

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 13th October, 2021 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors S Akers Smith, A Critchley, B Burkhill, S Edgar, P Groves,
S Hogben, N Mannion (Substitute), P Redstone and J Weatherill

OFFICERS IN ATTENDANCE

Mr T Evans (Neighbourhood Planning Manager), Mr P Hooley (Planning &
Enforcement Manager), Paul Hurdus (Highways Development Manager), Mr
R Taylor (Principal Planning Officer) and Mr J Thomas (Senior Planning &
Highways Solicitor)

37 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors B Murphy and B
Puddicombe.

38 DECLARATIONS OF INTEREST/PRE DETERMINATION

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 David Wilson Homes, albeit on non-
planning related matters.

In the interest of openness in respect of application 20/3762N, Councillor
S Hogben declared that he was a non-Executive Director of ANSA
however he had not discussed the application or made any comments on
it.

In the interest of openness in respect of application 20/3762N, Councillor
S Edgar declared that he would be exercising his right to speak as Ward
Councillor under the public speaking protocol and would leave the room
for the remainder of the item.

In the interest of openness in respect of application 20/3762N, M Hunter
declared that he was a non-Executive Director of ANSA however he had
not discussed the application or made any comments on it.

In the interest of openness in respect of application 20/3762N, Councillor S Gardiner declared that a conversation had taken place with the Head of Planning, David Malcolm who confirmed with Councillor S Gardiner that the amended plans were as far as the applicant was willing to go.

(This interest was declared just after the applicant had spoken on the item).

It was noted that all Members had received correspondence in respect of application 20/3762N.

39 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 15 September 2021 be approved as a correct record and signed by the Chair.

40 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

41 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

Consideration was given to the above application.

(Councillor S Edgar, the Ward Councillor, Councillor H Faddes, the adjoining Ward Councillor, Professor G Lee-Treweek, an objector and Andrew Taylor, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the completion of a Section 106 Agreement securing the following:-

	Requirement	Triggers
Affordable Housing	30% of total dwellings to be priced (65% Affordable Rent / 35% Intermediate)	No more than 80% open market occupied prior to affordable provision within each phase. (dependent on agreement of Affordable Housing Statement)
Biodiversity Net	Committed sum toward off-	Prior to commencement

Gain - Off site Ecological Mitigation	<p>site habitat creation to be delivered in conjunction with a third party.</p> <ul style="list-style-type: none"> - To offset the 5.91 habitat units. - To offset the 0.42 hedgerow units. 	
Open Space	<p>Management Scheme for POS, play area and landscaped areas</p> <p>Provision of enhanced LEAP and POS</p>	<p>Prior to occupation</p> <p>Prior to the occupation of no more than 50 % of the dwellings</p>
Indoor Sport	£26,650 towards Crewe Lifestyle Centre	Prior to commencement
Recreation & Outdoor Sports Contribution	£1,000 per family (2+bed) dwelling and £500 per 2+ bed apartment.	Prior to commencement
Education	<p>Total - £699,856</p> <p>Primary - £282,003 towards the expansion at Hungerford Academy.</p> <p>Secondary - £326,853 towards mitigation measure as local schools are forecast to be cumulatively oversubscribed</p> <p>SEN £91,000 - Due to significant shortage of SEN placements across the Borough.</p>	<p>50% Prior to first occupation</p> <p>50% at occupation of 75th dwelling</p>
Healthcare	£146,664 towards the cost of providing a new healthcare facility(s) and/or the improvement/upgrading of an existing healthcare facility.	<p>50% Prior to first occupation</p> <p>50% at occupation of 75th dwelling</p>

And subject to the following conditions:-

1. Commencement of development (3 years)

2. Development in accordance with approved plans
3. Details of materials and finishes
4. Details of Surfacing materials
5. Details of Levels
6. Submission and approval of Landscaping scheme
7. Implementation of landscaping scheme
8. Design detail, specification and implementation of play area
9. Submission of Landscape Management Plan
10. Details of Boundary treatment and retaining structures
11. Tree Protection
12. Details of lighting – minimise impact on bats
13. Safeguarding of nesting birds
14. Development in accordance with Ecological Assessment Version 2
Submission of strategy to secure features to enhance biodiversity
15. Details of surface water drainage scheme to be submitted, approved and implemented
16. Development in accordance with Flood Risk Assessment (FRA)
17. Provision of Toucan crossing
18. Implementation of improvements to cycleway/footways to also refer to the submission of a scheme for the improvement of the footway on the western side of Sydney Road and for the provision of wayfinder signage for bus stops adjacent to the site access
19. Provision of Electric Vehicle infrastructure
20. Provision of Ultra Low Emission Boilers
21. Contaminated Land – Remedial scheme to be carried out in accordance with Enabling Works Remediation Strategy
22. Contaminated land – works to stop if any unexpected contamination is discovered on site
23. Contaminated land - imported soil
24. Implementation of noise mitigation
25. Submission, approval, and implementation of a Construction Environmental Management Plan (CEMP)
26. Details of cycle storage
27. Details of Bin Stores
28. Detailed scheme to secure southern parking courts
29. Removal of permitted development rights (Part 1 Classes A-E)

In order to give proper effect to the Strategic Planning Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

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

- 42 **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, H

This application was withdrawn from the agenda by officers prior to the meeting.

- 43 **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**

This application was withdrawn from the agenda by officers prior to the meeting.

- 44 **DRAFT RECOVERY OF FORWARD FUNDED INFRASTRUCTURE COSTS SUPPLEMENTARY PLANNING DOCUMENT**

Consideration was given to the above report.

RESOLVED

That the draft Recovery of Forward Funded Infrastructure Costs Supplementary Planning Document (Appendix A) and its consultation period be noted.

- 45 **DRAFT ENVIRONMENTAL PROTECTION SUPPLEMENTARY PLANNING DOCUMENT**

Consideration was given to the above report.

The Chair expressed his disappointment that the document did not tighten up on what he felt was an opportunity to regulate the removal of soil from

development sites. He suggested that information within the document should be included which tightened up on regulations in relation to the disposal of soil including information on how much soil was being taken away, whether the soil was contaminated, where it was being disposed of and whether or not the site it was going to was licensed.

In comments were made in respect of the importance of ensuring noise, light and odour pollution was enforced if the Council was serious about creating a sustainable and resident friendly night time economy and that it would be useful to include an explanation of how the council manages / enforces against the issues contained in the SPD.

RESOLVED

(1)That the draft Environmental Protection Supplementary Planning Document and its consultation period be noted.

(2)That the comments as outlined above be noted.

The meeting commenced at 10.00 am and concluded at 12.25 pm

Councillor M Hunter (Chair)