

# Strategic Planning Board

## Agenda

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**Date:** Wednesday, 25th October, 2023  
**Time:** 10.00 am  
**Venue:** Council Chamber, Municipal Buildings, Earle Street, Crewe  
CW1 2BJ

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Please note that members of the public are requested to check the Council's website the week the Strategic Planning Board meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published

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The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the top of each report.

It should be noted that Part 1 items of Cheshire East Council decision making meetings are audio recorded and the recordings will be uploaded to the Council's website

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

1. **Apologies for Absence**

2. **Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests and for Members to declare if they have a pre-determination in respect of any item on the agenda.

3. **Minutes of the Previous Meeting** (Pages 3 - 12)

To approve the minutes of the meeting held on 20 September 2023 as a correct record.

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For requests for further information

**Contact:** Sam Jones  
**Tel:** 01270 686643  
**E-Mail:** samuel.jones@cheshireeast.gov.uk

#### 4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Strategic Planning Board
- The relevant Town/Parish Council

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the Strategic Planning Board and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **22/0872M - LAND BETWEEN JUNCTIONS 7 AND 8 OF THE M56: Erection of a Motorway Service Area (MSA), demolition of all existing buildings except for the retention and conversion of one residential building (existing farmhouse) and the part retention and conversion of the Eastern Barn for MSA operational purposes, including associated access and buildings (Amenity Building, MSA Hotel and Fuel Filling Station including photovoltaics and ancillary structures), Service Yard, parking for all categories of vehicle (including electric vehicle charging), open space, landscaping and planting, drainage, vehicular circulation, pedestrian and cycle links (including diversion of cycle track) and earthworks/enabling works. (Pages 13 - 130)**

To consider the above planning application.

6. **23 2225N - BENTLEY MOTORS LIMITED, PYMS LANE, CREWE, CW1 3PL: Construction of a new paint shop on the site of an existing colleague carpark including a four story office annex. Work includes the construction of two bridge links over Sunnybank Road, plant annexes and a roof terrace. (Pages 131 - 158)**

To consider the above planning application.

7. **23 2349N - BENTLEY MOTORS LIMITED, PYMS LANE, CREWE, CW1 3PL: Demolition of an existing temporary industrial warehouse and construction of an Integrated Logistics Centre including a covered logistics route, internal amenity and office annex. (Pages 159 - 178)**

To consider the above application.

**Membership:** Councillors M Brooks, A Critchley, S Edgar, D Edwardes, K Edwards, S Gardiner (Vice-Chair), T Jackson, G Marshall, H Moss, B Puddicombe (Chair), H Seddon and L Smetham