

## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**  
held on Friday, 28th June, 2024 in the Council Chamber, Municipal Buildings,  
Earle Street, Crewe CW1 2BJ

### PRESENT

Councillor B Puddicombe (Chair)

Councillors J Bratherton, S Edgar, K Edwards, M Gorman, G Marshall,  
H Moss, L Smetham and J Clowes

### OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning  
Adrian Crowther, Senior Planning Officer  
Paul Griffiths, Major Projects Officer  
Andrew Poynton, Senior Planning and Highways Lawyer  
Sam Jones, Democratic Services Officer

### 8 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor R Bailey, Councillor  
T Jackson, and Councillor S Gardiner.

Councillor J Clowes was present on behalf of Councillor S Gardiner.

Councillor R Bailey provided a statement to be read with her apology for  
absence:

#### BEGINS

*Dear Chair*

*Whilst I was only appointed to the Strategic Planning Board at this May's  
Annual Council Meeting, I have served on this committee in the past so  
am in no doubt of its importance and didn't agree to an appointment for the  
forthcoming year lightly.*

*I was therefore surprised, just over two weeks ago, to pick up on a diary  
invitation for this Friday 28/6, with no explanation/clarification as to why a  
meeting had been called, when (1) SPB, as is the case for meetings of  
Northern and Southern, is usually held on a Wednesday and (2) we are in  
the run up to a General Election when other planned meetings of council  
have been cancelled.*

*I would be grateful therefore if my disappointment, at not been able to  
attend the meeting and unsurprisingly failing to source a substitute  
member, could form part of my apologies for absence within the minutes.*

*Please note my absence is not related to the forthcoming general election.  
Kind regards*

*Cllr Rachel Bailey  
Audlem Ward*

ENDS

Councillor J Clowes requested it to be noted that she would have preferred the meeting be held after the General Election if the meeting could not have been held on a Wednesday as normal.

It was noted that Strategic Planning Board meetings were apolitical so had continued through the pre-election period, and it had been agreed that additional meetings would be planned as and when needed following the agreement that Strategic Planning Board meetings would be scheduled bi-monthly, and there are limited room resources.

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

In the interest of openness the following declarations were made:

Councillor S Edgar declared that, in relation to application 22/3158N, he would be speaking as both Ward Councillor and Parish Councillor and would then leave the meeting.

## **10 MINUTES OF THE PREVIOUS MEETING**

Councillor H Moss requested that her Declaration of Interest from the previous meeting relating to application 18/3672M be updated to include that she had had not had contact or discussions with the landowners in question regarding the application.

### **RESOLVED:**

That the minutes of the meeting held on 29 May 2024 be approved as a correct record.

## **11 PUBLIC SPEAKING**

### **RESOLVED:**

The public speaker procedure was noted.

## **12 22/2476N - LAND OFF MINSHULL NEW ROAD AND FLOWERS LANE, LEIGHTON**

Consideration was given to the above planning application.

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

**Agent / Applicant:** Joseph Smith

**RESOLVED:**

For the reasons set out in the report, and the update report, the application be APPROVED as RECOMMENDED, subject to the following conditions and informatives:

Conditions:

1. Approved plans
2. Bird nesting
3. Submission of a Phase II ground investigation and risk assessment
4. Submission of a Verification Report
5. Soils testing
6. Unexpected contamination
7. Archaeological mitigation
8. Detailed design of the individual elements of the play areas and the outdoor gyms to be agreed.
9. Detailed landscaping to be submitted and approved.
10. Prior to commencement plans of the driveways for plots 303, 330-331, and 365 should be submitted and approved.
11. Submission and approval of an updated Arboricultural method statement.
12. No development to take place until the discharge rates into the highway network have been agreed.

Informatives:

- SP Energy informatives
- Public Rights of Way
- Environment Protection Informatives
- Highways: The applicant will be required to enter into a s38 Agreement regarding the construction and future adoption of the internal road layout.
- Set up a liaison group with developers and Ward and Parish Councillors to inform them of the phasing plan.

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

13 **22/2499N - LAND OFF MINSHULL NEW ROAD AND FLOWERS LANE, LEIGHTON**

Consideration was given to the above planning application.

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

**Agent / Applicant:** Joseph Smith

**RESOLVED:**

For the reasons set out in the report, and the update report, the application be APPROVED as RECOMMENDED, subject to the following conditions and informatives:

Conditions:

1. Approved plans
2. Bird nesting
3. Submission of a Phase II ground investigation and risk assessment
4. Submission of a Verification Report
5. Soils testing
6. Unexpected contamination
7. Archaeological mitigation
8. Detailed design of the individual elements of the play areas/ /outdoor gyms, allotments and orchard to be agreed.
9. Detailed landscaping to be submitted and approved
10. A plan detailing covered cycle parking for the apartments should be submitted and approved.
11. A plan detailing turning area for plot 16 should be submitted and approved.
12. A plan detailing the Toucan crossing from the local centre to the hospital should be submitted and approved and provided prior to occupation.
13. A plan of the driveways of plots 47-50, 73-74 should be submitted and approved.
14. Submission and approval of an updated Arboricultural method statement.
15. No development to take place until the discharge rates into the highway network have been agreed.

Informatives:

- SP Energy informatives
- Public Rights of Way
- Environment Protection Informatives
- Highways: The Smithy Ln TRO will be implemented by the applicant during the s38 technical approval stage.

- Set up a liaison group with developers and Ward and Parish Councillors to inform them of the phasing plan.

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

**14 22/2500N - LAND OFF MINSHULL NEW ROAD AND FLOWERS LANE, LEIGHTON**

Consideration was given to the above planning application.

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

**Agent / Applicant:** Joseph Smith

**RESOLVED:**

For the reasons set out in the report, and the update report, the application be APPROVED as RECOMMENDED, subject to the following conditions and informatives:

Conditions:

1. Approved Plans
2. Bird nesting
3. Submission of a Phase II ground investigation and risk assessment
4. Submission of a Verification Report
5. Soils testing
6. Unexpected contamination
7. Archaeological mitigation
8. Detailed design of the individual elements of the play areas(LAP & NEAP)/Teen facilities/MUGA.
9. Detailed landscaping to be submitted and approved.
10. A plan showing raised tables on the spine road should be submitted and approved.
11. A plan showing improved pedestrian connections should be submitted and approved.
12. A plan showing visibility splays and associated landscaping on the spine road should be submitted and approved.
13. Submission and approval of an updated Arboricultural method statement.
14. Set the required pump rate for the surface water pumping station.
15. No development to take place until the discharge rates into the highway network have been agreed.

Informatives:

- SP Energy informatives
- Public Rights of Way
- Environment Protection Informatives
- Highways: the applicant will be required to enter into a s38 Agreement regarding the construction and future adoption of the internal road layout.
- Highways: the shared pedestrian/cycle path that runs alongside Flowers Ln should form part of the adopted highway.
- Set up a liaison group with developers and Ward and Parish Councillors to inform them of the phasing plan.

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

**15 22/3228N - LAND OFF MINSHULL NEW ROAD AND FLOWERS LANE, LEIGHTON**

Consideration was given to the above planning application.

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

**Agent / Applicant:** Joseph Smith

**RESOLVED:**

For the reasons set out in the report, and the update report, the application be APPROVED as RECOMMENDED, subject to the following conditions and informatives:

Conditions:

1. Approved Plans
2. Bird nesting
2. Submission of a Phase II ground investigation and risk assessment
3. Submission of a Verification Report
4. Soils testing
5. Unexpected contamination
6. Detailed design of the individual elements of play areas/Teen facilities/MUGA/outdoor gym, allotments and orchard to be agreed.
7. Detailed landscaping to be submitted and approved
8. A plan detailing a turning head at the end of the closed section of Flowers Ln should be submitted and approved.
9. Submission and approval of an updated Arboricultural method statement.

10. No development to take place until the discharge rates into the highway network have been agreed.

Informatives:

- SP Energy informatives
- Public Rights of Way
- Environment Protection Informatives
- Highways: the shared pedestrian/cycle path that runs alongside Flowers Ln should form part of the adopted highway
- Set up a liaison group with developers and Ward and Parish Councillors to inform them of the phasing plan.

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

16 **22/3158N - LAND WEST OF DAVID WHITBY WAY, CREWE**

Consideration was given to the above planning application.

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

**Ward Councillor:** Councillor Steve Edgar

**Parish Councillor:** Councillor Steve Edgar

As a member of the Strategic Planning Board, Councillor S Edgar left the meeting following speaking.

**RESOLVED:**

For the reasons set out in the report, the application be APPROVED as RECOMMENDED, subject to conditions, informatives, and the prior completion of a S106 Agreement to secure the following:

<b>S106</b>	<b>AMOUNT/REQUIREMENT</b>	<b>TRIGGER</b>
Commuted Sum for adoption of the new road and maintenance of SuDS by CEC Highways	£110,000	Prior to adoption of the road

<p><b>BNG</b> Details of offsite biodiversity measures including the submission of a habitat creation method statement and 30-year monitoring and management plan, and biodiversity metric.</p>	<p>Submission of BNG measures, habitat creation method statement and 30-year monitoring and management plan, and biodiversity metric.</p>	<p>Submit details for approval prior to commencement.</p> <p>Delivery of habitat creation in the next appropriate season following commencement.</p>
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**And subject to the following conditions and informative:**

1. Commencement of development (3 years)
2. Development in accordance with approved plans
3. Submission of details of landscaping scheme
4. Implementation of landscaping scheme
5. Submission of Arboricultural Method Statement prior to commencement of development
6. Submission of a scheme for the protection of trees prior to commencement of development
7. Details of Levels
8. Prior to commencement of development submission and approval of the finalised surface water drainage strategy (SUDS)
9. Closure of existing access using the Arriva Train depot on commencement in use of new road access.
10. Submission of a CEMP to include measures to safeguard the Mere Gutter and Basford Brook LWS and to safeguard residential amenity.
11. Drainage scheme to include specified SUDS treatments and appointment of ecological clerk
12. Entry of the proposed development into Natural England's District Level licencing scheme prior to commencement of works on site.
13. Updated badger survey prior to commencement of development
14. Safeguarding of nesting birds.
15. Submission and implementation of habitat creation method statement, and 30-year habitat management and monitoring plan for on-site habitat works.
16. Submission and Incorporation of features for ecological enhancement.
17. Implementation of Reptile Mitigation Measures.
18. To extend an invitation to Network Rail to attend the Liaison Group.
19. Integrated construction management plan for the road

**Informative:**

- Liaison Group to consider matters of highway safety

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Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

**17 WITHDRAWN: 23/2945M - LAND OFF, LEEK ROAD, BOSLEY**

This application had been WITHDRAWN by the agent / applicant on 25/06/2024.

The meeting commenced at 10.02 am and concluded at 13:23 pm.

Councillor B Puddicombe (Chair)