

Strategic Planning Board

Agenda

Date: Wednesday, 13th October, 2021
Time: 10.00 am
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

PLEASE NOTE – This meeting is open to the public and anyone attending this meeting will need to wear a face covering upon entering and leaving the venue. This may only be removed when seated.

The importance of undertaking a lateral flow test in advance of attending any committee meeting. Lateral Flow Testing: Towards the end of May, test kits were sent to all Members; the purpose being to ensure that Members had a ready supply of kits to facilitate self-testing prior to formal face to face meetings. Anyone attending is asked to undertake a lateral flow test on the day of any meeting before embarking upon the journey to the venue. Please note that it can take up to 30 minutes for the true result to show on a lateral flow test. If your test shows a positive result, then you must not attend the meeting, and must follow the advice which can be found here:

https://www.cheshireeast.gov.uk/council_and_democracy/council_information/coronavirus/testing-for-covid-19.aspx

Please note that members of the public are requested to check the Council's website the week the Strategic Planning Board meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the top of each report.

It should be noted that Part 1 items of Cheshire East Council decision meetings are live audio recorded and the recordings are uploaded to the Council's website.

Please Contact: Sarah Baxter on 01270 686462
E-Mail: sarah.baxter@cheshireeast.gov.uk with any apologies or request for further information Speakingatplanning@cheshireeast.gov.uk to arrange to speak at the meeting

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. Apologies for Absence

To receive any apologies for absence.

2. Declarations of Interest/Pre Determination

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests and for Members to declare if they have a pre-determination in respect of any item on the agenda.

3. Minutes of the Previous Meeting (Pages 5 - 10)

To approve the minutes of the previous meeting held on 15 September 2021 as a correct record.

4. Public Speaking

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Strategic Planning Board
- The relevant Town/Parish Council

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the Strategic Planning Board and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. 20/3762N-Residential development for 146 new build dwellings & associated works, Land Off Sydney Road, Crewe for Andrew Taylor, David Wilson Homes/Duchy of Lancaster (Pages 11 - 60)

To consider the above application.

6. WITHDRAWN BY OFFICERS FROM THE AGENDA IN ORDER TO CONSIDER ADDITIONAL INFORMATION SUBMITTED BY THE APPLICANT 20/4976M- Proposed development of a Retirement Care Community (Class C2) involving the demolition of existing dwelling and outbuildings, retained single point of vehicular access, retained tennis court, fishing/boating lake, Japanese Water Garden, secret/sensory garden, with new allotments, bowling/feature greenspace and woodland walks; construction of a 60 bed registered care home with isolation capability; 72 no. assisted living extra care 1, 2 and 3 bed apartments; a village centre hub building comprising health and wellness and communal facilities, integrated satellite community healthcare (GP) clinic and 5 no. 2 bed and 9 no. 1 bed close care suites and

health and wellness; associated parking (including electric car share and community minibus), bin storage, pumping station, electricity sub-station, means of access and off-site pedestrian footpath link along Pepper Street, highway improvements and biodiversity net gain, Holly Tree House, Pepper Street Chelford for Mr David Hughes (Pages 61 - 114)

To consider the above application.

7. **WITHDRAWN BY OFFICERS FROM THE AGENDA FOLLOWING THE RECEIPT OF NEW PLANS REQUIRING CONSULTATION AND CONSIDERATION-21/2412C-Reserved Matters for approval of access, appearance, landscaping, layout and scale following outline approval 14/1193C for the erection of 170 dwellings, car parking, public open space and associated works, Land South Of, Old Mill Road, Sandbach for Mr C R Muller, Muller Property Group (Pages 115 - 142)**

To consider the above application.

8. **Draft Recovery of Forward Funded Infrastructure Costs Supplementary Planning Document (Pages 143 - 180)**

To consider the above report.

9. **Draft Environmental Protection Supplementary Planning Document (Pages 181 - 244)**

To consider the above report.

Membership: Councillors S Akers Smith, A Critchley, B Burkhill, S Edgar, S Gardiner (Vice-Chair), P Groves, S Hogben, M Hunter (Chair), B Murphy, B Puddicombe, P Redstone and J Weatherill