

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 6th April, 2022 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors A Critchley, S Edgar, D Edwardes, P Groves, S Hogben,
B Murphy, B Puddicombe and P Redstone

OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning
Adrian Crowther, Major Applications Team Leader
Neil Jones, Highways Principal Development Officer
Nicky Folan, Planning Lawyer
Rachel Graves, Democratic Services Officer

78 APOLOGIES FOR ABSENCE

Apologies were received from Councillors S Akers Smith, B Burkhill and
J Weatherill. Councillor D Edwardes attended as a substitute.

79 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests of openness, the following declarations of interest were
made:

In respect of applications 21/2976M, 21/4191C and 21/4194C, Councillor
S Edgar declared that he was the vice chair of the Public Rights of Way
Sub Committee and that he had not discussed the applications or made
any comment on them.

In respect of applications 21/4191C and 21/4194C, Councillor S Edgar
declared that he was a member of the Cheshire Brine Subsidence
Compensation Board.

In respect of applications 21/4191C and 21/4194C, Councillor S Gardiner
declared that he knew the applicant's agent but had not discussed these
applications with them.

In respect of application 21/2976M, Councillor M Hunter and Councillor S
Hogben declared that they were non-executive directors of ANSA and that
they had not taken part in any discussion on this application in that role.

In respect of applications 21/4191C and 21/4194C, Councillor M Hunter declared that he was a Middlewich Town Councillor and had not taken part in any discussions on the applications in that role.

80 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the previous meeting held on 9 March 2022 be approved as a correct record and signed by the Chair.

81 PUBLIC SPEAKING

RESOLVED:

That the public speaking procedure be noted.

82 21/2976M-VARIATION OF CONDITION 2 - APPROVED PLANS ON APPROVAL 17/6471M, LAND OFF HAZELBADGE ROAD, POYNTON, CHESHIRE FOR MR SHAUN MCCARTHY, ELAN HOMES LTD

Consideration was given to the above application.

The following attended the meeting and spoke in relation to the application:

Councillor Mike Sewart, Ward Councillor; Poynton Town Councillor Laurance Clarke, and Shaun McCarthy, representing the applicant.

RESOLVED:

That, for the reasons set out in the report the application be APPROVED, subject the prior completion of a s106 agreement to secure the following

	Requirement	Triggers
Affordable Housing	30% (40 units) of total dwellings to be provided (65% (26 units) Affordable Rent / 35% (14 units) Intermediate)	No more than 80% open market occupied prior to affordable provision within each phase
Off site Ecological Mitigation	£46,137 towards Kerridge Hill Nature Reserve	Prior to commencement
Open Space	a) Open space scheme to be submitted b) Management scheme to be submitted c) to include landscaping/planting between end of spur and	Prior to commencement Prior to occupation

	boundary.	
Indoor Sports Contribution	£22,500 towards Poynton Leisure Centre	Prior to occupation
Recreation & Outdoor Sports Contribution	£96,000 towards Deva Close Playing Fields, Poynton	Prior to commencement
Allotments & Community Gardens Contribution	£61,875 towards existing facilities and new opportunities in Poynton	Prior to commencement
Education	Primary £260,311 Secondary £310,511 SEN £91,000	50% Prior to first occupation 50% at occupation of 67th dwelling
Healthcare	£128,332 towards development of Priorsleigh Medical Centre and McIlvrde Medical Centre	50% Prior to first occupation 50% at occupation of 67th dwelling
Poynton Relief Road Contribution	£731,500 towards Poynton Relief Road	50% Prior to first occupation 50% at occupation of 67th dwelling
Traffic regulation Order Contribution	£7,000 to fund the required traffic regulation order for works on Hazelbadge Road	Prior to occupation
Bus Stop Contribution	£5,000 to facilitate the provision of a bus stop opposite Hilton Grove	Prior to occupation
Cycle Lane Contribution	£10,000	Prior to occupation

and subject to the following conditions:-

1. Commencement of development by 2 November 2023
2. Development in accord with approved plans
3. Submission of details of building materials
4. Landscaping submission of details to include landscaping/planting between the end of the spur and boundary of site

5. Landscaping (implementation)
6. Tree retention
7. Tree protection
8. Construction specification/method statement for access road serving Plots 1-4 and for footpath adjacent to trees T24- T46
9. Arboricultural method statement
10. Levels details to be submitted which provides for the retention of trees on the site
11. Service / drainage layout which provides for the long term retention of the trees to be submitted
12. Implementation of noise mitigation measures
13. Electric vehicle infrastructure to be provided
14. Anti idling signage to be provided
15. Remediation Strategy to be submitted
16. Verification report to be submitted
17. Testing of any imported soil
18. Reporting of any unforeseen contamination
19. Implementation of Highway improvements
20. Construction management plan to be submitted
21. Amended travel plan to be submitted
22. No infiltration of surface water drainage into the ground is permitted
23. Development to be carried out with GCN mitigation strategy (to include 5m buffer zone to north of site)
24. Implementation of the reasonable avoidance measures detailed within section 6.8 of the Ecological Assessment Report (bats)
25. Development to be carried out in accordance with the submitted badger mitigation strategy.
26. Nesting birds survey to be submitted
27. Implementation of Reptile Reasonable Avoidance Measures
28. Details of proposed external lighting scheme to be submitted
29. Foul and surface water shall be drained on separate systems.
30. Surface water drainage scheme to be submitted
31. Development to be carried out in accordance with submitted Flood Risk Assessment
32. Obscure glazing to be provided
33. Construction Environmental Management Plan to be submitted

34. Details of railings to western boundary of site to be submitted. Railings to be retained in perpetuity.
35. Construction Management Plan to demonstrate out how any indirect adverse impact on Poynton Brook will be avoided to be submitted.

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 or Vice Chair of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

83 21/4191C-FULL PLANNING APPLICATION PROPOSING THE ERECTION OF A SINGLE SIDED EMPLOYMENT BUILDING (USE CLASS B8, B2 AND ANCILLARY E(G)) WITH ASSOCIATED LANDSCAPING, DRAINAGE AND INFRASTRUCTURE, PHASE 4A MIDPOINT 18, HOLMES CHAPEL ROAD, MIDDLEWICH FOR MAGNITUDE LAND LLP

Consideration was given to the above application.

The following attended the meeting and spoke in relation to the application:

Councillor Jonathan Parry, Ward Councillor; Mrs Annie Price, and Mr Jon Suckley, agent for the applicant.

RESOLVED:

That for the reasons set out in the report and in the update report, the application be delegated to the Head of Planning in consultation with the Chair of the Strategic Planning Broad (or in their absence the Vice Chair) to approve subject to a section 106 agreement to secure:

Heads of Terms	Amount	Trigger
Contribution to the MEB	within a range of £53 - £73sqm	On signing of contract for the MEB
Ecological Mitigation		Prior to occupation

and subject to the following conditions:

1. 3 Year start date
2. Approved plans/documents
3. Materials
4. Landscape maintenance
5. Tree Retention
6. Tree protection and construction measures

7. Noise mitigation
8. Ultra-Low Emission Boiler(s)
9. Importation of soils
10. Measures to deal with unexpected contamination
11. Foul and surface water on separate systems
12. Environment Agency condition to include wording from Lead Local Flood Authority second condition
13. Development to be entered into Natural England's District level licencing scheme (once signed agreement has been received).
14. Updated badger, water vole, kingfisher and Otter survey prior to commencement.
15. Submission and implementation of CEMP for safeguarding of adjacent brook during construction process including safeguarding of undeveloped 8m buffer.
16. Implementation of avoidance measures to minimise impacts on toads and reptiles.
17. Lighting condition.
18. Lesser silver diving beetle mitigation and management strategy.
19. Safeguarding of nesting birds
20. Habitat creation and management plan for on-site biodiversity delivery.
21. Incorporation of biodiversity features (bird boxes etc.)
22. Brine Board foundation design
23. Approval of Flood Risk Assessment
24. 10% renewable energy
25. Cycling/shower facilities

Informatives

- NPPF
- Hours of working
- Pile foundations
- Dust management
- Floor floating
- EPA
- Land drainage Act

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84 21/4194C-FULL PLANNING APPLICATION PROPOSING THE ERECTION OF A CROSS DOCKED EMPLOYMENT BUILDING (USE CLASS B8, B2 AND ANCILLARY E(G)) WITH ASSOCIATED LANDSCAPING, DRAINAGE AND INFRASTRUCTURE, PHASE 4A MIDPOINT 18, HOLMES CHAPEL ROAD, MIDDLEWICH FOR MAGNITUDE LAND LLP

Consideration was given to the above application.

The following attended the meeting and spoke in relation to the application:

Mr Jon Suckley, agent for the applicant.

RESOLVED:

That for the reasons set out in the report and in the update report, the application be delegated to the Head of Planning in consultation with the Chair of the Strategic Planning Broad (or in their absence the Vice Chair) to approve subject to a section 106 agreement to secure:

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and the following conditions:

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19. Safeguarding of nesting birds
20. Habitat creation and management plan for on-site biodiversity delivery.
21. Incorporation of biodiversity features (bird boxes etc.)
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The meeting commenced at 10.00 am and concluded at 11.36 am

Councillor M Hunter (Chair)