

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 23rd November, 2022 in the The Capesthorpe Room -
Town Hall, Macclesfield SK10 1EA

PRESENT

Councillor S Gardiner (Vice-Chair in the chair)

Councillors S Akers Smith, C Browne, J Clowes, S Edgar, D Edwardes,
P Groves, S Hogben, N Mannion, B Murphy and B Puddicombe

OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning
Robert Law, Principal Development Officer
Adrian Crowther, Major Applications Team Leader
Neil Jones, Principal Development Officer, Highways
James Thomas, Principal Planning & Highways Solicitor
Rachel Graves, Democratic Services Officer

23 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M Hunter and J Weatherill. Councillors J Clowes and N Mannion attended as substitutes.

24 DECLARATIONS OF INTEREST/PRE DETERMINATION

In respect of application 19/5582M, Councillor N Mannion declared that he had previously spoken as the ward councillor on this application and that he would speak as the ward member and then leave the meeting during consideration of the application and take no part in the debate or vote.

In the interest of openness the following declarations were made:

In respect of application 19/5582M, Councillor D Edwardes declared that he was a member of Macclesfield Town Council and sat on their planning committee which had discussed the application but he had not pre-determined the application.

Councillor S Edgar declared he was the Vice Chair of the Public Rights of Way Sub Committee. The Public Rights of Way Team were a consultee on the applications being considered, however he had not discussed the applications or commented on the them.

Councillor S Hogben declared that they were a non-Executive Director of ANSA who were a consultee on the applications being considered,

however he had not discussed the applications or made any comments on them.

In respect of applications 19/5582M, Councillor S Gardiner declared that he knew the applicant's agent but had not discussed the application with them.

In relation to application 22/0633C Councillor S Akers Smith declared that she had discussed the application with the Parish Council but had not pre-determined the application.

It was noted that all Members had received correspondence from Holmes Chapel Parish Council in respect of application 22/0633C.

25 MINUTES OF THE PREVIOUS MEETINGS

RESOLVED:

That the minutes of the meetings held on 12 October 2022 and 26 October 2022 be approved as a correct record and signed by the Chair.

26 PUBLIC SPEAKING

RESOLVED:

That the public speaking procedure be noted.

27 19/5582M - LAND SOUTH OF, CHELFORD ROAD, MACCLESFIELD: APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL 17/4034M FOR THE ERECTION OF UP TO 232 DWELLINGS

Consideration was given to the above application.

The following attended the meeting and spoke on the application:
Councillor N Mannion (ward councillor), Councillor L Smetham (neighbouring ward councillor), Mrs J Jones (objector) and Mr J Suckley (agent). A short statement was read out on behalf of Ms S Poynton (objector).

Following speaking as the Ward Member, Councillor Mannion left the meeting during consideration of the application.

RESOLVED:

That for the reasons set out in the report and update report the application be APPROVED, subject to the following conditions:

- 1 Accordance with Amended/Approved Plans
- 2 Accordance with submitted Affordable Housing Scheme

- 3 Accordance with submitted facing materials
- 4 Accordance with specification with LEAP
- 5 Details of levels
- 6 Landscaping scheme to be submitted including details of hard surfacing materials and details of mitigation planting for loss of hedgerow and Tree 67T to be to be submitted, approved and implemented
- 7 Implementation of approved landscaping scheme
- 8 Removal of permitted development rights classes A-E for selected plots
- 9 Obscured glazed on selected plots with no further openings to be created
- 10 Updated Arboricultural Impact Assessment/Method Statement to be submitted and approved
- 11 Accordance with submitted Tree Protection Plan
- 12 Submission and implementation of a scheme of measures detailing how the Local Wildlife Site and associated buffer will be safeguarded throughout the construction phase.
- 13 Accordance with submitted Bat Survey including details of mitigation
- 14 Accordance with submitted Badger survey including details of mitigation
- 15 Accordance with the proposals for the safeguarding of the SBI and buffer zone detailed in the submitted CEMP
- 16 Accordance with submitted scheme of pedestrian and cycle signage
- 17 Submission and implementation of a Bird Hazard Management Plan
- 18 Bird nesting survey if works carried out during nesting season
- 19 Spine road to be constructed to the southern boundary of the site
- 20 Accordance with submitted Noise Report including implementation of details of mitigation
- 21 Submission and implementation of Piling Method Statement
- 22 Hours of construction restricted
- 23 Scheme for the relocation and management of peat within the site
- 24 Accordance with details of open space/play space subject to further clarification
- 25 Footway connection to Pexhill Road to be made a shared pedestrian / cycleway and to be delivered prior to first occupation
- 26 Prior to the removal of the concrete slab at Hill Top Farm, a method statement and risk assessment for the removal of the concrete slab shall be submitted to and approved in writing by the Local Planning Authority
- 27 Details of secure cycle storage to be submitted and approved for the 1 bed apartments
- 28 A residents liaison group shall be established

Informative:

The Local Planning Authority shall advise the Local Highway Authority that Ward Councillors should be consulted on any changes to the proposed pedestrian crossing as part of the s278 highway works.

In the event of any changes being needed to the wording of the Committee'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 Committee's decision.

**28 22/0633C - LAND AT LONDON ROAD, HOLMES CHAPEL:
RESIDENTIAL DEVELOPMENT OF 25 NO. DWELLINGS INCLUDING
ASSOCIATED INFRASTRUCTURE AND LANDSCAPING.**

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application:
Brereton Parish Councillor Alun Andrews, Councillor L Gilbert (neighbouring ward councillor), Holme Chapel Parish Councillor Chris Jackson (objector) and Kate McClean (applicant).

RESOLVED:

That the application be REFUSED for the following reason:

The proposed development is unsustainable because it is located within the Open Countryside and would result in an adverse impact on appearance and character of the area, contrary to Policies PG2 (Settlement Hierarchy), PG6 (Open Countryside) of the Cheshire East Local Plan Strategy, Policies HOU01 and HOU02 (Open Countryside and Settlement Boundaries) of the Brereton Neighbourhood Plan, saved Policy PS8 (Open Countryside) of the Congleton Borough Local Plan First Review, Policy PG9 of the Draft Site Allocations and Development Policies Document (Settlement Boundaries) and the principles of the National Planning Policy Framework, which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use. As such it creates harm to interests of acknowledged importance.

This decision was contrary to the report recommendation.

29 **22/2338C - LAND TO THE EAST AND WEST OF VIKING WAY, CONGLETON, CW12 1TT: FULL PLANNING APPLICATION PROPOSING ENABLING WORKS AT VIKING WAY COMPRISING THE ERECTION OF SITE HOARDINGS, REMOVAL OF EXISTING TREES, SITE CLEARANCE, CUT AND FILL EXCAVATION, AND WATERCOURSE REALIGNMENT**

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application:
Alice Routledge (agent).

RESOLVED:

That for the reasons set out in the report and update report the application be APPROVED, subject to the following conditions:

- 1 Standard 3 year consent
- 2 Approved plans
- 3 Tree retention, tree protection and special construction measures
- 4 Safeguarding nesting birds
- 5 Updated badger survey prior to commencement of development.
- 6 Detailed designs of the ponds.
- 7 Condition to secure implementation of the development in accordance with the submitted Phasing Plan revision G and implementation of the submitted habitat creation method statement and habitat management plan, landscaping plans within the River Dane corridor and additional ecological enhancement land.
- 8 Submission of method statement for the safeguarding of the River Dane LWS during the construction phase.
- 9 Contaminated Land – unexpected findings
- 10 Construction & Environmental Management Plan to include hours of working
- 11 Drainage - groundwater monitoring scheme and dewatering operations
- 12 Details of finished floor level to be in accordance with Environment Agency requirements
- 13 Submission of an overall detailed strategy / design limiting the surface water runoff generated by the proposed development, associated management / maintenance plan and managing overland flow routes for the site.
- 14 Landscaping Conditions (Implementation)
- 15 Landscaping Conditions (Implementation)
- 16 Submission of Landscape Management Plan
- 17 Submission of Materials Management Plan/Soil Management Strategy
- 18 Details of hoardings to be submitted and approved. Approved details to be implemented

Informatives:

- Water Course & Bylaw 10

- EP Standard informs

In the event of any changes being needed to the wording of the Committee's decisions (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 Committee's decision.

30 22/2350C - LAND TO THE WEST OF VIKING WAY, CONGLETON, CW12 1TT: DETAILS OF RESERVED MATTERS (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) IN RESPECT OF PHASE 2 (COMMERCIAL FLOORSPACE IN USE CLASSES B2/B8/E(G)) OF OUTLINE PLANNING PERMISSION 19/5596C

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application:
Alice Routledge (agent).

RESOLVED:

That for the reasons set out in the report and update report the application be APPROVED, subject to the following conditions:

- 1 Approved plans
- 2 Tree retention, tree protection and special construction measures
- 3 Safeguarding nesting birds
- 4 Submission of method statement for the safeguarding of the River Dane LWS during the construction phase
- 5 Implementation of habitat creation and habitat management within the site and the River Dane corridor and additional ecological enhancement area in accordance with the submitted phasing plan and habitat creation and management strategies.
- 6 Prior to occupation a 3m shared footway/cycleway on the site frontage to be provided and fully constructed.
- 7 Prior to occupation a Travel Plan to be submitted for Phase 2 and approved by the LPA.
- 8 Prior to commencement a Construction & Environmental Management Plan (to include hours of working) to be submitted and approved by the LPA.
- 9 Landscaping Conditions (Implementation)
- 10 Landscaping Conditions (Implementation)
- 11 Submission of Landscape Management Plan
- 12 Submission of Materials Management Plan/Soil Management Strategy
- 13 Drainage
- 14 Rainwater harvesting

- 15 Notwithstanding the colours shown on the elevations, colours to be agreed
- 16 Cycle storage/shower & changing facilities

Informatives:

- Water Course & Bylaw 10
- EP Standard informs

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The meeting commenced at 10.00 am and concluded at 3.50 pm

Councillor S Gardiner (Vice Chair)