

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 28th February, 2024 in the 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, K Edwards, T Jackson,
N Mannion, G Marshall, H Moss, H Seddon and L Smetham

OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning
Adrian Crowther, Senior Planner
Neil Jones, Principal Development Officer
James Thomas, Senior Planning and Highways Lawyer
Sam Jones, Democratic Services Officer

38 APOLOGIES FOR ABSENCE

No apologies for absence were received.

39 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness the following declarations were made:

Councillor Puddicombe declared that, in relation to application 23/3619M, all Members had received brochure of the development from the agent / applicant, and he had received a letter via email from the Campaign for the Protection of Rural England on the subject of the application.

Councillor Gardiner declared that, in relation to application 23/3619M, he was known to the agent of the applicant, Gary Halman, as their paths had crossed with Councilor Gardiner was a practising planner, although they had not been in contact for several years and not discussed the application. Councillor Gardiner also declared that he was a member of Knutsford Town Council and met regularly with the applicant as they had large land holdings in the area, and had connections to the Knutsford Town Council buildings, however the application had not been discussed. Councillor Gardiner also declared that one of the public speakers, Councillor Anthony Harrison, was also a member of his local Conservative group.

Councillor Smetham declared that, in relation to application 23/3619M, she was acquainted with the agent of the applicant, Gary Halman, as a local resident.

Councillor Mannion declared that, in relation to application 23/3619M, he had previously been portfolio holder for Cheshire East Council's Economy and Growth Committee, had been in Chair of the committee, and was currently Vice Chair of the committee and therefore was aware of the redevelopment on the site, but has had not no direct involvement with the application or applicant.

40 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the meeting held on 31 January 2024 be approved as a correct record, subject to the following amendment:

Councillor Jackson requested that Condition 7, for application 22/1930C be amended to include "hedgerows".

41 **PUBLIC SPEAKING**

The public speaker procedure was noted.

42 **23/3619M - HEATHERLEY WOODS, ALDERLEY PARK, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TG**

Consideration was given to the above planning application. The following attended the meeting and spoke in relation to the application:

Ward Councillor: Councillor Anthony Harrison

Parish Councillor: Councillor Lesley Gleave, Nether Alderley Parish Council

Adjacent Member: Councillor Craig Browne, Alderley Edge Ward

Objectors: Dave Clarke, Marcus Raphael, Nicki Juniper, Susan Clarke, Roger Stephenson, Sean Smith

Supporters: Jeremy Banks

Agent / Applicant: Gary Halman

RESOLVED:

For the reasons set out in the report, the application be **APPROVED** as recommended, subject to the following conditions:

1. Standard 3 year consent
2. Approved Plans
3. Materials
4. Full hard and soft landscape details –planting plans and specifications, specifications for planting and guying the semi-mature trees and details for an irrigation system, all furniture & features.to include boundary treatment
5. Implementation of landscaping and 5 year replacement

6. Details for the new bridge - decking, parapet and abutment facing materials
7. A Landscape & Ecology Management Plan including tree belt for a minimum 30-year period. (in accordance with BNG).
8. Submission of a scheme for the protection of the retained trees, and an arboricultural method statement
9. Submission of a detailed Construction Specification / Method Statement for the proposed secondary access and associated bridge in accordance with the Heads of Terms identified in the submitted AIA
10. Existing and proposed levels, contours and cross sections, including sections through the site boundaries and woodland edges.
11. Submission of a detailed strategy / design, ground investigation, and associated management / maintenance plan for the drainage of the site
12. Separate drainage systems for foul and surface water
13. Electrical vehicle infrastructure
14. Approval of noise mitigation
15. Approval of a contaminated land remediation strategy
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 and contours
20. Submission and implementation of a Construction Environmental Management Plan, which includes measures to safeguard the adjacent woodland/LWS from noise, dust, lighting during the construction phase.
21. Implementation of Great Crested Newt Reasonable Avoidance Measures.
22. Safeguarding of Nesting Birds
23. Implementation of lighting in accordance with the submitted strategy.
24. Submission and implementation of habitat creation method statement and 30 year monitoring and management plan.
25. Incorporation of features to increase the biodiversity value of the development (Bat and bird boxes etc.).

And the additional conditions:

26. Covered cycle parking
27. Travel plan
28. Minimum renewable energy provision of 10%

And a Section 106 Agreement is required to secure the following:

Section 106	Amount	Triggers
Alderley Park Reinvestment Reserve	Agreed mechanism to be agreed with the LPA in line with previous agreements	Prior to the commencement of development
Offsite affordable Housing	Equivalent to 30% provision at £3.154m	£1m Prior to the Commencement of the Development £1m Prior to occupation

		of the apartments £1.154m on Occupation of 80% of the Extra Care Apartments
Extra Care Use (C2)	Definition to be agreed in writing by the LPA	Prior to the commencement of development
Offsite woodland Enhancements	Works to be agreed in writing with the LPA	Prior to the commencement of development
Valet Parking Scheme	To be agreed by the LPA	Prior to the commencement of development

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 12.58 pm

Councillor B Puddicombe (Chair)