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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 26th January, 2011 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1DX

PRESENT

Councillor H Davenport (Chairman)
Councillor J Hammond (Vice-Chairman)

Councillors A Arnold, Rachel Bailey, P Edwards, D Hough, W Livesley,
J Macrae, G M Walton and J Wray

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Solicitor), Mr D Evans (Principal Planning Officer), Mr A Fisher (Head of Planning and Housing), Mr R House (Local Development Framework Manager), Mr S Irvine (Planning and Development Manager), Mrs R Kidd (Spatial Planning Manager), Ms S Orrell (Principal Planning Officer) and Miss B Wilders (Principal Planning Officer)

94 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Brown, Mrs M Hollins, C Thorley and S Wilkinson.

95 DECLARATIONS OF INTEREST/PRE-DETERMINATION

Councillor W J Macrae declared that he did not want to pre-determine the items in relation to the Interim Planning Policy on Release of Housing Land and the Interim Planning Statement on Affordable Housing, therefore in accordance with the Code of Conduct he would be leaving the room prior to their consideration and would not be returning.

96 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman.

97 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

(During consideration of the following item Councillor Mrs R Bailey arrived to the meeting and in accordance with the Code of Conduct she did not take part in the debate or vote on the application).

98 10/4065C - LAND SOUTH WEST OF THE GREEN, MIDDLEWICH: OUTLINE APPLICATION FOR 68 RESIDENTIAL DWELLINGS OVER 2.25 HECTARES. ACCESS FROM THE GREEN WITH SOME MATTERS RESERVED FOR MULLER PROPERTY GROUP

Consideration was given to the above application.

(Town Councillor Bagnall, representing Middlewich Town Council, Mr Foden, an objector and Mr Barton, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. The proposed residential development within the open countryside would be contrary to the provisions of Policies PS8 and H6 of the adopted Congleton Borough Local Plan First Review. Whilst it is acknowledged that the Council does not currently have a five year housing land supply and that, accordingly, in the light of the advice contained in PPS3 it should consider favourably suitable planning applications for housing, the current proposal is not considered to be "suitable" as it is located on the periphery of Middlewich, rather than Crewe. It would undermine the spatial vision for the area and wider policy objectives as it would be contrary to the general thrust of the Core Strategy Issues and Options which directs the majority of new development towards Crewe, as well as the Council's Draft Interim Planning Policy on the Release of Housing Land and Policies RDF1 and MCR3 of the North West of England Plan Regional Spatial Strategy to 2021, which articulate the same spatial vision. This would be contrary to advice in PPS3 and PPS1, which states these emerging policies are material considerations. For these reasons the Housing Land Supply arguments advanced by the applicants are considered to be insufficient to outweigh the general presumption against new residential development within the Open Countryside as set out in the adopted development plan.
2. The Local Planning Authority considers that the proposed development is unacceptable due to the unsuitable location of and due to the lack of public open space that would be made available on the site. The proposed layout would include an area of 1264sq.m and the development would require a public open space with an area of 2540sq.m. The proposed development would therefore be contrary to Policies GR1 (General Requirements – New Development), GR3 (Design), GR22 (Open Space Provision) of the adopted Congleton Borough Local Plan First Review and the Councils SPD on Public

Open Space Provision for New Residential Development and the Council's Interim Policy on Public Open Space 2008.

3. The proposed development does not include a minimum of 25% of the total housing units on sites as unsubsidized low-cost market housing. The application site is a Greenfield site and the applicant's case that there is sufficient low-cost market housing in the area is not accepted. The proposed development is therefore contrary to Policy H13 (Affordable and Low-cost Housing) of the adopted Congleton Borough Local Plan First Review and the Council's SPD on Affordable Housing and Mixed Communities.

99 10/3506M - WOODSIDE POULTRY FARM, STOCKS LANE, OVER PEOVER, KNUTSFORD, WA16 8TN: CONVERSION OF BARN INTO OFFICES (USE CLASS B1) TOGETHER WITH ASSOCIATED PARKING FOR DEAN JOHNSON FARMS LIMITED

Consideration was given to the above application.

(Parish Councillor B Wienholdt, representing Peover Superior Parish Council, Mr Welton, an objector and Mrs Payne, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. The proposed development would be contrary to Local Plan policies BE1 and GC8 by virtue of the fact that it would be out of keeping with its surroundings and would not reflect local building styles and materials.
2. The position of the proposed development relative to the dwellings approved under planning application reference 10/0346M would result in an unacceptable level of residential amenity for the occupiers of those dwellings. The proposed development is thereby contrary to Local Plan policies DC3 and DC38.

(This was contrary to the Officer's recommendation of approval).

100 10/3232M - LAND NORTH OF CHELFORD LANE, OLLERTON, CLOSE TO THE JUNCTION WITH HALL LANE: GOLF COURSE RANGE WITH BUILDING AND NINE HOLE GOLF COURSE FOR MR B COUTTS

This application was withdrawn prior to the meeting.

101 10/0832M - R H STEVENS, GUNCO LANE, MACCLESFIELD, SK11 7JL: DEMOLITION OF EXISTING BUILDINGS ON SITE AND ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING 124

DWELLINGS, LEVEL CHANGES, NEW ACCESS, OFF SITE FOOTPATH AND HIGHWAY IMPROVEMENT, CIRCULATION AND PARKING AREA FOR P E JONES (CONTRACTORS)LIMITED

Consideration was given to the above application.

(Mr Hackney, an objector and Mrs Phillips, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the completion of a S106 Agreement comprising of the following Heads of Terms:-

- Provision of a minimum of 25% genuinely Affordable Housing in the form of social rented housing (15 units) and intermediate housing (16 units).
- Provision of financial contributions in lieu of on site play and sporting provision (£372,000) to be spent on King George's fields
- Monitoring costs

And subject to the following conditions:-

1. A01GR - Removal of permitted development rights
2. A01HP - Provision of car parking
3. A01LS - Landscaping - submission of details
4. A01TR - Tree retention
5. A02EX - Submission of samples of building materials
6. A02FP - Commencement of development
7. A02TR - Tree protection
8. A03AP - Development in accord with revised plans (unnumbered)
9. A04LS
10. A04TR - Tree pruning / felling specification
11. A06NC - Protection for breeding birds
12. A07HP - Drainage and surfacing of hardstanding areas
13. A12HA - Closure of access
14. A12LS - Landscaping to include details of boundary treatment
15. A23GR - Pile Driving
16. A23MC - Details of ground levels to be submitted
17. A30HA - Protection of highway from mud and debris
18. A32HA - Submission of construction method statement
19. SUDS to be submitted
20. works to trees to be in accordance with Arborists report
21. Bike store tbs for flyover apartments
22. Devt to comply with Waste Audit (submitted)
23. parking areas palette of differing surfacing materials TBS
24. development to comply with air quality assessment
25. Phase II Contamination
26. parking areas provided
27. bat roosts

- 28. hours of work
- 29. new junction details to be submitted
- 30. highways to comply with design guide
- 31. renewable energy
- 32. nesting birds survey tbs

102 **09/2806W - MERE FARM QUARRY, CHELFORD ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4SZ: INTERIM EXTENSION TO SAND WORKINGS AT MERE FARM QUARRY FOR HANSON QUARRY PRODUCTS EUROPE LTD**

This application was withdrawn by Officers prior to the meeting.

(Prior to consideration of the following item Councillors Mrs R Bailey, B Livesley and W J Macrae left the meeting and did not return).

103 **INTERIM PLANNING POLICY ON RELEASE OF HOUSING LAND**

Consideration was given to the above report.

RESOLVED

That Strategic Planning Board recommends:

- 1. Approval of the housing requirement figure of 1150 net additional dwellings to be delivered annually, to be used pending the adoption of the Local Development Framework Core Strategy;
- 2. Adoption of the Interim Planning Policy on the Release of Housing Land as set out in Appendix 2 and the update report and agrees that it be used in the determination of planning applications.

104 **INTERIM PLANNING STATEMENT ON AFFORDABLE HOUSING**

Consideration was given to the above report.

RESOLVED

That the Strategic Planning Board recommended adoption of the Interim Planning Statement on Affordable Housing as set out in Appendix 2 and the update report and agrees that it be used in the determination of planning applications subject to an amendment to recommendation 10 of appendix one of the main report to state 'local community'.

105 **APPEAL SUMMARIES**

Consideration was given to the Appeal Summaries.

RESOLVED

That the Appeal Summaries be noted.

The meeting commenced at 2.00 pm and concluded at 5.00 pm

Councillor H Davenport (Chairman)