

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 1st March, 2023 in the The Capesthorpe Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

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

OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning
Adrian Crowther, Principal Planning Officer
Paul Hurdus, Highways Development Manager
James Thomas, Principal Planning & Highways Solicitor
Jennifer Ashley, Democratic Services Officer.

42 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor A Critchley.

43 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness the following declarations were made:

Councillor C Browne - Non Pecuniary - In respect of application 22/2819M and application 22/3512M, Councillor C Browne declared a non-pecuniary, personal and prejudicial interest that in his capacity as Deputy Leader of the Council he sat on the Board at Alderley Park and as this position gave him a conflict of interest he would leave the meeting prior to consideration of the applications.

Councillor P Groves – Non Pecuniary – In respect of application 22/2819M and application 22/3512M Councillor Groves declared he had previously been a member of Macclesfield Chamber Commerce and had held discussions with the Alderley Park Board about the site, however a number of years had passed since this appointment and he had had no involvement with any discussions relating to the applications being considered.

Councillor S Ackers Smith – Non Pecuniary - In respect of application 22/2819M and application 22/3512M Councillor Ackers Smith declared she knew a member of the applicant group from a previous application.

44 MINUTES OF THE PREVIOUS MEETINGS

RESOLVED:

That the minutes of the meetings held on 13 January 2023 and 25 January 2023 be approved as correct records.

Councillor Craig Brown left the meeting prior to the consideration of the applications and did not return.

45 PUBLIC SPEAKING

The public speaking procedure was noted.

46 22/2819M - LAND AT HEATHERLEY WOODS, ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY - FULL PLANNING APPLICATION PROPOSING REDEVELOPMENT OF THE SITE TO CREATE A SINGLE INTEGRATED RETIREMENT COMMUNITY (USE CLASS C2) COMPRISING 159 NO. EXTRA CARE UNITS; ASSOCIATED HEALTHCARE, WELLBEING, SUPPORT AND AMENITY FACILITIES; PEDESTRIAN AND VEHICULAR ACCESS; WITH ASSOCIATED PARKING, LANDSCAPING, UTILITY INFRASTRUCTURE AND OTHER ASSOCIATED WORKS.

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application:
Councillor Paul Findlow (Ward Councillor), Nether Alderley Parish Councillor Dave Clarke, Mr Elis Mottershead – Crawford (objector) and Mr Conor Vallely (agent).

RESOLVED:

That the application be REFUSED for the following reasons:

- (1) Inappropriate development in the Green Belt
- (2) Scale and massing and design of development
- (3) Loss of amenity for neighbouring properties
- (4) Lack of affordable housing

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.

This decision was contrary to the recommendation in the report.

47 **22/3512M - LAND AT MERESIDE CAMPUS, ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY - HYBRID PLANNING APPLICATION COMPRISING FULL PLANNING FOR THE DEMOLITION OF BUILDINGS ON SITE AND GROUND CLEARANCE; AND OUTLINE PLANNING FOR THE DEVELOPMENT OF LIFE SCIENCE USES COMPRISING TWO OFFICE/ LABORATORY BUILDINGS (USE CLASS E(C) AND E(G)) WITH ANCILLARY RETAIL AND CAFÉ PROVISION (USE CLASS E(A) AND E(B)) WITH ALL MATTERS RESERVED INCLUDING (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE)**

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application:
Mr Conor Vallelly (agent).

RESOLVED:

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

OUTLINE (New build)

1. Commencement of development (3 years) or 2 from date of approval of reserved matters
2. 3 year submission of reserved matters
3. Reserved matters to be approved
4. Approved Plans
5. Materials
6. Full hard and soft landscape details for the public realm works, including boundary treatment
7. Implementation of landscaping
8. A landscape management plan to ensure that the public realm and landscape setting of the development is maintained in the long-term.
9. Existing levels and contours - to illustrate the large change in levels across the site & proposed levels, cross sections and long sections to illustrate the height, mass and scale of the proposed development in relation to the existing Mereside buildings.
10. As part of any reserved matters application accurate visual representations from agreed viewpoints – to show how the development would sit within the landscape of Alderley park and the wider study area & street-scenes of the southern and northern sides of the development
11. Tree Protection and Construction Specification / Method Statement
12. Approval of surface water drainage scheme
13. Approval of sustainable drainage management & maintenance plan
14. CEMP
15. A post demolition Phase II ground investigation and risk assessment

16. Contaminated land verification report
17. Soil tests for contamination
18. Measures to deal with unexpected contamination
19. Full details of existing and proposed levels
20. Bat mitigation in accordance with recommendations
21. Additional lighting to be agreed with the LPA
22. Delivery of BNG at the reserved matters stage.
23. Submission of an ecological enhancement strategy
24. Safeguarding of nesting birds.
25. Design Code to be submitted with any reserved matters application.

FULL (Demolition)

1. Standard 3 year consent
2. Approved plans
3. Tree Protection and Construction Specification / Method Statement
4. All trees/landscaping to be retained at demolition stage unless agreed
5. CEMP
6. A post demolition Phase II ground investigation and risk assessment
7. Soil tests for contamination
8. Measures to deal with unexpected contamination
9. Full details of existing and proposed levels
10. Safeguarding of nesting birds.

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

48 **PLANNING ENFORCEMENT UPDATE REPORT**

The committee received a report from the Head of Planning and Principal Planning Officer (Enforcement) that detailed the performance of the Planning Enforcement Services during the period 2021 – 2022, including a status report on those cases where formal enforcement action had already been taken.

RESOLVED:

That the report be noted.

The meeting commenced at 10.00 am and concluded at 1.50 pm

Councillor M Hunter (Chair)