorial Trust

(During consideration of the application, the virtual meeting was adjourned for a short break. The virtual meeting was adjourned for a lunch break from 2.35pm until 3.10pm).

60 20/3107M-FULL PLANNING APPLICATION FOR SURFACE WATER DRAINAGE IMPROVEMENT WORKS COMPRISING ALTERATIONS TO EXISTING CULVERTS; THE CREATION OF NEW CULVERTS; THE EXCAVATION OF MATERIAL AND FORMATION OF TWO FLOOD STORAGE BASINS; AND TEMPORARY STOCKPILING OF MATERIAL, ROYAL LONDON CAMPUS, EAST OF ALDERLEY ROAD, WILMSLOW FOR C/O AGENT, THE ROYAL LONDON MUTUAL INSURANCE SOCIETY LIMITED (RLMIS)

Consideration was given to the above application.

(Councillor D Jefferay, the Ward Councillor, Ian Shepherd, an objector and Gary Halman, the agent for the applicant attended the virtual meeting and spoke in respect of the application).

RESOLVED

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

1. Time (3 years)
2. Plans
3. Materials as per application
4. Implementation of FRA
5. Submission/approval of a landscape scheme
6. Landscape - implementation
7. Submission/approval of Landscape & Habitat Creation and Management Plan for a minimum period of 30 years
8. Prior submission/approval of details of existing levels and contours in the soil stockpile areas
9. Stockpiled soils must be retained in situ for a maximum of three years from completion of the development
10. Any surplus soil material that is not required to raise levels in the northern residential area must be removed from site by the end of the three year period unless the LPA consents to its use elsewhere within the Campus. Such consent will require full details to be submitted and approved prior to relocation of - proposed locations, use/purpose, existing and proposed levels and contours and, where relevant, hard and soft landscape details
11. Once stockpiles are removed the land must be restored to previously existing levels, graded to smooth running contours and seeded with an agreed grass seed mix
12. Submission/approval of a Soil Resource and Materials Management Plan
13. Only soils identified through the Materials Management Plan as being suitable for re-use as engineered fill should be used in connection with the residential development and elsewhere on site as approved
14. Submission/approval of a scheme for the protection of the retained trees, to include a tree protection plan (TPP) and an arboricultural method statement (AMS)
15. Submission/approval of an updated 'other protected species' survey and mitigation strategy
16. Submission/approval of external lighting scheme
17. Safeguarding of nesting birds
18. Submission/approval of CEMP to include; 1. Measures to safeguard retained habitats including measures to mitigate the impacts of the proposed outfall 2. Noise mitigation 3. dust suppression/mitigation
19. Implementation of temporary noise mitigation measures (4m tall acoustic screens adjacent to Royal London House and The Lodge)

- 20. Submission/approval of a contaminated land remediation strategy
- 21. Submission/approval of a Verification Report prepared in accordance with the approved Remediation Strategy
- 22. Submission/approval of soil testing
- 23. Works to stop of land contamination is identified

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

61 **20/3833M-ERECTION OF GLASSHOUSE WITH ASSOCIATED LAGOON, WATER TANK AND HARD STANDING (PHASE 2), WOODEND NURSERY, STOCKS LANE, OVER PEOVER FOR MR C RUDD, F RUDD AND SONS NURSERY**

Consideration was given to the above application.

RESOLVED

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

- 1. Time (3 years)
- 2. Plans
- 3. Materials as per application
- 4. Submission/approval of a detailed landscape scheme (to include; levels details, soil management details, hard surfacing details, planting and replacement hedgerow planting details)
- 5. Landscape – Implementation
- 6. Submission/approval of proposals for the safeguarding of an undeveloped buffer adjacent to the northern water course during the construction process
- 7. Implementation of pond enhancements in accordance with Ecology Statement from UES dated Nov 15 2020
- 8. Submission/approval of lagoon design detail to include specifications detailed within Ecology Statement from UES dated Nov 15 2020 (including details of any possible cover)
- 9. Submission/approval of external lighting scheme
- 10. Nesting birds
- 11. Submission/approval of 'other protected species' survey
- 12. Submission/approval of a detailed drainage strategy/design, limiting surface water run-off
- 13. Foul and surface water should be drained on separate systems
- 14. Submission/approval of a sustainable drainage management and maintenance plan
- 15. Prior to the commencement of development the consented development is to be entered into Natural England's District Licensing Scheme for Great Crested Newts.

In order to give proper effect to the Strategic Planning Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning 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.

62 UPDATE FOLLOWING THE RESOLUTION TO APPROVE APPLICATION 20/0901C: PART FULL/PART OUTLINE APPLICATION PROPOSING: 1: FULL PLANNING APPLICATION FOR AN EMPLOYMENT DEVELOPMENT (USE CLASS B2 & B8 WITH ANCILLARY USE CLASS B1 FLOORSPACE), AND SECURITY GATEHOUSE AND WEIGHBRIDGE, THE PROVISION OF ASSOCIATED INFRASTRUCTURE, INCLUDING A SUBSTATION, PLANT, PUMPING STATION, SERVICE YARDS, CAR AND HGV PARKING, CYCLE AND WASTE STORAGE, LANDSCAPING, ECOLOGICAL ENHANCEMENT AREA, DRAINAGE ATTENUATION, ACCESS FROM ERF WAY AND RE-ALIGNMENT OF THE RIVER CROCO TRIBUTARY. 2: OUTLINE PLANNING APPLICATION FOR AN EMPLOYMENT DEVELOPMENT (USE CLASS B2 & B8 WITH ANCILLARY USE CLASS B1 FLOORSPACE) WITH ALL DETAILED MATTERS EXCEPT FOR ACCESS RESERVED FOR FUTURE DETERMINATION, PHASE 4B AND 1B MA6NITUDE - OFF ERF WAY, MIDDLEWICH FOR MAGNITUDE LAND LLP & SWIZZELS MATLOW LTD

Consideration was given to the above report.

RESOLVED

That the application be approved subject to the completion of a S106 Agreement securing the following:-

Highways - Contribute to the Middlewich Eastern Bypass or A54 Corridor/Leadsmithy Street corridor improvements based on a payment of £30 per sq m GIA to be paid in four instalments prior to occupation of:-

- Plot 4B phase 1;
- Plot 4B phase 2
- Plot 4B phase 3; and
- Plot 1B

Subject to a review mechanism to be agreed with Cheshire East Council for Plot 4B phase 2, Plot 4B phase 3 and Plot 1B

And Ecology – Biodiversity offset payment as follows:-
Prior to the commencement of development a scheme for offsetting biodiversity impacts on the site shall be submitted to and approved by the

local planning authority. The proposed offsetting scheme shall include:

- Details of the offset requirements of the development in accordance with the current Defra biodiversity metric, which has been calculated to comprise 8.5 units conservation credits of grassland;
- The identification of a receptor site or sites which generate a minimum 8.5 units available conservation credits;
- The provision of evidence of arrangements that secures the delivery of the offsetting scheme;
- A management and monitoring plan (which shall include for the provision and maintenance of such offsetting measures for a period of not less than 25 years from commencement of development)

And subject to the following conditions:-

FULL APPLICATION:

1. 3 Year start date
2. Approved plans/documents
3. Materials
4. Landscaping
5. Landscape maintenance
6. Arboricultural Impact Assessment
7. Tree Retention/Protection
8. Levels
9. Electric vehicle infrastructure
10. Ultra Low Emission Boiler(s)
11. Importation of soils
12. Contaminated land assessment (Phase II)
13. Contaminated land verification report
14. Measures to deal with unexpected contamination
15. Foul and surface water on separate systems
16. Surface water drainage
17. Tree felling under supervision (Bats)
18. Lighting (Amenity & Bats)
19. Updated Otter survey
20. Bird nesting season
21. Ecological mitigation measures
22. 25 Year habitat management plan and buffer zone to water course
23. PROW Management scheme
24. Renewable energy in accordance with Policy SE9

OUTLINE APPLICATION:

1. Outline timescales
2. Approved plans/documents

3. Materials
4. Landscaping
5. Landscape maintenance
6. Arboricultural Impact Assessment
7. Tree Retention/Protection
8. Levels
9. Electric vehicle infrastructure
10. Ultra-Low Emission Boiler(s)
11. Importation of soils
12. Contaminated land assessment (Phase II)
13. Contaminated land verification report
14. Measures to deal with unexpected contamination
15. Foul and surface water on separate systems
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24. Renewable energy in accordance with Policy SE9

The meeting commenced at 10.00 am and concluded at 4.30 pm

Councillor M Hunter (Chairman)