

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 14th July, 2021 at Glasshouse, Alderley Park,
Congleton Road, Nether Alderley, Macclesfield, SK10 4TF

PRESENT

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

Councillors B Burkhill, S Edgar, P Groves, S Hogben, A Harewood
(Substitute), B Murphy, J Nicholas, P Redstone and J Weatherill

OFFICERS IN ATTENDANCE

Adrian Crowther (Major Applications Team Leader), Nicky Folan, (Planning Solicitor), Paul Hurdus (Highways Development Manager), Robert Law (Planning Team Leader), David Malcolm (Head of Planning) and Philippa Radia (Senior Planning Officer)

14 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Critchley and B Puddicombe.

15 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect application 20/3210M, 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 20/3210M, Councillor J Nicholas declared that he was a member of the Cheshire Brine Subsidence Compensation Board who had been consulted on the application, however he not discussed the application or made any comments on it.

In the interest of openness in respect of the report relating to applications 19/1068M and 19/1069M, Councillor A Harewood declared that she was a Member of Macclesfield Town Council, however she had not discussed the application.

In the interest of openness in respect of applications 20/4695W and 20/3210M, Councillor S Edgar declared that he was a member of the Public Rights of Way Committee who had been consulted on the applications, however he not discussed the applications or made any comments on either of them.

In the interest of openness in respect of application 20/4695W, Councillor S Edgar declared that he was a member of the Cheshire Brine Subsidence Compensation Board who had been consulted on the application, however he not discussed the application or made any comments on it.

In the interest of openness in relation to application 20/3210M, Councillor S Gardiner declared that he worked with Torus Housing Association as part of his professional role, however the part of the Housing Association he worked with had not been involved in the application and as a result he had not discussed the application with them.

In the interest of openness in relation to the report relating to applications 19/1068M and 19/1069M, 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 20/3210N, 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.

It was noted that all Members had received correspondence in respect of the report relating to applications 19/1068M and 19/1069M.

16 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 16 June 2021 be approved as a correct record and signed by the Chair.

17 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

18 20/4695W-LAND IMPROVEMENTS AND LEVELS CHANGES INCLUDING IMPORTATION OF SOIL AND INERT MATERIAL TO REGRADE AREAS OF LAND TO IMPROVE DRAINAGE FOR EQUESTRIAN USE, HUNTERS MOON, SWINEYARD LANE, HIGH LEGH FOR MR JOSEPH GILLESPIE

Consideration was given to the above application.

RESOLVED

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

1. Time limit
2. Approved plans
3. The mitigation recommended in the acoustic report shall be implemented in full prior to each phase of the proposed development
4. Provision of a site specific dust management plan
5. (a) Any soil or soil forming materials to be brought to site shall be tested for contamination and suitability for use prior to importation to site.
(b) Prior to first use, evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the LPA.
6. If, during the course of development, contamination not previously identified is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made and appropriate remediation implemented in accordance with a scheme also agreed in writing by the Local Planning Authority.
7. Tree retention
8. Tree protection
9. Arboricultural method statement
10. Service/drainage layout (trees)
11. The existing hedges which are shown as being retained on the approved plans shall not be cut down, grubbed out or otherwise removed without the written consent of the Local Planning Authority. Any hedges removed without such consent or which die or become severely damaged shall be replaced with hedging plants of such size and species as may be agreed with the Local Planning Authority. Any hedges dying or becoming seriously diseased within five years of the completion of the development shall be replaced with hedging plants of such size and species as may be agreed with the Local Planning Authority.
12. Following commencement importation shall cease after 6 months
13. Development to be carried out in accordance with the Flood Risk Assessment
14. Submission of an overall detailed strategy/design to limit surface water run-off
15. Provision of a groundwater monitoring scheme
16. The hours of deliveries at the site shall be restricted to the following:
07:30 to 18:00 hours Monday to Friday
07:30 to 14:00 hours Saturday
No working on Sundays or public holidays

17. Implementation of amphibian mitigation measures
18. Safeguarding of nesting birds
19. Submission of a habitat creation and ecological monitoring method statement and 30 year management plan
20. The acoustic bunds shall be removed within 2 months of completion of the development

In order to give proper effect to the Board'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 their absence the Vice Chair) of the 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.

(The meeting was adjourned for a short break).

19 20/3210N-RESERVED MATTERS APPROVAL SOUGHT FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE. FOLLOWING OUTLINE PERMISSION FOR THE CONSTRUCTION OF UP TO 400 DWELLINGS WITH GARAGING; PARKING; PUBLIC OPEN SPACE; LANDSCAPING; NEW VEHICLE AND PEDESTRIAN ACCESSES; HIGHWAY WORKS, FOUL AND SURFACE WATER DRAINAGE INFRASTRUCTURE AND ALL ANCILLARY WORKS, LAND AT, FLOWERS LANE, LEIGHTON, CREWE FOR M NEVITT, MULBURY HOMES LTD AND TORUS62 DEVELOPMENT

Consideration was given to the above application.

(Chris Whitfield, 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 Councillor B Evans, the Ward Councillor).

RESOLVED

That the application be delegated to the Head of Planning to approve subject to the receipt of comments from the Ecologist Officer in relation to bat/bird boxes and subject to the following conditions:-

1. Approved plans
2. Tree retention
3. Tree Protection
4. Arboricultural method statement
5. Levels survey – Trees
6. Services drainage layout – Trees
7. 25 year habitat management plan
8. Bird nesting season
9. Confirmation the development has been entered into Natural England's District Licensing Scheme for Great Crested Newts
10. Adherence to the Ecological Impact Assessment recommendations
11. Drainage management/maintenance

12. Public Rights of Way scheme of management, to include details of surfaces and signage
13. Details of play areas to be agreed, including the MUGA & Green gym
14. Details of the allotments to be agreed
15. Provision of working detail for Tudor boarding
16. Notwithstanding details submitted, final working detail of SuDS basins and landscaping to be submitted (as there is uncertainty between landscape and planning layouts re: whether some basins are dry or wet)
17. Landscape maintenance of 10 years for landscaping on plot (to secure its establishment)
18. Notwithstanding the information submitted, final hard surface materials plan to be agreed (due to discrepancy between materials plan and planning layout)
19. Final highway design to include suitable pedestrian crossing points across the avenue to accommodate the PROW and working details of all crossing points to be provided. Pavement to be included within the street design in the areas identified by Highways
20. A plan or highways note assessing the impact of landscaping on access and junction visibilities should be submitted and approved.
21. Bus stop provision to be made in the site
22. Comments of Cheshire Brine to be highlighted

In the event of any changes being needed to the wording of the Committee'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 Planning and Place Shaping Manager 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 Board's decision.

(The meeting was adjourned for a short break).

20 UPDATE FOLLOWING THE RESOLUTION TO APPROVE PLANNING APPLICATION 19/1068M AND LISTED BUILDING CONSENT 19/1069M - 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.

Consideration was given to the above report.

(Councillor David Edwardes, the Ward Councillor, Councillor Susie Akers-Smith, a visiting Councillor and Town Councillor Mike Hutchison, representing Macclesfield Town Council attended the meeting and spoke in respect of the item).

RESOLVED

That the receipt and content of the comments made by the Twentieth Century Society be noted but officers proceed with the Board's resolutions made at the meeting of the Strategic Planning Board on 21 April 2021.

The meeting commenced at 10.00 am and concluded at 1.00 pm

Councillor M Hunter (Chair)