

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 15th September, 2021 at The Ballroom, Sandbach Town
Hall, High Street, Sandbach, CW11 1AX

PRESENT

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

Councillors B Burkhill, J Clowes (Substitute), A Critchley, S Edgar, S Hogben,
J Nicholas, B Puddicombe, P Redstone and J Weatherill

OFFICERS IN ATTENDANCE

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

31 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors P Groves and B
Murphy.

32 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 20/0333N, Councillor
S Edgar declared that he was a member of the Public Rights of Way
Committee however he had not been consulted on the application or
discussed it.

In the interest of openness in respect applications 20/0333N and
21/2067N, Councillor M Hunter declared that he was a non-Executive
Director of ANSA however he had not discussed the applications or made
any comments on either of them.

In the interest of openness, in respect of application 21/2067N, Councillor
S Gardiner declared when he was a Cabinet Member assistant he did
regularly attend Cabinet meetings whereby on a number of occasions the
redevelopment of Crewe town centre was discussed, however he did not
feel this precluded him from taking part in the item nor had he considered
to have pre-determined the matter.

In the interest of openness, Councillor P Redstone declared that had had
received email correspondence in relation to application 21/2067N.

In the interest of openness in respect of application 21/2067N, Councillor J
Clowes declared that as a former Cabinet Member she had been involved

in similar conversations some years ago involving the redevelopment of Crewe town centre, however she did not feel she had pre-determined the application.

In the interest of openness, Councillor S Gardiner declared that both he and Councillor M Hunter had received email correspondence in respect of application 21/2067N.

In the interest of openness in respect of application 21/2067N, Councillor A Critchley declared that prior to becoming a Councillor and since his election, he had broadly supported the idea of something happening in Crewe, however he had not stated what and therefore had not pre-determined the application.

(It was noted that Councillor A Critchley made this declaration prior to consideration of item 6 on the agenda).

33 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 18 August be approved as a correct record and signed by the Chair subject to Councillor P Redstone's declaration of interest in respect of application 21/1205C being amended to remove any reference to him being acquainted with Councillor N Mannion as a friend as well as a colleague and that it be noted it was Councillor B Puddicombe who made the declaration of knowing Councillor N Mannion.

34 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

35 20/0333N-MATERIALS RECOVERY / RECYCLING FACILITY (MRF) AT HILL FARM, WHITCHURCH ROAD, BROOMHALL FOR MR BRAD RUSHTON

Consideration was given to the above 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. Temporary permission for 3 years
2. Approved plans

3. The mitigation recommended in the acoustic report shall be implemented in full prior to the MRF commencing operations
4. Provision of a site-specific dust management plan
5. The hours of operation at the site shall be restricted to the following:
 - 08:00 to 18:00 hours Monday to Friday
 - 09:00 to 14:00 hours Saturday
 - No working on Sundays or public holidays
6. Safeguarding of nesting birds
7. Provision of features for nesting Swifts
8. No new external lighting
9. Records of vehicle movements
10. Limits on numbers of vehicle movements
11. Sheeting of vehicles carrying waste
12. Waste shall only be sorted within the building
13. Materials imported into the site shall only be commercial waste and shall not be household waste
14. Surfacing of the access road and junction with Whitchurch Road
15. Measures to deal with any unsuitable waste brought onto the site

And subject to the informatives included within the report and the following additional informatives:-

Footpath diversion
Environmental Permitting regime

In order to give proper effect to the 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 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.

(Prior to consideration of the following item the meeting was adjourned for a short break).

- 36 **21/2067N-HYBRID PLANNING APPLICATION COMPRISING: (I) FULL PLANNING APPLICATION FOR THE DEMOLITION OF THE EXISTING BUS STATION AND CREATION OF NEW BUS STATION AND MULTI-STOREY CAR PARK AND ASSOCIATED LANDSCAPING, PUBLIC REALM AND OTHER WORKS INCLUDING NEW ELECTRICITY SUBSTATION; AND (II) OUTLINE APPLICATION (INCLUDING MEANS OF ACCESS) FOR MIXED USE TOWN CENTRE DEVELOPMENT INCLUDING CAFÉ/RESTAURANT, LEISURE, GYMNASIUM, BOWLING, COMPLEMENTARY RETAIL USES (CLASS E) AND CINEMA (SUI GENERIS) USE AND ASSOCIATED PUBLIC REALM WORKS, ROYAL ARCADE, LAND BOUNDED BY VICTORIA STREET, QUEENSWAY, DELAMERE STREET AND LAWRENCE STREET, CREWE FOR PEVERIL SECURITIES LTD**

Consideration was given to the above application.

(Mr Wilcox, representing 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 following conditions:-

OUTLINE

1. Outline Timescales
2. Outline Matters Reserved
3. Development to proceed in accordance with the approved plans/report recommendations.
4. Materials – building and surface
5. Landscaping
6. Implementation of the scheme of landscaping
7. Prior to the commencement of development a Tree Protection Scheme is to be submitted and approved
8. Prior to the commencement of development an Arboricultural Method Statement for tree retention is to be submitted and approved
9. Prior to the commencement of development a scheme for arboricultural supervision is required to be submitted and approved
10. Prior to the commencement of development a Construction Environment Management Plan is to be submitted and approved
11. Noise protection measures to be implemented
12. Lighting to be approved
13. Travel Plan to be approved
14. Electric vehicle parking facilities
15. Ultra-low emission boilers
16. Anti-Idling Signage
17. Phase 1 Contaminated land remediation strategy to be submitted.
18. Verification report for contaminated land.
19. Soil testing
20. Measures to deal with unexpected contamination
21. Bird nesting season
22. Ecological enhancement measures
23. Surface water drainage scheme
24. Foul & surface water to be drained on separate systems
25. Archaeology
26. 10% Renewable Energy
27. Cycling details to be submitted

FULL

1. Three year start
2. Development to proceed in accordance with the approved plans/report recommendations.
3. Materials – building and surface

4. Landscaping
5. Implementation of the scheme of landscaping
6. As part of any reserved matters application an Arboricultural Impact Assessment & Arboricultural Method Statement should be submitted.
7. Prior to the commencement of development a scheme for arboricultural supervision is required to be submitted and approved
8. Prior to the commencement of development a Construction Environment Management Plan is to be submitted and approved
9. Noise protection measures to be implemented
10. Lighting to be approved
11. Travel Plan to be approved
12. Electric vehicle parking facilities
13. Ultra-low emission boilers
14. Anti-Idling Signage
15. Phase 1 Contaminated land remediation strategy to be submitted.
16. Verification report for contaminated land.
17. Soil testing
18. Measures to deal with unexpected contamination
19. Bird nesting season
20. Ecological enhancement measures
21. Surface water drainage scheme
22. Foul & surface water to be drained on separate systems
23. Archaeology
24. 10% Renewable Energy
25. Infrastructure (i.e. ducting) to be incorporated into the scheme (car park and bus station) to provide additional provisions for EV charging-Electric vehicle parking facilities – to include Infrastructure (i.e. ducting) to be incorporated into the scheme (car park and bus station) to provide additional provisions for EV charging
26. Cycling details to be submitted
27. Surface water drainage scheme - to include details of discharge rates

And subject to the informatives contained within the report and the additional informative included below:-

Provision of community uses within future scheme; Landmark/townscape feature (in lieu of clock tower).

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 commenced at 10.00 am and concluded at 12.43 pm

Councillor M Hunter (Chair)