

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 26th July, 2023 in the The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

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

OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning
Rob Law, Senior Planning Officer
Phillipa Radia, Senior Planning Officer
Paul Griffiths, Highways Development Manager
Nicky Folan, Lawyer
Jennifer Ashley, Democratic Services Officer

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor H Moss.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness the following declarations were made:

Councillor Puddicombe declared that in respect of application 21/4113M he knew the Parish Council representative who was registered to speak, as he is the ward councillor for the application site and has previously attended Gawsworth Parish Council meetings. In addition, he has had previous contact with the registered public speaker on an adjacent site, however had not had any discussions or made comment regarding this application.

Councillor Puddicombe also declared on behalf of all committee members that they had received email correspondence from the registered public speaker regarding application 21/4113M, and that no response had been provided by committee members.

Councillor Edwards declared that in relation to application 21/4113M the registered public speaker lived in his ward and has had contact with him in the past, however, had not discussed or made comment regarding this application.

3 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meetings held on 23 March 2023 and 29 March 2023 be approved as correct records.

4 PUBLIC SPEAKING

The public speaking procedure was noted.

5 21/4113M - LAND NORTH OF CONGLETON ROAD, MACCLESFIELD - OUTLINE APPLICATION (WITH ALL MATTERS OTHER THAN ACCESS RESERVED) FOR THE DEVELOPMENT OF UP TO 92 DWELLINGS, EMPLOYMENT DEVELOPMENT AND ASSOCIATED WORKS INCLUDING LANDSCAPING AND FULL PERMISSION FOR THE ACCESS ARRANGEMENTS VIA A NEW ROUNDABOUT JUNCTION ON CONGLETON ROAD

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application;

Cllr Penny Shepherd - Gawsworth Parish Council, Tom Eccles - Save Danes Moss Group, Brian O'Connor - Redrow /Jones Homes.

RESOLVED;

For the reasons set out in the report and update report, the application be REFUSED for the following reasons and subject to reference to the relevant Policies of the Gawsworth Neighbourhood Plan in reasons for refusal numbers 1, 2, 3 and 5:

1. The application site lies within allocation LPS 15 of the Cheshire East Local Plan Strategy (CELPS). The proposal does not comply with Criteria 6 of LPS 15 as the submitted Masterplan fails to show how this allocated site would be delivered in a 'co-ordinated' and 'comprehensive' manner. It would therefore prejudice the delivery of a site allocated for residential and employment uses contrary to Policies LPS 15 and EG 3 of the Cheshire East Local Plan Strategy and Policy L1 of the Gawsworth Neighbourhood Plan.
2. Insufficient information has been provided to demonstrate that the site would provide a shared use cycleway from the development towards the proposed junction with the South Macclesfield Development Area including crossing facilities of Congleton Road, an estimated cost and / or delivery strategy for the Moss Lane / London Road junction improvement and the proposed Mitigation / funding Strategy for the Flowerpot Junction. As such, the proposed development is contrary to Policies CO 1, SE 6 and LPS 15 criterion 4 and site-specific principle 'd' of the Cheshire East Local Plan Strategy, Policy INF3 of the Site Allocations and Development Policies Document, Policy T1 of the Gawsworth Neighbourhood Plan and guidance contained within the NPPF.
3. The submitted Masterplan has failed to demonstrate how development across site allocation LPS 15 could be achieved without resulting in an

unsatisfactory relationship between noise sensitive residential uses and noise generating employment uses owing to a lack of appropriate buffers. The proposal would therefore cause environmental disturbance or pollution contrary to Policy HOU12 of the Site Allocations and Development Policies Document, Policy SE 12 of the Cheshire East Local Plan Strategy and Policy L1 of the Gawsorth Neighbourhood Plan.

4. Insufficient information has been submitted in support of this application to allow an assessment of the impact of the development upon a number of species and the Danes Moss Local Wildlife Site (SSSI). There is a lack of information regarding the hydrological link between the ditches on site and the ditches associated with the Local Wildlife Site. No botanical survey data in the form of a full species list for each habitat has been submitted. Further surveys relating to Common Toad, Great Crested Newts (or entry onto a district licensing scheme), a Hedgerow Regulations Assessment, Water Vole, Bat Survey, Barn Owls, breeding birds, reptiles and bluebells are required. The Council therefore has insufficient information to assess the potential impacts of the proposed development upon protected species, the Local Wildlife Site and nature conservation. The proposed development is contrary to Policies SE 3 and LPS 15 site-specific principles 'i' and 'j' of the Cheshire East Local Plan Strategy, Policy ENV2 of the Site Allocations and Development Policies Document and guidance contained within the NPPF.
5. Insufficient information has been submitted in support of this application to allow an assessment of the impact of the development upon trees and hedgerows (which are also a priority habitat) and therefore the application is contrary to Policies SE 5 and LPS 15 site criterion 'i' of the Cheshire East Local Plan Strategy, Policy ENV 6 of the Site Allocations and Development Policies Document and Policy E1 of the Gawsorth Neighbourhood Plan.

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 or in the event of an appeal, the Head of Planning 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.

- 6 **21/6443M - MARTON MEADOWS GOLF CLUB, CONGLETON ROAD, MARTON SK11 9HF - THE PROPOSED LEVEL CHANGES OF THE EXISTING FIELD PARCEL WILL BE MET BY THE IMPORTATION OF INERT FILL MATERIAL. CURRENTLY THE EXISTING FIELD PARCEL IS A LARGE, EVEN GRADIENT AREA, SLOPING EAST TO WEST. THERE IS A LARGE AREA OF POORER DRAINAGE, RESULTING IN A MARSHY GRASSLAND HABITAT AREA. IT WILL ALLOW THE CREATION OF A BETTER QUALITY FACILITY THROUGH PROVIDING AN ADDITIONAL 3NO HOLES, THIS WILL BE IMPROVE PLAYING ENVIRONMENT AND THE OVERALL GOLF COURSE.**

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application;

Lisa Harrop (Supporter) and Dave Starkie (Agent).

RESOLVED:

For the reasons set out in the report, the application be approved subject to the following conditions;

1. Time limit (3 years)
2. Development in accordance with the approved plans
3. Materials
4. Development in accordance with recommendations in the Ecological Impact Assessment. Within 6 months of the date of this permission, submission of a habitat creation method statement and 30 year habitat management plan The habitat management plan to include a schedule of ecological monitoring and reporting and a mechanism to secure the agreement and implementation of contingency measures in the event that monitoring reveals that habitats on site are failing to achieve their target distinctiveness and/or condition
5. Submission and implementation of 30-year habitat management plan
6. Prior to the use as part of the golf course commencing, the features to enhance biodiversity shall be provided and retained thereafter
7. Provision of the protective fencing to the 8m buffer zone
8. Protection of breeding birds
9. Root protection measure for tree T1 to be provided prior to commencement of development
10. Widening of the access prior to commencement of development
11. Limiting HGV movements to the site to 112 per day, 56 entering and 56 leaving
12. Records of HGV movements shall be kept at the site and available for inspection by the LPA
13. Notification to the LPA of commencement of importation and requirement for importation to cease after 18 months
14. Hours of operation including HGV movements restricted to 07:00 to 19:00 Monday to Friday. 08:00 to 14:00 Saturday and no working on Sundays or public holidays
15. No crushing or processing to take place on the site
16. Topsoil to be stripped and stored away from the imported material
17. Loads of imported material shall be screened for oversized or unsuitable materials and any found shall be removed from the site
18. No importation of fill shall commence until a strategy containing information relating to the materials proposed to be imported, including a proposed testing regime, has been submitted to and approved in writing by the Local Planning Authority (LPA)
19. Only dry, inert material shall be imported into the site

20. Post-completion of the development, a topographical survey to demonstrate that the levels comply with the submitted plans, shall be submitted to and approved in writing by the LPA
21. Stockpiles of imported materials shall be limited to 3m in height
22. Any movement or mixing of materials already on site with the imported materials shall not be undertaken until those materials have been tested to ascertain whether they are inert and suitable for use in the development hereby approved
23. If during the course of development any historical remains are discovered on the site, a programme of archaeological work in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority. Work shall be carried out in accordance with the approved scheme

Informatives:

- NPPF
- Approved plans

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chair (or in their absence the Vice Chair) of the Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

The meeting commenced at 10.00 am and concluded at 12.40 pm

Councillor B Puddicombe (Chair)