

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 27th March, 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
Robert Law, Senior Planning Officer
Andrew Poynton, Senior Planning and Highways Lawyer
Sam Jones, Democratic Services Officer

43 APOLOGIES FOR ABSENCE

No apologies for absence were received.

44 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness the following declarations were made:

Councillor D Edwardes declared that, in relation to application 23/3276M, he had received correspondence related to the application.

Councillor Mannion declared that, in relation to application 23/3276M, several Members of the committee had received email correspondence related to the application.

Councillor Mannion declared that, in relation to application 23/3276M, he had known the owner / occupier of Toll Bar Cottage, across the road from the site, which was mentioned by the applicant in their speaking time, for several years, but Councillor Mannion had not discussed the application with them.

45 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 28 February 2024 be approved as a correct record, subject to the following amendments:

Councillor Edwards asked, in relation to application 23/2619M, that the decision notice either detailed the existing and proposed levels mentioned in conditions 10 and 19, or that the conditions were combined.

Councillor Gardiner requested that the wording of his declaration of interest relating to application 23/3619M be amended to detail that Councillor Anthony Harrison was a member of his local Tatton Conservative Association.

46 PUBLIC SPEAKING

RESOLVED:

The public speaker procedure was noted.

47 23/3276M - LAND WEST OF LONDON ROAD AND SOUTH OF, GAW END LANE, LYME GREEN

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

Agent / Applicant: Garry Goodwin, Morris Homes

RESOLVED:

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

1. Standard Time limit – 3 years
2. Accordance with Approved / Amended Plans
3. Access to be constructed in accordance with approved plan prior to first occupation.
4. Details of footway/part cycleway along eastern boundary to be submitted and pedestrian refuge to Lond Road
5. Submission of Construction Method Statement
6. Submission of contaminated land survey
7. Remediation of contaminated land
8. Details of drainage strategy to be submitted.
9. Submission of existing and finished ground and floor levels
10. Landscaping scheme to be submitted including details of hard surfacing materials and details of hedgerow retention / mitigation and retention of ditch to southern boundary.
11. Submission of Ecological Enhancement Strategy for the incorporation of on site features to enhance the biodiversity value of the proposed development
12. Entry of scheme onto Natural England's district licencing scheme
13. Submission of Habitat Creation Method Statement and a 30-year Habitat Management Plan for the retained and newly created habitats
14. Accordance with submitted noise mitigation scheme.

15. Development to be carried out in accordance with submitted Flood Risk Assessment
16. Strategy for the incorporation of features to enhance the biodiversity value of the proposed development for use by roosting bats and nesting birds.
17. Details of external lighting scheme to be submitted approved and implemented.
18. Accordance with submitted facing materials or details to be submitted and approved.
19. Updated Badger Survey to be submitted, approved and implemented.
20. The proposed development to proceed in strict accordance with the Amphibian Reasonable Avoidance Measures detailed in the submitted Great Crested Newt Impact Assessment
21. Details of LAP Play area to be provided.

And a Section 106 Agreement making provision for:

S106	Amount	Trigger
Affordable Housing – on-site provision	30% of total number of dwellings shall be affordable (12) Affordable Housing split 65% and Affordable Rented Housing and 35% Intermediate Dwellings Retained as Affordable	To be completed before 50% of the market housing is sold or let
Education – Commuted sum	Contribution of £81,713.45 towards secondary education provision.	Prior to commencement
Open Space – On site delivery	Submission/approval of an Open Space Scheme with detailed specifications for LAP	Prior to commencement
Open Space – management	Submission/approval of Management and Maintenance Plan Establishment of a private management company to manage & maintain the relevant POS in perpetuity.	Prior to commencement Prior to first occupation
Recreational Open Space - commuted sum	£1000 per family dwelling and £500 per 2+ bed apartment towards additions, improvements and enhancements in line with the Council's Playing Field Strategy or subsequent adopted policies.	Prior to first occupation
Indoor Sport – Commuted sum	Indoor Sport commuted sum of £11800 towards Macclesfield Leisure Centre - Calculated using Sport England Facility Calculator model and used in line with the Indoor Built Facilities Strategy and REC2.	Prior to first occupation

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 11.39 am

Councillor B Puddicombe (Chair)