

Strategic Planning Board

Agenda

Date:	Wednesday, 2nd February, 2022
Time:	10.00 am
Venue:	The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

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. It is advised that this only be removed when speaking at the meeting.

The importance of undertaking a lateral flow test in advance of attending any committee meeting. 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

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 making meetings are audio recorded and the recordings will be uploaded to the Council's website.

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**

For requests for further information

Contact: Sarah Baxter

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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 - 8)

To approve the minutes of the meeting held on 22 December 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. **20/4976M-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, Macclesfield for Mr David Hughes** (Pages 9 - 62)

To consider the above application.

6. **21/1727W-Proposed extension to Silica Sand Extraction with Progressive Restoration at Bent Farm Quarry, Brownlow Farm, Wallhill Lane, Congleton for David Walton, Sibelco UK Limited** (Pages 63 - 88)

To consider the above application.

7. **21/2240C-Application seeking detailed consent via Reserved Matters approval following Outline application 17/1000C for 454 dwellings and the associated infrastructure and open space on Land off Giantswood Lane and Manchester Road, Congleton for Michael Blackhurst, Redrow Homes (Pages 89 - 116)**

To consider the above application.

8. **21/4440C-Outline application with details of access (details of appearance, landscaping, layout, and scale are reserved for future determination) for the erection of flexible Use Class B2/B8 employment units (including ancillary offices), vehicle and pedestrian access, parking, landscaping and associated works, Land to the West of Viking Way, Congleton for Mr Adam Scott (Pages 117 - 130)**

To consider the above application.

9. **21/5047N-Planning application for the demolition of an existing building and the development of a building for B8 use at Units A and B, 1 Weston Road, Crewe for AEW UK Core Property Fund (Pages 131 - 142)**

To consider the above application.

10. **21/5514C-Proposed erection of a single warehouse unit (Use Class B8) with ancillary office space, associated parking, access, landscaping and other works, Land Off, Faulkner Drive, Middlewich for British Salt Limited and Stoford Properties Limited (Pages 143 - 156)**

To consider the above application.

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