

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 4th May, 2022 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor S Gardiner (Chair)

Councillors S Akers Smith, A Critchley, B Burkhill, S Edgar, P Groves,
S Hogben, B Puddicombe, P Redstone and J Weatherill

OFFICERS IN ATTENDANCE

Mr D Evans (Planning Team Leader), Mr A Goligher (Highways Officer), Mr D
Malcolm (Head of Planning), Mr J Thomas (Planning Lawyer) and Ms Natalie
Wise-Ford (Principal Planning Officer)

85 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M Hunter and B
Murphy.

86 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 21/4136N, Councillor
S Edgar declared that he was a member of the Public Rights of Way
Committee (PRoW) and a member of Shavington Parish Council who were
consultees on the application, however he had not discussed the
application.

In the interest of openness in respect of application 21/4136N, Councillor
S Hogben declared that he was a non-Executive Director of ANSA who
were a consultee on the application, however he had not discussed the
application or made any comments on it.

In the interest of openness in respect of application 19/1685M, Councillor
S Gardiner declared that the application site straddled the boundary site
with Cheshire East Council and Warrington Borough Council. He advised
that he was employed by the MP for Warrington South and that the site
was within his constituency. Councillor S Gardiner was aware that the MP
had made representations to the Secretary of State regarding the
application, however he had not been involved in the piece of work nor
seen the correspondence. He had spoken to the Legal Officer who had
advised he had not fettered his discretion in any way from taking part in
the application.

87 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the previous meeting held on 6 April 2022 be approved as a correct record and signed by the Chair.

88 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

89 19/1685M-THE APPLICATION IS FOR OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED SAVE FOR ACCESS FOR THE CONSTRUCTION OF UP TO 287,909M² (3,099,025FT²) (GROSS INTERNAL) OF EMPLOYMENT FLOORSPACE (USE CLASS B8 AND B1(A) OFFICES), DEMOLITION OF EXISTING AGRICULTURAL OUTBUILDINGS AND ASSOCIATED SERVICING AND INFRASTRUCTURE INCLUDING CAR PARKING AND VEHICLE AND PEDESTRIAN CIRCULATION, ALTERATION OF EXISTING ACCESS ROAD INTO SITE INCLUDING WORKS TO THE M6 J20 DUMBELL ROUNDABOUTS AND REALIGNMENT OF THE EXISTING A50 JUNCTION, NOISE MITIGATION, EARTHWORKS TO CREATE DEVELOPMENT PLATFORMS AND BUNDS, LANDSCAPING INCLUDING BUFFERS, CREATION OF DRAINAGE FEATURES, ELECTRICAL SUBSTATION, PUMPING STATION, AND ECOLOGICAL WORKS. LAND OFF, M56 TO M6 LINK ROAD, MACCLESFIELD FOR MR NEAL BIDDLE, LANGTREE PP & PANATTONI

Consideration was given to the above application.

Gavin Winter, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report the application be approved subject to the following conditions:-

1. Time Limit
2. Development in accord with approved plans
3. Submission of reserved matters
4. No unit hereby approved shall be occupied unless and until a scheme for the design and implementation of freight traffic signage including timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the freight traffic signage shall highlight that the

recommended route for goods vehicles to and from the motorway network is M6 J20 along A50 Cliff Lane to B5356 Grappenhall Lane. The approved scheme shall be implemented prior to first occupation of the development hereby approved.

5. Updated badger survey of the ecological mitigation area is to be submitted at the time of the submission of the first reserved matters application.
6. Detailed design and habitat creation method statement for the ecological mitigation area to be submitted at the time of the submission of the first reserved matters application.
7. The submission and implementation of a 30 year habitat management plan for the ecological mitigation area, to include all existing and newly created habitats.
8. If, during the course of development, contamination not previously identified is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority.
9. The first reserved matters application shall be accompanied by: a Construction Environmental Management Plan detailing safeguarding of Bradley Brook, a habitat creation specification detailing the types of habitats to be created, a habitat creation method statement, an ecological monitoring strategy and a 30 year habitat management plan for all the retained, enhanced and newly created habitats for the Ecological Mitigation Area shown on the submitted Illustrative Masterplan (drawing reference 16-184-F013 001 Rev: AG) .

The habitat creation method statement to detail how the newly created habitats will be delivered and include a timetable for the delivery of habitats in accordance with the proposed details.

The 30 year habitat management plan will provide target conditions for all retained, enhanced and newly created habitats in the ecological mitigation area and detail how the newly created, retained and enhanced habitats in the ecological mitigation area be managed to achieve these target conditions.

The ecological monitoring strategy shall include proposals for the surveying and reporting of the results of the habitat creation and management works to the LPA for the duration of the management plan period. The strategy shall include a mechanism whereby revised management and habitat creation proposals shall be submitted to and approved by the Local Planning Authority in the event that habitats are found to be failing to achieve their condition targets.

The agreed, habitat creation specification, a habitat creation method statement; ecological monitoring strategy and 30 year habitat management plan to be implemented in full.

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

(Councillor S Gardiner requested it be minuted that he abstained from voting on the application. Prior to consideration of the next item, the meeting was adjourned for a short break).

90 21/2082N-5NO. EXTENSIONS TO EXISTING BUILDINGS ON SITE TO ADDRESS URGENT BUSINESS PROTECTION MEASURES BROUGHT ABOUT BY BREXIT/COVID WARDLE CAMP, WARDLE CAMP, GREEN LANE, WARDLE, CHESHIRE FOR MIDWOOD, TI MIDWOOD AND CO

Consideration was given to the above application.

(Sarah Baxter, the Democratic Services Officer read out a short statement on behalf of the applicant).

RESOLVED

That for the reasons set out in the report the application be approved subject to the completion of a S106 Agreement to secure offsite habitat creation and long-term management and subject to the following conditions:-

1. Approved Plans
2. Within 2 months of the date of permission a detailed drainage strategy / design, associated management / maintenance plan for the site has been submitted to and approved in writing by the Local Planning Authority
3. Within 2 months of the date of permission 9 Mode 3 compliant Electric Vehicle Charging Points with cabling provided for a further 9 units (to enable the easy installation of further units) shall be provided and thereafter retained.
4. Unexpected land contamination
5. Importation of soil
6. Implementation of great crested newt mitigation
7. Wildlife Sensitive lighting scheme to be submitted within 2 months of the date of decision
8. Within 2 months of the date of decision a Habitat Creation method statement, 30-year management plan, ecological monitoring

strategy and biodiversity metric for offsite habitat creation (secured by legal agreement).

9. Within 2 months of the date of decision a 30 year habitat management plan for on-site habitats
10. Within 2 months of the date of decision a strategy for the incorporation of features such as bird/bat boxes, brush piles etc.
11. Landscape Implementation
12. Covered cycle parking (15 spaces) to be provided within 2 months of the date of permission
13. Materials to match
14. Within 2 months of the date of decision a scheme to secure at least 10% of the predicted energy requirements for that unit from decentralised and renewable or low carbon sources shall be submitted to and approved in writing by the Local Planning Authority.

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.

If the application was subject to an appeal approval was given to enter into a S106 Agreement with the following Heads of Terms;

- The completion of a S106 Agreement to secure offsite habitat creation and long-term management.

91 21/4136N-HYBRID PLANNING APPLICATION COMPRISING (I) A FULL PLANNING APPLICATION FOR RESIDENTIAL DWELLINGS (USE CLASS C3) WITH ACCESS, PUBLIC OPEN SPACE AND ASSOCIATED INFRASTRUCTURE; AND (II) AN OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS) FOR UP TO 700SQM OF COMMERCIAL DEVELOPMENT (USE CLASSES E AND SUI GENERIS), LAND SOUTH OF, NEWCASTLE ROAD & STOCK LANE, SHAVINGTON FOR MATHEW TUDOR OWEN, ANWYL HOMES

Consideration was given to the above application.

(Councillor J Clowes, the Ward Councillor and Richard Barton, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Head of Planning in consultation with the Vice Chair of the Strategic Planning Board to approve subject to the facilitation of a discussion on the location of the ecological mitigation

with the two Local Ward Members Parishes Councils to see if other more local sites were available and subject to the completion of a S106 Agreement securing the following:-

	Requirement	Triggers
Affordable Housing	30% provision to include commuted payment of £11,840 (68% Affordable Rent / 32% Intermediate)	No more than 80% open market occupied prior to affordable provision within each phase.
Biodiversity Net Gain - Off site Ecological Mitigation	Delivery of offsite habitat creation measures to deliver Biodiversity Net gain	Prior to commencement
Open Space	Management Scheme for POS and landscaped areas	Prior to occupation
Recreation & Outdoor Sports Contribution	£1,000 per family (2+bed) dwelling and £500 per 2+ bed apartment.	Prior to commencement
Education	Total - £225,269 Secondary £179,769 - towards mitigation measure as local schools are forecast to be cumulatively oversubscribed SEN £45,500 - Due to significant shortage of SEN placements across the Borough.	50% Prior to first occupation 50% at occupation of 50 th dwelling
Healthcare	Total: £81,360 Towards local healthcare infrastructure/provision	50% Prior to first occupation 50% at occupation of 50 th dwelling
Community Facilities Off- Site Contribution	Total: £40,000 - £20,000 towards St Marks Church Project, Shavington - £20,000 towards Sally	Prior to commencement

	Clarkes Lane Playing Fields Project, Wybunbury	
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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. Submission of landscaping scheme
5. Implementation of landscaping scheme
6. Design detail, specification and implementation of LEAP
7. Submission of Landscape Management Plan
8. Details of Boundary treatment
9. Development in accordance with submitted Arboricultural Method Statement..
10. Protection of trees in accordance with submitted Arboricultural Method Statement
11. Retention of trees shown as being retained
12. Details of lighting – minimise impact on bats
13. Updated badger survey prior to commencement
14. Safeguarding of nesting birds
15. Submission and implementation of a method statement for the eradication of non-native invasive species.
16. Submission and approval off Ecological Enhancement strategy
17. Submission and approval of 30 year habitat and landscape management plan for on-site habitats
18. Provision of controlled pedestrian crossing on Newcastle Road prior to occupation
19. Provision of visibility splays for site access
20. Noise protection measures to be implemented
21. Provision of Electric Vehicle infrastructure
22. Provision of Ultra Low Emission Boilers
23. Sustainable Travel Information Pack shall be submitted and agreed
24. Phase 2 Contaminated Land remediation strategy to be submitted prior to commencement .
25. Contaminated land - Verification report
26. Contaminated land – soil testing
27. Measures to deal with unexpected contamination
- 28 Implementation of CEMP
29. Provision of Cycle Storage for houses and apartments
30. Provision of Bin Stores
31. Implementation of surface water drainage scheme
32. Foul & surface water to be drained on separate systems
33. Obscure glazing to bathroom window in side elevation of Plot 19
34. Removal of permitted development rights (Part 1 Classes A-E)
35. No dig solution for hard surfacing around root protection area for tree T5
36. No barriers / bollards on cycle paths
37. Local liaison group to be formed

OUTLINE

1. Outline Timescales
2. Outline Matters Reserved
3. Approved plans
4. Provision of visibility splays for access
5. Use Classes E (a) and E(b)
6. Details of levels to be submitted and approved
7. Implementation of a scheme of landscaping
8. Lighting scheme to be approved
9. Boundary treatment
10. Approval of operating hours prior to occupation
11. Approval of hours for deliveries prior to occupation
12. Provision of Electric Vehicle 1 infrastructure
13. Provision of Ultra Low Emission Boilers
14. Phase 2 Contaminated land remediation strategy to be submitted prior to commencement
15. Contaminated land - Verification report
16. Contaminated land – soil testing
17. Measures to deal with unexpected contamination
18. Details of surface water drainage scheme to be submitted, approved and implemented
19. Provision of cycle parking
20. Details of Bin Storage
21. Updated badger survey prior to commencement
22. Safeguarding of nesting birds
23. Submission and implementation of a method statement for the eradication of non-native invasive species.
24. Submission and approval of Ecological Enhancement strategy
25. Submission and approval of 30 year habitat and landscape

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.

The meeting commenced at 10.00 am and concluded at 12.30 pm

Uncillor (none)