

# **CHESHIRE EAST COUNCIL**

Minutes of a virtual meeting of the **Strategic Planning Board**  
held on Wednesday, 24th March, 2021

## **PRESENT**

Councillor S Gardiner (Chairman)

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

## **OFFICERS IN ATTENDANCE**

Mrs C Coombs (Principal Planning Officer), Mr T Evans (Neighbourhood Planning Manager), Mrs N Folan (Planning Solicitor) Mr P Hurdus (Highways Development Manager), Mr R Law (Planning Team Leader) and Mr D Malcolm (Head of Planning)

## **93 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor M Hunter.

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

In the interest of openness in respect of applications 19/3097M and 19/3098M, Councillor S Edgar declared that he was the Chairman of the Public Rights of Way Committee who had been consulted on the applications, however he had not discussed the application or made any comments on them.

In the interest of openness in respect of applications 19/3097M and 19/3098M, Councillor S Hogben declared that he was a non-Executive Director of ANSA who had been consulted on the applications, however he had not discussed the applications or made any comments on them.

In the interest of openness in respect of applications 19/3097M and 19/3098M, Councillor B Puddicombe declared that was married to Town Councillor Fiona Wilson who was speaking on the applications, however he had not discussed the applications with her.

In the interest of openness in respect of applications 19/3097M and 19/3098M, Councillor S Gardiner declared that he knew Jon Suckley who was speaking on the applications in a professional capacity, however he had not discussed the applications with him.

It was noted that all Members had received email correspondence in respect of applications 19/3097M and 19/3098M.

## **95 MINUTES OF THE PREVIOUS VIRTUAL MEETING**

### **RESOLVED**

That the minutes of the virtual meeting held on 12 March 2021 be approved as a correct record and signed by the Chairman.

## **96 PUBLIC SPEAKING**

### **RESOLVED**

That the public speaking procedure be noted.

## **97 19/3097M-RESERVED MATTERS APPLICATION FOR THE ERECTION OF 134NO. DWELLINGS, VEHICULAR ACCESS, ROADS AND FOOTWAYS, HARD AND SOFT LANDSCAPING, DRAINAGE AND OTHER ASSOCIATED WORKS FOLLOWING OUTLINE APPROVAL 17/4277M, LAND BETWEEN CHELFORD ROAD AND WHIRLEY ROAD, HENBURY FOR MR MATTHEW SHIPMAN, BELLWAY HOMES LIMITED (MANCHESTER DIVISION)**

Consideration was given to the above application.

Councillor L Smetham, the Ward Councillor, Councillor J Barber, the Ward Councillor, Councillor Nick Mannion, the neighbouring Ward Councillor, Parish Councillor Simon Browne, representing Henbury Parish Council, Town Councillor Fiona Wilson, representing Macclesfield Town Council, Richard Slater, an objector and Jon Suckley, 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 written and verbal update to the Board the application be approved subject to the following conditions:-

1. Accordance with Amended / Approved Plans
2. Accordance with submitted Affordable Housing Scheme
3. Facing materials to be submitted and approved
4. Updated Public Open Space Management Plan to be submitted
5. Detailed specification of LEAP to be submitted
6. Accordance with submitted details of levels
7. Landscaping scheme to be submitted including details of hard surfacing materials and details of mitigation planting for community woodland
8. Implementation of landscaping scheme

9. Further details of boundary treatments to be submitted and shall include measures for brash/wood piles and the incorporation of gaps for hedgehogs
10. Drainage Management and Maintenance Plan to be submitted
11. Updated details of external lighting to be submitted
12. Updated Great crested Newt Strategy to be submitted or entry onto into Natural England's District level licencing scheme including biodiversity net gain
13. 25 year habitat management plan to be submitted, approved and implemented
14. Removal of permitted development rights classes A-E
15. Obscured glazed on selected plots with no further openings to be created
16. Adherence to the submitted Arboricultural Impact Assessment / Method Statement and Tree Protection Plan
17. Submission, approval and implementation of a Materials Management Plan for the extraction and relocation of peat deposits within CE and to include
  - quantities and types of material to be excavated
  - depths of excavation
  - locations of storage for the different materials (and timescales for material to be stored)
  - locations for re-use and quantities/nature of material proposed to be re-used
  - quantities of material to be imported in total, type of material to be imported, source
  - details of peat reinstatement on site
  - Details of vehicle movements
18. Scheme of ground water monitoring to take place with measures to control flows to be submitted and approved
19. Implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted and approved

In addition it was requested that an informative be included which stated that the peat should remain on site and if it did have to be removed it should be of minimal amounts).

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 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 Committee's decision.

(During consideration of the application, Councillors A Critchley, R Moreton and J Weatherill lost connection and therefore did not take part in the rest of the debate or vote on the application. Also prior to the start of questions to the officer the virtual meeting was adjourned for a short

break. Prior to consideration of the following application, the virtual meeting was adjourned for lunch from 1.50pm until 2.20pm).

**98 19/3098M-ERECTION OF 23NO. DWELLINGS, VEHICULAR ACCESS, ROADS AND FOOTWAYS, HARD AND SOFT LANDSCAPING, DRAINAGE AND OTHER ASSOCIATED WORKS, LAND BETWEEN CHELFORD ROAD HENBURY AND WHIRLEY ROAD MACCLESFIELD FOR MR MATTHEW SHIPMAN, BELLWAY HOMES LIMITED (MANCHESTER DIVISION)**

Consideration was given to the above application.

Councillor L Smetham, the Ward Councillor, Parish Councillor Simon Browne, representing Henbury Parish Council, Town Councillor Fiona Wilson, representing Macclesfield Town Council, Richard Slater, an objector and 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 on behalf of Councillor J Barber, the Ward Councillor).

**RESOLVED**

That the application be refused for the following reasons:-

- 1.Overdevelopment of the site as in cumulatively excess of the requirement for number of dwellings within LPS 18.
- 2.Contrary to SE10 due to loss of Peat.
- 3.Contrary to SE12 increased pollution impact on air quality.
- 4.Contrary to SE3 due to biodiversity net loss.

(This decision was contrary to the officers recommendation of approval. Councillors S Edgar, S Gardiner and P Groves requested that the minutes record the fact they voted against the recommendation of refusal Prior to consideration of the application, Councillor D Jefferay lost connection and therefore did not take part in the date or vote on the application.

Prior to consideration of the following item, Councillor P Redstone left the virtual meeting and did not return).

**99 DRAFT HOUSING SUPPLEMENTARY PLANNING DOCUMENT**

Consideration was given to the above report.

**RESOLVED**

Questions were asked in respect of viability assessments and whether or not they could be strengthened, affordable housing targets and whether or not these could be increased, numbers of affordable homes a year being built and whether there could be a focus on bedrooms delivered rather than units and whether the rural exception policy could be strengthened.

## **RESOLVED**

- (1) That the Portfolio Holder for Planning be recommended to approve and publish the draft Housing Supplementary Planning Document and associated Strategic Environmental Assessment / Habitats Regulations Screening Report (Appendix B) and the Equalities Impact Assessment Screening Report (Appendix C) for four weeks public consultation.
- (2) That the comments raised by Members of the Strategic Planning Board be taken into consideration by the Portfolio Holder for Planning.

(During consideration of the item, Councillor R Moreton left the virtual meeting and did not return).

### **100 CONFIRMATION OF THREE NON-IMMEDIATE ARTICLE 4 DIRECTIONS IN AREAS OF CREWE**

Consideration was given to the above report.

Members welcomed the recommendation outlined in the report and felt it was not only long overdue and would assist in providing better living conditions for the residents of Crewe.

## **RESOLVED**

That the Portfolio Holder for Planning be recommended to confirm the three non-immediate Article 4 Directions, to come into effect on the 1 November 2021, covering the Nantwich Road, Hungerford Road and West Street areas of Crewe.

### **101 HOUSES IN MULTIPLE OCCUPATION SUPPLEMENTARY PLANNING DOCUMENT**

Consideration was given to the above report.

Members made comments in respect of the following:-

- The evidence base for the 10% threshold;
- Whether or not the document should contain information on room sizes as Government guidance could change resulting in the danger of conflicting information.

Members requested that further consideration be given to the following:

- Room sizes information at paragraphs 5.15 -5.16 reviewed to provide clarity and a link to current guidance;
- Paragraph 5.21 - internal waste storage areas should not be located in a bedroom;

- Paragraph 5.30 amended to refer to useable amenity space;
- Section 6 - further information to be provided about the sanctions available if HMO licenses were in breach.

**RESOLVED**

That the Portfolio Holder for Planning be recommended to approve and publish the Final Draft HMO SPD (Appendix 2) and Report of Consultation (Appendix 1) for public representations for a period of six weeks.

(During consideration of the item Councillor A Farrall left the virtual meeting and did not return).

102      **CHESHIRE EAST LOCAL PLAN: AUTHORITY MONITORING REPORT 2019/20**

Consideration was given to the above report.

**RESOLVED**

That the content and conclusions of the 2019/20 AMR be noted.

The meeting commenced at 10.00 am and concluded at 5.28 pm

Councillor S Gardiner (Chairman)