

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 25th October, 2023 in the Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

## **PRESENT**

Councillor S Gardiner (Vice-Chair, in the Chair)

Councillors M Brooks, A Critchley, S Edgar, K Edwards, A Kolker, G Marshall,  
H Moss, H Seddon and L Smetham

## **OFFICERS IN ATTENDANCE**

David Malcolm, Head of Planning  
Paul Wakefield, Principal Planning Officer  
Lyle Robinson, Senior Planning Officer  
Paul Griffiths, Highways Development Manager  
James Thomas, Planning and Highways Lawyer  
Rachel Graves, Democratic Services Officer  
Sam Jones, Democratic Services Officer

## **13 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor B Puddicombe and  
Councillor T Jackson, Councillor D Edwardes. Councillor A Kolker  
attended as a substitute for Councillor T Jackson.

## **14 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness the following declarations were made:

Councillor Gardiner declared that in relation to application 22/0872M, he  
had received documentation from applicant's agent, and that he was  
known to Mr Brooks as Mr Brooks was a significant land and property  
owner in Councillor Gardiner's Ward. Councillor Gardiner declared that he  
had also has regular interaction with Mr Brooks and that Councillor  
Gardiner was Chairman of the Tatton Conservative association of which  
Mr Brooks is landlord of the office. Councillor Gardiner declared that they  
have had communications with Mr Brooks on several planning  
applications, but not 22/087M.

Cllr Moss declared that in relation to application 22/0872M, they are a  
member of the Conservative association, of which Mr Brooks is the  
landlord of the office. Councillor Moss declared that they had known  
contact with Mr Brooks and had attended a meeting with him on 14  
October 2023, which was also attended by the Deputy Leader of the  
Council, but no planning applications were discussed.

Cllr Edgar declared that in relation to application 22/0872M, he had attended a meeting with Mr Brooks on 14 October 2023, but had not discussed this planning application.

## 15 MINUTES OF THE PREVIOUS MEETING

### **RESOLVED:**

That the minutes of the meeting held on 20 September 2023 be approved as a correct record.

## 16 PUBLIC SPEAKING

The public speaking procedure was noted.

## 17 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.

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Rostherne Parish Councillor Dom Fenton, Mr Bill Dixon (objector), Mr Terry Hayward (supporter) and Ms Sarah Dunning (applicant). A statement was read out on behalf of Councillor Tony Dean (neighbouring ward councillor).

### **RESOLVED:**

For the reasons set out in the report and update report, the application be APPROVED as recommended, subject, referral to the Secretary of State, a S106 agreement to secure:

- Local Employment Agreement – Construction
- Local Employment Agreement – Operation
- Apprenticeships Plan – Construction Phase
- Apprenticeships Plan – End-user Phase
- Local Procurement Agreement – Construction

• Local Procurement Agreement – Operation

and the following conditions:

1. Time period – 3 years
2. Development to be carried out in accordance with approved plans
3. Details of materials to be submitted
4. Sample panel of brickwork to be submitted
5. Details of all windows and doors of farmhouse, eastern and western barn to be submitted
6. Detailed repair schedule for works to the farmhouse and eastern barn to be submitted
7. Timetable for the construction of the cycle store (western barn) to be submitted
8. Methodology/strategy for the dismantling of the western barn and for the re-use of the salvaged brick work within the new cycle store to be submitted
9. Lighting scheme to be submitted
10. Updated badger survey prior to commencement.
11. Safeguarding of nesting birds – details to be submitted
12. Submission and implementation of a Construction Environmental Management Plan (CEMP) informed by the recommendations of the ES ecology chapter.
13. Submission and implementation of Biodiversity Net Gain measures and 30 years (habitat) management informed by the submitted biodiversity metric.
14. Incorporation of ecological features (Bat and bird boxes etc.)
15. Scheme to install underground tanks to be submitted
16. Scheme to dispose of surface water to be submitted
17. Sustainable drainage management and maintenance plan to be submitted
18. plan for the lifetime of the development
19. Retention of existing trees
20. Tree protection and special construction measures to be submitted / implemented
21. Arboricultural method statement to be submitted
22. Landscaping scheme to be submitted
23. Landscaping implementation
24. Boundary treatment details to be submitted
25. Details of earthworks, including proposed grading and mounding of land to be submitted
26. Landscape management plan to be submitted
27. Full design and construction details of highway improvement works to be submitted
28. Installation of fence along the boundary of the application site alongside the M56 and associated slip road
29. No drainage from the proposed development shall connect into the motorway drainage system / or run-off onto M56 motorway

30. Construction Management Plan to be submitted (highways)
31. Implementation of highway improvement works and works to Yarwood Heath Lane
32. Submission of updated travel plan
33. Provision of car and cycle parking
34. SuDS design details to be submitted (aircraft safety)
35. Bird Hazard Management Plan to be submitted (aircraft safety)
36. All exterior lighting capped at the horizontal with no upward light spill.
37. No reflective materials other than clear or obscure glass shall be added to the buildings
38. Glint and glare assessment for proposed solar panels – no additional solar panels to be installed
39. Method statements to be submitted in advance of any development in HS2 safeguarding areas
40. Retail floorspace to be restricted (extent of floorspace and comparison goods)
41. Submission of Construction Environment Management Plan (noise, disturbance, etc.)
42. Implementation of noise mitigation measures (including glazing specification for hotel)
43. Details of phasing of EV charging points to be submitted
44. Energy Strategy to be submitted
45. Phase II ground investigation report (and remediation strategy if required) to be submitted
46. Verification report in accordance with the approved Remediation Strategy to be submitted
47. Imported soil to be tested for contamination
48. Actions in event of unidentified contamination being found
49. Written scheme of investigation (archaeology) to be submitted and implemented
50. Detail of Tourist Information Area to be submitted

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.

Councillor Kolker requested that the Minutes of the meeting record that he voted against the proposal to approve the application.

- 18 **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.**

Consideration was given to the above planning application.

**RESOLVED:**

For the reasons set out in the report and update report, the application be APPROVED as recommended subject to S106 for transfer of land, new travel plan / £5000 monitoring fee prior to commencement, and Ward Councillor to be involved in travel plan discussions, and the following conditions:

1. Time limit (3 years)
2. Approved plans
3. Materials
4. Submission of replacement planting/landscaping scheme
5. Accordance with recommendations of Noise Impact Assessment (NIA)
6. Foul and Surface Water Drainage
7. Submission of SUDs scheme prior to occupation
8. Survey for Nesting Birds
9. Biodiversity Net Gain - Nesting Birds
10. Cycle Parking
11. Submission of Phase I preliminary risk assessment
12. Submission of verification report
13. Soil or soil forming materials to be tested for contamination
14. Reporting of any further contamination found to Local Authority
15. Submission of sustainable drainage management and maintenance plan for the lifetime of the development- pre commencement
16. Provision of a drawing showing the extent of surface water flooding anticipated and any overland exceedance flow routes (pre-occupation)
17. Control odour from paint shop

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.

19 **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.**

Consideration was given to the above planning application.

**RESOLVED:**

For the reasons set out in the report and update report, the application be APPROVED as recommended, subject to informative regarding United Utilities build over agreement, and the following conditions:

1. Time Limit (3 years)
2. Approved Plans
3. Materials
4. Submission of Biodiversity Strategy
5. Breeding Birds condition
6. Submission of Noise Impact Assessment
7. Submission of Phase I preliminary risk assessment
8. Submission of verification report
9. Soil or soil forming materials to be tested for contamination
10. Reporting of any further contamination found to Local Authority
11. Foul and Surface Water Drainage
12. Submission of SUDs scheme prior to occupation
13. Submission of a sustainable drainage management and maintenance plan for the lifetime of the development (pre-occupation)

**INFORMATIVE**

United Utilities Overbuild Agreement.

The meeting commenced at 10.00 am and concluded at 1.43 pm

Councillor S Gardiner (Vice-Chair, in the Chair)