

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 16th June, 2021 at The Assembly Room - Town Hall,  
Macclesfield SK10 1EA

## **PRESENT**

Councillor S Gardiner (Chair)

Councillors A Critchley, B Burkhill, S Edgar, D Edwardes (Substitute),  
P Groves, S Hogben, B Murphy, B Puddicombe, P Redstone and J Weatherill

## **OFFICERS IN ATTENDANCE**

Adrian Crowther (Major Applications Team Leader), Nicky Folan, (Planning Solicitor), Peter Hooley (Planning and Enforcement Manager), Paul Hurdus (Highways Development Manager), Robert Law (Planning Team Leader) and Emma Williams (Principal Planning Officer)

## **6 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors T Fox and M Hunter.

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

In the interest of openness in respect of application 20/1080W, Councillor D Edwardes declared that he had pre-determined the application by virtue of the fact that he was a member of Macclesfield Town Council Planning Committee where the application had been considered. He had taken part in the debate and spoken and therefore in accordance with the Code of Conduct he left the meeting prior to consideration of the application.

In the interest of openness in respect of applications 21/1065C and 20/3762N, Councillor S Edgar declared that he was a member of the Public Rights of Way Committee and Cheshire Brine Subsidence Compensation Board who were consultees on the applications. Further to this in respect of application 20/3762N he declared that he would be exercising his right to speak as Ward Councillor under the public speaking protocol and then would leave the room for the remainder of the item.

In the interest of openness in respect of application 20/3762N, Councillor P Groves declared that he had received a telephone call from a member of the public who had wanted to discuss the application with him, however he confirmed that as he was member of the Board he could not discuss the application.

In the interest of openness in respect of application 20/3762N, 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 20/1080W, Councillor B Puddicombe declared that he was the Ward Councillor and that the applicant had a major operation in his ward that caused case work, but that the other Ward Councillor dealt with the site and as such he has not pre-determined this application.

In the interest of openness in respect of application 20/3762N, Councillor S Gardiner declared that as part of his professional role he was involved in regular communication with the speaker's boss, albeit on non-planning related matters.

In the interest of openness in respect of application 21/1065C, Councillor S Gardiner declared that he knew Suckley, the agent for the applicant speaking on the application, however he had not discussed the application with him.

In the interest of openness in respect of application 20/3762N, Councillor S Gardiner declared that he was a friend of Councillor S Edgar who was speaking on the application.

## **8 MINUTES OF THE PREVIOUS MEETING**

### **RESOLVED**

That the minutes of the meeting held on 19 May 2021 be approved as a correct record and signed by the Chair.

## **9 PUBLIC SPEAKING**

### **RESOLVED**

That the public speaking procedure be noted.

## **10 20/1080W MANSFIELD HOUSE, WITHYFOLD DRIVE, MACCLESFIELD, CHESHIRE, SK10 2BD: CHANGE OF USE OF SITE FROM VEHICLE RECOVERY DEPOT TO WASTE RECYCLING CENTRE, INSTALLATION OF WEIGHBRIDGE, REMOVAL OF EXISTING TEMPORARY BUILDING AND ERECTION OF TWO NEW CANOPY BUILDINGS FOR THE RECEIPT AND STORAGE OF NON-HAZARDOUS WASTES (TEMPORARY FOR 3 YEARS)**

Consideration was given to the above application.

(Councillor S Carter, the Ward Councillor and Richard Sims, the agent for the applicant attended the meeting and spoke in respect of the application).

## **RESOLVED**

That the application be deferred for the following reasons:-

1. Confirmation, consultation and consideration of the applicant's amended proposal to reduce the number of vehicle movements;
2. Clarification on the surrounding land use and associated HGV vehicle movements onto Withyfold Drive;
3. Consideration of traffic management plan options

(The meeting was adjourned for a short break in order to sanitise the microphone equipment).

- 11 **20/2413M PROPOSED POYNTON RELIEF ROAD, CHESTER ROAD, POYNTON: VARIATION OF CONDITION 41 (DETAILS OF TRAFFIC MITIGATION MEASURES) TO PLANNING APPLICATION 16/4436M - CONSTRUCTION OF POYNTON RELIEF ROAD, INCORPORATING: A TWO WAY SINGLE CARRIAGEWAY; COMBINED CYCLEWAY AND FOOTWAY ON THE WESTERN SIDE OF THE CARRIAGEWAY; MODIFICATIONS TO EXISTING ROAD JUNCTIONS; NEW PUBLIC RIGHTS OF WAY/ACCOMMODATION BRIDGES; BALANCING PONDS FOR DRAINAGE PURPOSES; AND ASSOCIATED LANDSCAPING, LIGHTING; ANCILLARY OPERATIONS, ENGINEERING AND INFRASTRUCTURE WORKS**

Consideration was given to the above application.

(Councillor M Sewart, the Ward Councillor, Parish Councillor N Tenant, representing Adlington Parish Council, Jan Wiper, an objector and Paul Griffiths, representing the applicant attended the meeting and spoke in respect of the application).

## **RESOLVED**

That for the reasons set out in the report condition 41 be amended as follows:-

Within 9 months of the opening of the Relief Road, an assessment of the traffic flows on surrounding roads (including Street Lane) shall be undertaken in a form to be agreed with the Local Planning Authority prior to the assessment taking place. Any traffic mitigation measures considered necessary shall be consulted upon with Ward Members, Parish Councils and then agreed with the Local Planning Authority. The measures shall be implemented within 12 months of the traffic assessment

unless an alternative timescale is first agreed in writing by the Local Planning Authority.

(The meeting was adjourned for lunch from 12.25pm until 1.00pm. Councillor B Murphy left the meeting and did not return).

12 **21/1065C LAND SOUTH OF, CLEDFORD LANE, MIDDLEWICH: OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR FUTURE DETERMINATION EXCEPT FOR MEANS OF ACCESS FOR AN EMPLOYMENT DEVELOPMENT (USE CLASSES B8, B2 AND ANCILLARY E(G)) WITH ASSOCIATED LANDSCAPING, DRAINAGE AND INFRASTRUCTURE INCLUDING AN ENERGY CENTRE.**

Consideration was given to the above application.

(Jon Suckley, 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 completion of a Section 106 Agreement securing the following:-

| <b>Section 106</b> | <b>Amount</b>  | <b>Triggers</b>  |
|--------------------|--|--|
| Highways           | £53 per sq m subject to a Review mechanism   | The triggers for payments will need to be on the occupation of each unit which are likely to be delivered on a phased basis. |
| Ecology            | Ecological mitigation to be secured: habitat creation method statement, 30 habitat management plan and ecological monitoring strategy will be required for both on and off-site habitat creation proposals | TBC  |

And subject to the following conditions;

1. Outline timescales to allow 10 years for the submission of reserved matters
2. Outline matters reserved
3. Approved plans/documents including the development to be carried out in accordance with the Flood Risk Assessment submitted;
4. Materials
5. Landscaping
6. Landscape maintenance
7. Arboricultural Impact Assessment
8. Tree Retention/Protection

9. Levels including approval of
10. Electric vehicle infrastructure
11. Ultra Low Emission Boiler(s)
12. Importation of soils
13. Contaminated land assessment (Phase II)
14. Contaminated land verification report
15. Measures to deal with unexpected contamination
16. Foul and surface water on separate systems
17. Scheme to demonstrate flood resilience
18. Details of a sustainable surface water drainage scheme and a foul water drainage scheme including a detailed surface water strategy/design to be submitted/approved
19. Any future reserved matters application to be supported by updated protected species surveys for badger, silver diving beetles and otter. If any evidence of these species is recorded detailed mitigation and compensation measures to be submitted.
20. Reserved matters application to be supported by amphibian Reasonable Avoidance Measures informed by paragraphs 9.113 – 9.117 of the ES submitted with the outline application and a reptile mitigation method statement.
21. Habitat creation method statement, 30 year habitat management plan and ecological monitoring strategy to ensure delivery of Biodiversity net gain proposals(once agreed) are implemented. Including method statement for the control of non-native invasive plant species. A legal agreement will be required in respect of off-site habitat creation works
22. Ecological mitigation measures
23. Detailed design of Sanderson's Brook crossings, which ensure that ecological connectivity is maintained along the brook are to be submitted with the relevant reserved matters application(s).
24. Submission of detailed design of any diverted watercourse with the relevant reserved matters application. Detailed design to maximise the biodiversity value of the water course.
25. Any unavoidable loss of hedgerow to be compensated for through the provision of an appropriate level of compensatory native hedgerow planting. The level of compensation planting provided to be assessed by means of the Defra biodiversity metric calculation with each reserved matters application.
26. Submission of bat friendly lighting scheme with each reserved matters application.
27. Submission of CEMP (including proposals to minimise dust, surface water pollution, accidental spillage/debris, construction phase light spill on features used by bats and the provision of wheel washing facilities) with each reserved matters application.
28. Detailed designs for 4 replacement ponds are to be submitted with the relevant reserved matters application. The ponds to be delivered in accordance with the agreed designs and must not form part of the SUDS for the development.
29. Each reserved matters application to be supported by evidence that the development proposed has been accepted onto the Natural England district licencing scheme for great crested newts

- 30. PROW Management scheme
- 30. No commencement of development prior to the completion of the MEB.
- 31. The access works to Cledford Lane as indicated in DWG 3147-F01 Rev A to be constructed prior to occupation of the development.
- 32. 10% Renewable energy
- 33. Archaeology
- 34. Submission of a phasing plan

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 Chair of the Strategic Planning Board provided that the changes do not exceed the substantive nature of the Board's decision.

(The meeting was adjourned for a short break in order to sanitise the microphone equipment).

**13 20/3762N LAND OFF SYDNEY ROAD, CREWE: RESIDENTIAL DEVELOPMENT FOR 151 NEW BUILD DWELLINGS & ASSOCIATED WORKS**

Consideration was given to the above application.

(Councillor Steven Edgar, the Ward Councillor, Councillor Hazel Faddes, the Ward Councillor, Victoria Webb-Johnson, an objector and Andrew Taylor, representing the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out by the Democratic Services Officer on behalf of Professor Geraldine Lee-Treweek who was an objector)

**RESOLVED**

That the application be deferred for the following reasons:-

1.Reconsideration of the proposed location of Public Open Space to be more central on the site;

2.Reconsideration of the design of the apartments at the southern end of the site and in particular concerns of the balcony/outdoor amenity space of the apartments facing onto Crewe Green roundabout

And to seek further clarification on the following issues:

- Traffic levels at the time of traffic flow assessments undertaken and the implications for the accuracy of noise/air quality assessments
- Parking provision and Electrical Vehicle Charging Points

The meeting commenced at 10.00 am and concluded at 3.34 pm

Councillor S Gardiner (Chair)