

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Friday, 13th January, 2023 in the The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors S Akers Smith, A Critchley, S Edgar, D Edwardes, S Hogben,
D Jefferay, B Murphy, B Puddicombe and J Weatherill

OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning
Adrian Crowther, Principal Development Officer
Paul Hurdus, Highways Development Manager
James Baggaley, Principal Nature Conservation Officer
Sally Shaw, Environmental Protection Officer - Contaminated Land
Nicky Folan, Planning Solicitor
Rachel Graves, Democratic Services Officer

31 APOLOGIES FOR ABSENCE

Apologies were received from Councillors C Browne and P Groves.
Councillor D Jefferay attended as substitute for Councillor Browne.

32 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness the following declarations were made:

Councillor S Edgar declared he was the Vice Chair of the Public Rights of Way Sub Committee. The Rights of Way Team were a consultee on the application being considered and he had not discussed the application with them.

Councillor S Hogben and Councillor M Hunter declared that they were a non-executive director of ANSA, who were a consultee on the application being considered and that they had not discussed the application in this capacity.

Councillor S Akers Smith declared that she was a member of the Public Rights of Way Sub Committee.

Councillor S Gardiner declared that his husband was a member of the gym located on part of the application site.

It was noted that all members had received correspondence on the application being considered.

33 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the previous meeting on 23 November 2022 be approved as a correct record, subject to the following amendment:

Minute 27 - 19/5582M – Land South of Chelford Road, Macclesfield
Condition 6: Tree 67T be amended to read Tree 76T.

34 PUBLIC SPEAKING

The Chair reported that they had exercised their discretion and agreed that the public speaking times be varied from the Public Speaking Protocol for the meeting.

35 19/0623M - LAND EAST OF THE A34 AND SOUTH OF A555, HANDFORTH: HYBRID PLANNING APPLICATION PROPOSING A NEW MIXED-USE SETTLEMENT FOR THE GARDEN VILLAGE AT HANDFORTH

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application:
Wilmslow Town Councillor Jon Newall; Councillor Lata Anderson (neighbour ward councillor; Ms Sonia Harrison (objector) and Mr Andy Frost (agent).

RESOLVED:

For the reasons set out in the report, update report and verbal update at the meeting the application be APPROVED subject to the removal of the holding condition from the Environment Agency, the completion of the Section 111/Section 106 agreement to secure:

S106	Amount	Trigger
Strategic green and common areas including the Local Wildlife site - strategy, management and maintenance plans		Commencement of development
Strategic green and common areas including the Local Wildlife site – provision and transfer to management company		Prior to disposal of 1000 th unit
Off-site ecological	£5,943,664	Lump sum prior to

mitigation		commencement and then maintenance sum annually
Education (primary/secondary/SEN)	£14,661,362	50% prior to Commencement of a unit then 50% prior to occupation of 300 th unit
Education – provision of school site		Prior to commencement of dwellings
Village Hall/village centre/employment uses-provision of		Prior to disposal of 1000 th unit
Affordable Housing	30%	Sale or let of 50% market houses
Highway Improvement Works	£5,047,000	Prior to occupation of 300 unites
Highways – Hall Moss Lane	£387,522	Prior to commencement of development
Highways – Poynton bypass	£4,661,192	Occupation of the 150 th unit
Highways – Bus Services	£1,714,000	Occupation of the 50 th unit
Highways – Handforth P&R	£980,000	Occupation of the 100 th unit
Highways – Pathways and cycleways	£500,000	Commencement of development
Highways – Travel Plan monitoring	£10,000	Commencement of development
Public Open Space in housing area – provision of		Occupation of 50% units in phase
Public Open Space in housing areas – Transfer to management company and maintenance in perpetuity		Occupation of 75% units in phase
Allotments/Community Orchard – Provision and transfer to management company		Prior to disposal of 750 th unit
Indoor and outdoor sports facilities	£1,719,987	50% prior to occupation of any Units and 50% prior to occupation of 750 th unit
Healthcare – Handforth	£1,530,015	Prior to occupation of any units

and the following conditions:

OUTLINE

- 1 Time Limit – submission of reserved matter (5 years)
- 2 Approval of reserve matters – all reserved
- 3 Approved Plans – Location and parameter plans
- 4 Approve Accommodation Schedule
- 5 Compliance with the EIA (& Addendum) and mitigation
- 6 No commencement until approved initial primary works complete
- 7 Approval of phasing plan
- 8 Development to comply with housing densities identified in the Indicative Masterplan
- 9 Compliance with Public Rights of Way and 20-Year Walking Route Code
- 10 Approval of signage for pedestrians and cyclists, to include timings
- 11 Programme of archaeological work to be agreed
- 12 No works on the main development site to take place within 100m of the Diary House Farm (Listed Building) site prior to the completion of the stabilisation/repair works
- 13 Future development of the designs for the site, coding and development going forward, must adhere to the Heritage Design principles and Fixed Parameters: Heritage Plan
- 14 The design parameters set out in the Heritage Assessment which relate to the listed buildings shall be taken forward to create a guide
- 15 All Reserved Matters application to be supported by an Arboricultural Impact Assessment
- 16 Management plan for works for trees identified as being or having the potential to be a veteran tree.
- 17 Scheme for the provision of community allotments and community orchards to be approved
- 18 A detailed Strategic Green Infrastructure and Landscape Strategy document to be submitted (for Strategic GI within IPW Area, Strategic GI within the Outline Application Area & Landscape within Development Parcels) in accordance with the guidance set out in the Spatial Design Code Addendum rev J.
- 19 Landscaping for each phase to be approved
- 20 Approval of boundary treatment for each phase
- 21 Levels/contours
- 22 Details of play areas and equipment
- 23 Landscape implementation
- 24 Submission of Habitat Creation and Landscape and Habitat Management Plan (for both full permission and future reserved matters applications).
- 25 Submission of detailed designs including proposed locations for the proposed on-site wildlife ponds. Wildlife ponds not to form part of the SUDS for the development.
- 26 Measures for safeguarding the retained ecological habitats across the site during the construction and demolition process
- 27 Bird nesting season

- 28 Provision of proposals for the interpretation of the retained Local Wildlife Site.
- 29 Updated protected species surveys and mitigation method statements and biodiversity matrix calculations prior to commencement for each phase.
- 30 Method Statement of Amphibian Reasonable Avoidance Measures for that approved phase
- 31 A Protected Species Survey and Impact Statement shall support all reserved matters applications.
- 32 Approval of Lighting Scheme for each phase to minimise impacts upon foraging bats
- 33 Detailed proposals of compensatory hedgerow planting to be provided to address impacts of any hedgerow lost to the scheme.
- 34 Proposals for the management of public access into the retained Local Wildlife Site
- 35 Agreement of scheme entered into Great Crested District Level Licence scheme
- 36 For each phase incorporation of features, including swift brick/boxes, to enhance on-site biodiversity to be approved
- 37 Phase II Ground Investigations and Risk Assessments for each phase
- 38 Verification Report required for each phase
- 39 Approval of a proposal for restricted access from footpaths in the open space and ecological areas along the western boundary with the A34
- 40 Soils shall be pre-tested for contamination and verified for suitability for use
- 41 Unexpected contamination
- 42 No infiltration of surface water drainage into the ground where adverse concentrations of land contamination are known or suspected
- 43 Site-wide Surface Water Drainage Scheme to be approved
- 44 For each phase a Drainage Management Plan to be approved
- 45 Scheme for Sustainable Urban Drainage System (SUDS)
- 46 Foul and surface water shall be drained on separate systems.
- 47 Grampian – off site works before occupation of any of the houses
- 48 The Primary Infrastructure Works, and other associated highway infrastructure shall be implemented in accordance the approved Works Phasing Plan (i.e.: Before First Occupation) and retained for the life of the development.
- 49 The construction of the approved off-site park and ride facility at Handforth shall be completed prior to the occupation of 150 dwellings on site.
- 50 The bus service(s) to link the development with Handforth district centre and Wilmslow town centre shall be operational prior to the occupation of 100 dwellings on site and remain operational for a minimum of 7 years.
- 51 Access Strategy for Dairy House Lane to be agreed
- 52 The submitted Travel Plan Framework, which is hereby approved, shall be implemented in accordance with the submitted timetable
- 53 Ultra-Low Emission Boilers for each phase
- 54 Electric Vehicle Infrastructure plan for each phase/use
- 55 Covered and secure space/s for cycles, where appropriate throughout the development
- 56 Noise insulation measures to achieve BS 8233
- 57 Approval required for any plant/equipment on premises

- 58 Approval of opening hours for all commercial, industrial, and retail premises
- 59 Approval of external lighting
- 60 Approval of kitchen extraction equipment
- 61 Demonstrate compliance with Nationally Described Space Standards
- 62 Character Area Design Codes to be approved for each phase
- 63 Code Compliance Statements shall accompany all reserved matters applications
- 64 Manchester Airport – Aerodrome Safeguarding – reflective surfaces
- 65 Manchester Airport – Aerodrome Safeguarding - Wildlife Hazard Management Plan for each phase
- 66 Manchester Airport – Aerodrome Safeguarding – approval of onsite and offsite ecological mitigation works (?)
- 67 Approval of external materials/finishes
- 68 Approval of site-wide Sustainable Waste Management Strategy for each phase
- 69 Removal of PD Rights
- 70 Approval of CEMP for each phase. To include hours of construction, piling and dust management, and to ensure there are no impacts on the retained on- site Local Wildlife Site, Hall Wood Handforth and River Dean Banks Local Wildlife Site, on-site stream, and ponds.
- 71 Approval of Construction Traffic Management Plan (CTMP)
- 72 No development on any parcel/phase prior to completion of a s106/s111 agreement
- 73 20mph across the whole site, by design or TRO

FULL

- 1 Three year time limit
- 2 Approved plans
- 3 Compliance with mitigation measures set out in the Environmental Statement
- 4 Approval of Phasing Plan for the development of the Initial Primary Works
- 5 Approval of detailed scheme for any works to the track/public right of way (FP127) where it links between the new bridge over the A34 (to the east) and Hall Road (to the west)
- 6 Tree protection
- 7 Construction Specification / Method Statement (Trees)
- 8 Submission of Habitat Creation and Landscape and Habitat Management Plan (for both full permission and future reserved matters applications).
- 9 Submission of detailed design for wildlife underpasses, (the 'Eco-Bridge' (underneath the access road/high street taken from the Coppice Way/A34 roundabout) & 'Ecological Tunnel' (underneath the access road taken from the A34 Dumbbell junction where it crosses the retained Local Wildlife Site)
- 10 A Remedial Options Appraisal & Remediation Strategy to be approved
- 11 Prior to the commencement of the approved Primary Infrastructure Works, a Works Phasing Plan shall be submitted to and approved
- 12 Notwithstanding the submitted plans levels for the Country Park to be agreed

- 13 Notwithstanding the submitted plans details of landscaping of the Country Park to be agreed
- 14 Notwithstanding the submitted plans landscaping details of the A34 Bridge and details/finishes of the bridge design.
- 15 Detailed Landscape and Planting Scheme to be agreed
- 16 Approval of boundary treatment
- 17 Scheme for the provision of community allotments and community orchards to be approved
- 18 Programme of archaeological work to be agreed

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.

The meeting commenced at 10.00 am and concluded at 1.37 pm

Councillor M Hunter (Chair)