

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 12th October, 2022 in the The Capesthorne Room -
Town Hall, Macclesfield SK10 1EA

PRESENT

Councillor M Hunter (Chair)

Councillors S Akers Smith, A Critchley, L Braithwaite, J Clowes, S Edgar,
D Edwardes, P Groves, S Hogben, B Murphy and J Weatherill

OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning
Robert Law, Principal Planning Officer
Nick Hlland, Principal Planning Officer
Neil Jones, Principal Development Officer
James Thomas, Principal Planning & Highways Solicitor
Gaynor Hawthornthwaite, Democratic Services Officer

10 APOLOGIES FOR ABSENCE

Apologies were received from Councillor S Gardiner, Councillor B Puddicombe and Councillor B Burkhill. Councillor J Clowes attended as a substitute for Councillor Gardiner and Councillor L Braithwaite attended as a substitute for Councillor Puddicombe.

11 DECLARATIONS OF INTEREST/PRE-DETERMINATION

In the interest of openness in respect of applications 19/5582M and 21/3438M, Councillor S Edgar declared he was the Vice Chair of the Public Rights of Way Committee who were a consultee on the applications, however he had not discussed the applications or commented on them.

With regard to Item 7 – High Speed Rail 2 Phase 2b – Qualifying Authority and Schedule 17 Decision Making, Councillor Edgar declared that this was in his ward.

In the interest of openness in respect of application 19/5582M, Councillor D Edwardes declared that he is a Macclesfield Town Councillor and sits on the Macclesfield Town Council Planning Committee but had not discussed or commented on this application when it was considered on 2 September 2022 and in 2019 and he had not pre-determined the application.

In the interest of openness in respect of applications 19/5582M and 21/3438M, Councillor S Hogben declared that he was a non-Executive Director of ANSA who were a consultee, however he had not discussed

the applications or made any comments on them and he had not pre-determined the application.

In the interest of openness in respect of application 19/5582M Councillor P Groves declared that he was a member of Sustainable Nantwich and his interest primarily relates to the alternative sources of energy being developed, and was aware that Sustainable Nantwich had made comments on the application, but he had not discussed or made any comments and had not pre-determined the application.

In the interest of openness in respect of Item 7 – High Speed Rail 2 Phase 2b – Qualifying Authority and Schedule 17 Decision Making, Councillor J Clowes declared that she sits on the Council's Working Group for HS2b but that this does not impact, in any way, her decision-making on the report.

In the interest of openness in respect of applications 19/5582M and 21/3438M, Councillor M Hunter declared that he was a non-Executive Director of ANSA who were a consultee, however he had not discussed the applications or made any comments on them.

12 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the previous meeting held on 27 July 2022 be approved as a correct record and signed by the Chair.

13 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

14 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.

(Councillor N Mannion, (Ward Councillor), Councillor D Nutall (Henbury Parish Council), Councillor C Wilcock (Macclesfield Town Council), Councillor L Smetham (Neighbouring Ward Councillor), Ms S Poynton and Mrs J Jones (Objectors), Mr J Mather (Supporter) and Mr J Suckley (Agent) attended the meeting and spoke in respect of the application).

RESOLVED

That the application be DEFERRED to provide further information on the drainage at Hill Top Farm and flood risk.

(This decision was contrary to the Officer's recommendation of approval)

(During consideration of this item, the meeting adjourned for a short break)

(Prior to consideration of the following item, the meeting adjourned for a lunch break)

(Prior to consideration of the following item, Councillor Murphy left the meeting and did not return)

15 21/3438M - LAND TO THE EAST OF ALDERLEY ROAD, WILMSLOW, CHESHIRE: OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT TOGETHER WITH ASSOCIATED INFRASTRUCTURE AND OPEN SPACE, WITH ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS OFF ALDERLEY ROAD AND HIGHWAY IMPROVEMENTS TO ALDERLEY ROAD

Consideration was given to the above application.

(Councillor D Jefferay, (Ward Councillor), Councillor J Newell (Wilmslow Town Council), Mr I Shepherd (Objector), and Mr P Grant (Agent) attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and the verbal update the application be delegated to the Head of Planning in consultation with the Chair of Strategic Planning Board (or in their absence the vice chair) to APPROVE, subject to the exploration of a more localised location for off-site Biodiversity Net Gain mitigation and the completion of a S106 agreement to secure the following:

S106	Amount	Trigger
Traffic Regulation Order (TRO) for a 20mph speed limit	£20,000 contribution towards a Traffic Regulation Order (TRO) for a 20mph speed limit	Prior to first occupation
Affordable Housing – on-site provision	30% of total number of dwellings	Provided no later than the occupation 50% of the open market dwellings

Public Open Space, Recreation and Outdoor Sports & Indoor Sport – Commuted sum and on-site provision	<p>Indoor Sport commuted sum - Amount to be determined based on standard formula and by number of dwellings that ultimately gain approval</p> <p>Provision of an ‘Open Space Scheme’ which secures the necessary on-site provision</p> <p>Open Space Management Plan</p> <p>The requirement to transfer allocated ‘playing pitch’ and associated mechanism.</p> <p>If not transferred/gifted:</p> <p>Provision of £1,000 per market dwelling towards off-site Recreation Open Space (ROS)</p>	<p>Prior to occupation of any dwellings</p> <p>Open Space Scheme - Prior to commencement</p> <p>Prior to occupation of any dwellings</p> <p>Prior to occupation of any dwellings</p> <p>Prior to occupation of any dwellings</p>
Education – Commuted sum	Amount to be determined based on standard formula and by number of dwellings that ultimately gain approval	Prior to occupation of any of the development
Health – Commuted sum	Amount to be determined based on standard formula and by number of dwellings that ultimately gain approval	Prior to occupation of any of the development
Ecology & Landscape – to secure habitat creation, management and monitoring	<p>Submission & implementation requirement to provide:</p> <ul style="list-style-type: none"> - Habitat Creation Method Statement - 30-year habitat & Landscape management plan - 30-year ecological monitoring strategy - Biodiversity metric 	Prior to commencement
Travel Plan Monitoring	£5,000 towards Travel Plan monitoring	Prior to occupation of any dwellings

And the following conditions:

1. Outline (commencement of development)

2. Requirement to submit Reserved Matters application
3. Time limit on submission of Reserved Matters
4. Approved plans
5. Highway Improvement works – implementation
6. Implementation of access
7. No more than 120 dwellings
8. Submission of a Heritage Impact Assessment with Reserved Matters
9. Submission/approval of a scheme of archaeological work
10. Submission/approval of pedestrian and cycle signage
11. Submission/approval of details of proposed cycle/pedestrian links with Reserved Matters
12. Submission of levels details with Reserved Matters
13. Submission of earthworks details/strategy (reservation, storage, re-use and importation of soils) with reserved matters
14. Submission of earthworks details (minimum subsoil requirements) with reserved matters
15. Submission of an updated Arboricultural Impact Assessment (AIA) with reserved matters
16. Submission/approval of updated Water Vole and Otter survey
17. An 8-metre undeveloped buffer to be maintained along the ditch located on the northern boundary
18. Submission/approval of external lighting scheme which should be capped at horizon
19. Submission of proposed ponds and gully pots with reserved matters
20. Retention of retained trees and vegetation on Parameter Plan
21. Nesting birds
22. Submission/approval of an updated 'other protected species' survey
23. Submission/approval of a Construction Environmental Management Plan (CEMP) to include a) recommendations in table 8.1 of Environmental Statement and b) mitigation measures to prevent pollution of controlled water receptors c) dust and smoke mitigation
24. Submission of a habitat creation method statement, an ecological strategy and a 30-year adaptive habitat management plan with reserved matters
25. Submission of a strategy for biodiversity/ecological enhancement (including 200 metres of native hedgerows) with reserved matters
26. Submission/approval of a contaminated land remediation strategy
27. Submission/approval of a contaminated land verification report
28. Submission/approval of imported soil verification report
29. Works should stop if contamination is identified
30. Implementation of noise mitigation measures
31. Submission/approval of electric charging infrastructure details
32. Submission/approval of a travel plan
33. Development proceed in accordance with Flood Risk Assessment
34. Submission/approval of an overall detailed drainage strategy / design limiting the surface water run-off to 41.36 l/s, generated by the proposed development & an associated management and maintenance plan
35. Submission/approval of a surface water and foul water drainage scheme
36. Submission/approval of a sustainable drainage management and maintenance plan

37. Submission/approval of a scheme assessing the ground conditions of the land where the new playing field is proposed
38. The set-aside playing field be restricted for outdoor sport only
39. Submission of full details of the children's play area and how the wider open space will be laid out, in addition to Green Infrastructure with reserved matters
40. Submission/approval of a Bird Hazard Management Plan
41. No solar photovoltaics be installed without prior approval
42. To restrict any proposed internal vehicular access to the south to being for buses only

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.

16 HIGH SPEED RAIL 2 PHASE 2B - QUALIFYING AUTHORITY AND SCHEDULE 17 DECISION MAKING

Consideration was given to the above report.

RESOLVED

That the High Speed Rail 2 Phase 2b - Qualifying Authority and Schedule 17 Decision Making report be noted.

The meeting commenced at 10.05 am and concluded at 3.10 pm

Councillor M Hunter (Chair)