

CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Strategic Planning Board**
held on Wednesday, 21st April, 2021

PRESENT

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

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

OFFICERS IN ATTENDANCE

103 APOLOGIES FOR ABSENCE

There were no apologies for absence.

104 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 19/1068M and 19/1069M, 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 19/1068M and 19/1069M, 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.

In the interest of openness in respect of applications 19/1068M and 19/1069M, Councillor M Hunter 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 application 20/5699C, Councillor M Hunter declared that he was the Ward Councillor for Middlewich and had attended a presentation by the applicants to members of Middlewich Town Council, however he felt that this did not prejudice his vote.

105 MINUTES OF THE PREVIOUS VIRTUAL MEETING

RESOLVED

That the minutes of the virtual meeting held on 7 April 2021 be approved as a correct record and signed by the Chairman.

106 PUBLIC SPEAKING-VIRTUAL MEETINGS

107 **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 L Roberts, the Ward Councillor, Councillor J Barber, a visiting Councillor, Town Councillor F Wilson, representing Macclesfield Town Council, Ruth Thompson, 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 update to the Board the application be approved subject to the completion of a S106 agreement securing the following:-

- 1. Affordable Housing comprising of 12 units with an intermediate tenure**
- 2. Public Open Space comprising of:**
 - Contribution of £19,500 towards additions, enhancements and improvements at West Park Play children's facilities
 - On site amenity space
 - Management of on site amenity space
 - Unadopted areas of the internal road and footpaths are transferred to a management company for future management and maintenance
 - Access by members of the public to be maintained in perpetuity
- 3. Education Contribution** of £257,955 towards secondary and SEN (Special Educational Needs) school places
- 4. Healthcare contribution** of £91,332 to support premises development of the Waters Green Medical Centre and development of additional primary care premises within Macclesfield.
- 5. Restriction of later living units to occupation by over 55s**

And subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accordance with approved and amended plans
3. Construction of access prior to first occupation

4. No development involving the loss of the existing cricket pitch shall be carried out until a timetable has been agreed for its replacement.
5. Landscaping scheme to be submitted and approved to include replacement planting
6. Landscaping scheme to be implemented
7. Arboricultural Method Statement to be submitted and approved
8. Tree protection of retained trees to be submitted and approved
9. Arboricultural Method Statement/Construction Specification for hard landscaping within root protection areas to be submitted and approved
10. Details of ground levels to be submitted, approved and implemented
11. Details / samples of external facing materials to be submitted, approved and implemented and notwithstanding the submitted detail, to include the use of stone.
12. Details / samples of surfacing materials to be submitted and to be conservation style in accordance with design guide
13. Details of boundary treatments to be submitted, approved and implemented including retention of boundary walls to include low level boundary treatment to the rear of the D type properties
14. Development to be carried out in accordance with submitted noise survey with mitigation provided prior to first occupation
15. Phase II contaminated land investigation to be submitted and approved
16. Verification of remediated contaminated land to be submitted and approved
17. Bin storage to be provided prior to first occupation
18. Details of pile foundations to be submitted, approved and implemented
19. Electric Vehicle Infrastructure to be provided prior to first occupation
20. Scheme of dust control to be submitted, approved and implemented
21. Foul and surface water drainage to be connected on separate systems
22. Scheme of surface water drainage to be submitted, approved and implemented
23. Submission, approval and implementation of a Construction Environmental Management Plan
24. Removal of permitted development rights for Classes A-E (extensions and outbuildings etc)
25. Removal of permitted development rights for gates, walls and fences
26. Obscured glazing on specific plots and glazed screening to some balconies
27. Accordance with Ecological Assessments
28. Nesting bird mitigation measures to be submitted, approved and implemented
29. Details of external lighting to be submitted, approved and implemented
30. Scheme for ecological enhancement to be to be submitted, approved and implemented

31. Retention of war memorial gates including a scheme for their protection during construction
32. Scheme of memorial proposals to be submitted and approved including details of cricket pavilion war memorial lintel to be repurposed and names of the fallen to be included within the stone haha
33. Details of cycle storage to be submitted and approved
34. Scheme for car club to be submitted and approved
35. Submission of a scheme and method statement for the retention of the façade of the main school block to be submitted and approved
36. Submission of a scheme and method statement for relocation of cricket pavilion to be submitted and approved (including retention of memorial lintel)
37. Pedestrian and cycle route to be implemented in accordance with the approved plans and secured under a s278 highways agreement

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.

(Prior to the start of the debate the virtual meeting was adjourned for a short break. The virtual meeting adjourned for lunch from 1.15pm until 2.00pm).

108 **19/1069M-LISTED BUILDING CONSENT FOR 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.

(Town Councillor F Wilson, representing Macclesfield Town Council, Ruth Thompson, 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 the application be approved subject to the following conditions:-

1. Commencement of development (3 years)

2. Development in accordance with approved and amended plans
3. No development involving the loss of the existing cricket pitch shall be carried out until a timetable has been agreed for its replacement
4. Details of ground levels to be submitted, approved and implemented
5. Details of external facing materials and internal materials to be submitted, approved and implemented and notwithstanding the submitted detail, to include the use of stone.
6. Details of surfacing materials to be submitted and to be conservation style in accordance with design guide
7. Details of boundary treatments to be submitted, approved and implemented including retention of boundary walls
8. Retention of war memorial gates to include a scheme for their protection during construction
9. Scheme of memorial proposals to be submitted and approved
10. Submission of a scheme and method statement for the retention of the façade of the main school block to be submitted and approved
11. Submission of a scheme and method statement for de-construction and relocation of cricket pavilion to be submitted and approved (including retention of memorial lintel)
12. The material and colour of any rainwater goods to be installed on the principal listed buildings shall be cast metal and painted black, unless otherwise agreed
13. Prior to the installation of any fenestration as part of the works to the principal listed buildings, drawings indicating details of all windows and external doors, including cross sections of glazing bars shall be submitted and approved
14. All windows and doors in the external elevations of principal listed buildings shall be fabricated in timber
15. Details of any repairs to the boundary walls shall be submitted to and approved
16. Details showing the location, size, design and materials of the proposed boundary treatments shall be submitted to and approved
17. No new plumbing, pipes, soil stacks, flues, vents, ductwork grilles, security alarms, lighting, satellite dishes, cameras or other fixtures shall be attached to the external faces of the principal listed buildings
18. Submission of a Method Statement for the removal of fabric including documentation and recording of it

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, Councillor A Critchley left the virtual meeting and did not return).

109 **20/5699C-VARIATION OF CONDITION 21 ON 13/3449C -
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
(APPROXIMATELY 450 DWELLINGS), RETAIL UNIT (A1, A2, A3, A4
AND/OR A5) AND SUPPORTING INFRASTRUCTURE, GLEBE FARM,
BOOTH LANE, MIDDLEWICH FOR G BANCROFT, TAYLOR WIMPEY
UK LTD**

Consideration was given to the above application.

(Parish Councillor David Nixon, representing Moston Parish Council and Brian O'Connor, representing the applicant attended the virtual meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

The proposed construction access when combined with the other developments in the area will lead to a cumulative impact on highway safety on the local road network contrary to local policies GR6 and GR9 of the Congleton Local Plan and the NPPF.

(This decision was contrary to the officers recommendation of approval)

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 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.

(During consideration of the application Councillor P Redstone left the virtual meeting therefore he did not take part in the debate or vote on the application. Prior to consideration of the following item, Councillor D Jefferay left the virtual meeting and did not return. The virtual meeting was adjourned for a short break).

110 **DRAFT BIODIVERSITY NET GAIN SUPPLEMENTARY
PLANNING DOCUMENT**

Consideration was given to the above report.

Members made comments in respect of the following:-

People adjacent to a site how can we make them aware of the site they are next to a BNG site and their responsibilities as a neighbour, long term preservation and concerns about conflict of creation of new wetlands and views of man airport.

RESOLVED

That the Portfolio Holder for Planning be recommended to approve and publish the draft Biodiversity Net Gain Supplementary Planning Document and associated Strategic Environmental Assessment / Habitats Regulations Screening Report (Appendix B) and the Equalities Impact Assessment Screening Report (Appendix C) for a minimum of four weeks public consultation.

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

111 **PLANNING APPEALS**

Consideration was given to the above report.

RESOLVED

That the report be noted.

The meeting commenced at 10.00 am and concluded at 4.45 pm

Councillor M Hunter (Chair)