

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 20th September, 2023 in The Capesthorne Room -
Town Hall, Macclesfield SK10 1EA

PRESENT

Councillor B Puddicombe (Chair)
Councillor S Gardiner (Vice-Chair)

Councillors M Brooks, S Edgar, D Edwardes, G Marshall, H Moss, H Seddon, L Smetham, J Place (substitute for K Edwards), F Wilson (substitute for A Critchley) and T Dean (substitute for T Jackson)

OFFICERS IN ATTENDANCE

Adrian Crowther, Senior Planner
Jane Gowing, Interim Director of Planning
Nicky Folan, Lawyer
Paul Griffiths, Highways Development Manager
Jennifer Ashley, Democratic Services Officer

7 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor A Critchley, Councillor K Edwards and Councillor T Jackson.

8 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness the following declarations were made:

Councillor Wilson declared that in relation to application 19/0623M she was a member of the Economy and Growth Service Committee that had recently made a decision on the same application. Councillor Wilson stepped down from the meeting and did not take part in any discussions or decision on the application.

Councillor Gardiner declared that in relation to application 19/0623M he was a former Planning Agent for part of the site. As this was a number of years ago, he remained in the meeting and took part in the discussion and vote.

9 MINUTES OF THE PREVIOUS MEETING

That the minutes of the meeting held on 26 July 2023 be approved as a correct record subject to clarification that Councillor D Edwardes declared an interest in application 21/4113M.

10 PUBLIC SPEAKING

The public speaking procedure was noted.

11 **23/2054C - UNIT 1, VIKING WAY, CONGLETON, CW12 1TT - RESERVED MATTERS APPROVAL FOR 19/5596C: OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR THE PRINCIPAL MEANS OF ACCESS FOR THE ERECTION OF A RESIDENTIAL DEVELOPMENT (USE CLASS C3), EMPLOYMENT AND COMMERCIAL FLOORSPACE (USE CLASSES B1/B2/B8/C1/D2) AND A LOCAL CENTRE (USE CLASSES A1/A2/A3/A4/A5/D1) WITH ASSOCIATED LANDSCAPING, DRAINAGE AND OTHER INFRASTRUCTURE**

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application;

Alice Routledge – Asteer Planning.

RESOLVED;

For the reasons set out in the report and update report, the application be delegated to the Head of Planning to APPROVE subject to the satisfactory receipt of a bat survey and any mitigation required to deal with the proposed removal of a tree (T59) on site and subject to the following conditions;

1. Approved plans
2. Construction of access in accordance with submitted plan
3. Safeguarding nesting birds
4. Details of safety fencing around SUDS ponds to be approved
5. Facing materials for the food store to be submitted and approved
6. Paving around the frontage of the food store to be submitted and approved
7. Approval of lighting
8. Submission of a Construction Management Plan
9. Implementation of landscaping
10. Submission of a Landscape Management Plan
11. Arboricultural Impact Assessment (AIA) / Arboricultural Method Statement (AMS) be updated accordingly

Informatives;

- EP Standard informs

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

12 **19/0623M - HANDFORTH GARDEN VILLAGE S106 UPDATE**

Consideration was given to the update report in relation to the Section 106 Agreement for the above planning application which was approved by the Strategic Planning Board on 13 January 2023.

RESOLVED;

That for the reasons set out in the report and update report the Strategic Planning Board;

1. Approved the amended approach to the Section 106 Legal Agreement, subject to the requirement that any Memorandum of understanding signed would allow for indexation on commuted sums due as would have been required through the s106.
2. Approved the amended list of conditions as follows,

OUTLINE

1. Submission of Reserved Matters- 15 years
2. Approval of Reserved Matters- All reserved
3. Approved Plans – Location and parameter plans
4. Approve Accommodation Schedule
5. Compliance with mitigation set out in Environmental Statement (and Amendment)
6. No occupation until IPIW approved in Full are substantially complete
7. Approval of Phasing Plans
8. Development to comply with housing densities identified in the Fixed Parameters Land Use Plan
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. All Reserved Matters application to be supported by an Arboricultural Impact Assessment
15. Management plan for works for trees identified as being or having the potential to be a veteran tree
16. Landscaping for each phase to be approved
17. Boundary treatment for each phase to be approved
18. Levels/contours
19. Landscape implementation

20. Submission of Habitat Creation and Landscape and Habitat Management Plan for areas within building parcels and outside of strategic green infrastructure
21. Submission of detailed designs including proposed locations for the proposed on-site wildlife ponds.
22. Measures for safeguarding the retained ecological habitats across the site during the construction and demolition process (if not deleted)
23. Bird Nesting Season
24. Provision of proposals for the interpretation of the retained Local Wildlife Site
25. Updated protected species surveys and mitigation method statements and biodiversity matrix calculations prior to commencement for each phase.
26. Method Statement of Amphibian Reasonable Avoidance Measures for that approved phase
27. Approval of Lighting Scheme for each phase
28. Detailed proposals of compensatory hedgerow planting to be provided to address impacts of any hedgerow lost to the scheme.
29. Proposals for the management of public access into the retained Local Wildlife Site
30. Agreement of scheme entered into Great Crested District Level Licence Scheme
31. Incorporation of features to enhance biodiversity
32. Phase II Ground Investigations and Risk Assessments for each phase
33. Verification Report required for each phase
34. Approval of a proposal for restricted access from footpaths in the open space and ecological areas along the western boundary with the A34
35. Soils shall be pre-tested for contamination and verified for suitability for use
36. Unexpected contamination
37. No infiltration of surface water drainage into the ground where adverse concentrations of land contamination are known or suspected
38. Compliance with FRA
39. Site wide Surface Water Drainage Scheme to be approved
40. For each phase- SUDS Drainage Management Plan to be approved
41. Foul and surface water shall be drained on separate systems.
42. Park & Ride provision before occupation of 150 dwelling houses
43. Provision of bus service between Handforth & Wilmslow
44. Access Strategy for Dairy House Lane to be agreed
45. The submitted Travel Plan Framework, which is hereby approved, shall be implemented in accordance with the submitted timetable
46. Ultra-Low Emission Boilers for each phase
47. Electric Vehicle Infrastructure plan for each phase
48. Covered and secure space/s for cycles, where appropriate throughout the development
49. Noise insulation measures to achieve BS 8233
50. Approval required for any plant/equipment on premises

51. Approval of opening hours for all commercial, industrial, and retail premises.
52. Approval of external lighting
53. Approval of kitchen extraction equipment
54. Demonstrate compliance with Nationally Described Space Standards
55. Character Area Design Codes to be approved for each phase
56. Code Compliance Statements shall accompany all reserved matters applications
57. Manchester Airport – Aerodrome Safeguarding – reflective surfaces
58. Manchester Airport – Aerodrome Safeguarding - Wildlife Hazard Management Plan for each phase
59. Dust and smoke control measures
60. Approval of external materials/finishes
61. Approval of Sustainable Waste Management Strategy for each phase
62. Removal of PD Rights
63. Approval of CEMP for each phase.
64. Approval of Construction Traffic Management Plan (CTMP)
65. S106 obligations- Council land
66. S106 Obligations- land in other ownership
67. Details required to limit traffic speeds in outline areas to 20mph
68. EA Condition – Unexpected contamination
69. EA Condition – No piling or penetrative foundations without express consent
70. EA Condition – Infiltration of surface water
71. EA Condition – Verification report

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 in vicinity of Bridge
7. Submission of Habitat Management and Monitoring Plan for the Handforth Dean Meadow and Ponds Local Wildlife Site to put site under management at the time of the initial site infrastructure works
8. Submission of detailed design for wildlife underpasses
9. Approval of CEMP for IPIW
10. Details of replacement wildlife ponds
11. Amphibian avoidance measures if needed
12. Agreement of scheme entered into Great Crested District Level Licence Scheme

13. Updated protected species surveys and mitigation method statements and biodiversity matrix calculations prior to commencement for each phase.
14. Bird Nesting Season
15. Approval of Lighting Scheme for each phase
16. Detailed proposals of compensatory hedgerow planting to be provided to address impacts of any hedgerow lost to the scheme.
17. Remediation Options and Strategy/None
18. Soils shall be pre-tested for contamination and verified for suitability for use
19. Notwithstanding the submitted plans levels for the Country Park to be agreed together with landscaping of the same
20. Notwithstanding the submitted plans landscaping details of the A34 Bridge and details/finishes of the bridge design"
21. Detailed Landscape and Planting Scheme to be agreed
22. Boundary treatments
23. Programme of archaeological work to be agreed
24. Remediation Options and Strategy
25. Management of bore holes
26. Verification Report required
27. No works on the main development site to take place within 100m of the Dairy House Farm (Listed Building) site prior to the completion of the stabilisation/repair works
28. Scheme for Sustainable Urban Drainage Systems (SUDS) of the IPIW area/full approval,
29. Levels as approved unless otherwise agreed
30. Foul and surface water shall be drained on separate systems.
31. Manchester Airport – Aerodrome Safeguarding – reflective surfaces
32. Wildlife Hazard Management Plan
33. Dust and smoke control measures
34. S106 Obligations -Council owned land
35. Notwithstanding road designs- measures to be designed to limit speeds to 20mph

3. Approved the amended list of s106 requirements and triggers as follows-

S106	Amount	Trigger
Submission of Strategic Green Infrastructure Strategy		Commencement of development
Submission of Strategic Green Infrastructure and common areas Interim management and Maintenance plans		Commencement of development
Submission of Community		Prior to commencement of

management and maintenance plan for common areas and strategic green infrastructure		development outside of the strategic green infrastructure and initial preparation and infrastructure works
Strategic green and common areas outside of or not attached to building parcels		Provision of - Prior to the commencement of development outside of the strategic green infrastructure and initial preparation and infrastructure works transfer to management body – prior to occupation of the development
Strategic green and common areas attached to or part of phased building parcels		Provision of - On a phased basis occupation of 50% units in the phase transfer to management body and maintenance in perpetuity- On a phased basis occupation of 75% of the units in the phase
Transfer to management body and maintenance in perpetuity of the Handforth Dean Meadow and Ponds Local Wildlife Site		prior to occupation of the development
Ecological areas that form part of the phased building parcels		Provision of- On a phased basis occupation of 50% units in the phase transfer to management body and maintenance in perpetuity - on a phased basis, occupation of 75% of the units in the phase
Off-site ecological mitigation	£5,943,664	Lump sum prior to commencement and then annual maintenance sum
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 and transfer to management body		Prior to disposal of 1000 th unit
Affordable Housing	30%	Prior to sale or let of 50% market houses
Highway improvement works	£5,047,000	Prior to occupation of 300 units
Highways - Hall Moss Lane	£387,522	Prior to commencement of development
Highways – Poynton bypass	£4,661,192	Occupation of the 150 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 areas		Provision of - Occupation of 50% of the units in the phase Transfer to management body and maintenance in perpetuity - Occupation of 75% of the units in the phase
Allotments/Community Orchard- Provision and transfer to management body		Prior to disposal of 1000 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

4. 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 Board, 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 11.30 am

Councillor B Puddicombe (Chair)