

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 24th July, 2024 in the The Capesthorne Room - Town  
Hall, Macclesfield SK10 1EA

## **PRESENT**

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

Councillors R Bailey, S Edgar, K Edwards, M Gorman, T Jackson, G Marshall,  
H Moss, L Smetham and L Braithwaite

## **OFFICERS IN ATTENDANCE**

David Malcolm, Head of Planning  
Daniel Evans, Principal Planning Officer  
Paul Griffiths, Major Projects Officer  
James Thomas, Senior Planning and Highways Lawyer  
Sam Jones, Democratic Services Officer

## **18 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Bratherton.  
Councillor Braithwaite was present on their behalf.

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

In the interest of openness the following declarations were made:

Councillor Gardiner declared that, in relation to application 23/2713C, he had known of public speaker Jon Suckley for many years, but had not spoken to him about the application, or at the meeting.

Councillor Gorman declared that, during the break in the Strategic Planning Board meeting from 11:40 – 11:50, he had a conversation with Ward Councillor Corcoran, who attended the Strategic Planning Board meeting as a public speaker for application 23/4600C, but they did not discuss the application which was to be heard following the break.

## **20 MINUTES OF THE PREVIOUS MEETING**

### **RESOLVED:**

That the minutes of the meeting held on 28 June 2024 be approved as a correct record.

## 21 PUBLIC SPEAKING

### **RESOLVED:**

The public speaking procedure was noted.

## 22 **23/2713C - LAND NORTH OF THE CONGLETON LINK ROAD ('CLR') KNOWN AS SOMERFORD GREEN, CONGLETON**

Consideration was given to the above planning application.

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

**Agent / Applicant:** Jon Suckley

### **RESOLVED:**

For the reasons set out in the report, and the update report, the application be APPROVED as RECOMMENDED, DELEGATED TO Head of Planning in consultation with Strategic Planning Board Chair to approve subject to a Deed of Variation to the original Section 106 agreement, conditions and informatives as set out in the report and the update report, and additional conditions:

S106 Deed of Variation to include reference to pedestrian crossing of CLR and improvements Back Lane and Somerford Lane.

### **Conditions**

1. Approved plans
2. Implementation of badger mitigation measures
3. Safeguarding of Nesting Birds
4. Ecological enhancement -bat and bird boxes etc.
5. Prior to the commencement of development the consented development is to be entered into Natural England's District Licensing Scheme for Great Crested Newts.
6. Implementation of Landscape Management Plan for 30 year period.
7. Public Rights of Way scheme of management
8. Non standard - Tree protection and special construction measures
9. Tree levels survey
10. Detailed design, including drainage and levels for the NEAP
11. Details of artwork to be improved
12. Boundary Treatment –fields to the northern and western boundary includes hedgerows to be planted in the first planting season after commencement of development
13. Details of drainage to be agreed prior to commencement
14. Notwithstanding details on approved plan, a footpath link be provided across the POS to the south to link to crossing

- 15. Revised layout to confirm new affordable units and updated to house types
- 16. Confirmation of s278 for widening of access (in accordance with plans)

**Informatives**

- NPPF
- PROW
- Environmental Protection

**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.**

It was requested that the S106 Working Group discuss issues surrounding S106 management agreements, in connection with Chair and Vice Chair of Strategic Planning Board.

**23 23/4600C - LAND SOUTH OF, OLD MILL ROAD, SANDBACH**

Consideration was given to the above planning application.

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

**Ward Councillor:** Councillor Sam Corcoran

**Supporters:** Matthias Bunte, Lance Thackray

**Agent / Applicant:** Steve Bourne

**RESOLVED:**

For the reasons set out in the report, and the update report, the application be APPROVED as RECOMMENDED, subject to a S106 Agreement with the following Heads of Terms:

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Affordable Housing</b>	Affordable housing	In accordance with details to be submitted and approved.

<b>Amenity Green Space and Play Provision</b>	On site provision of Open Space and a LEAP.  Scheme of Management to be submitted and approved	Shall be provided prior to the first occupation of 30% of the dwellings on the site.
<b>Outdoor Sports Contribution</b>	£74,000	To be paid prior to the occupation of the 50 <sup>th</sup> dwelling
<b>NHS</b>	£110,196	To be paid prior to the first occupation of the 30 <sup>th</sup> dwelling
<b>Education</b>	£173,540.64 (Primary), £212,455.00 (Secondary) £45,500 (SEN)	- Primary to be provided prior to first occupation of the 15 <sup>th</sup> dwelling - Secondary to be provided prior to first occupation - SEN to be paid prior to the first occupation of the 15 <sup>th</sup> dwelling

And the conditions set out in the report, and additional conditions:

1. Standard Outline 1
2. Standard Outline 2
3. Standard Outline 3
4. Approved Plans
5. At least 30% of the dwellings in housing developments should comply with the requirements of M4(2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings.
6. At least 6% of the dwellings in housing developments should comply with the requirement m4 (3)(2)(a) Category 3 of the Building Regulations regarding wheelchair adaptable dwellings.
7. Implementation of the acoustic mitigation identified within noise report
8. Provision of a travel plan
9. Low emission boiler provision
10. Phase II Contaminated Land report to be provided
11. Contaminated land verification
12. Contaminated land – importation of soil
13. Contaminated land – unexpected contaminated land
14. Construction Management Plan to be submitted and approved
15. Materials to be submitted and approved
16. Cycle parking provision to be submitted and approved
17. Submission and approval of a tree protection scheme and Arboricultural Method Statement
18. The development shall proceed with the recommendations of the Ecological Impact Assessment (Bats)
19. Hedgehog mitigation (gaps in boundary fences)
20. Submission and approval of a Construction Environment Management Plan

21. Updated survey for other protected species prior to the commencement of development
22. Nesting birds – timing of works
23. BNG – submission of detailed habitat creation, monitoring and management plan.
24. Lighting to be submitted and approved.
25. Ecological Enhancement Strategy to be submitted and approved.
26. Submission and approval of a drainage strategy.
27. SuDS provision.
28. 10% of energy needs to be from renewable or low carbon energy.
29. The Reserved Matters application shall include details of footpath link to the north of footpaths 18, 19 and 50 within the boundary of the site.
30. Details of a private amenity space for apartments (plots 58-61).

Should the application be the subject of an appeal, approval is given to enter into a S106 Agreement with the following Heads of Terms:

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Affordable Housing</b>	Affordable housing	In accordance with details to be submitted and approved.
<b>Amenity Green Space and Play Provision</b>	On site provision of Open Space and a LEAP.  Scheme of Management to be submitted and approved	Shall be provided prior to the first occupation of 30% of the dwellings on the site.
<b>Outdoor Sports Contribution</b>	£74,000	To be paid prior to the occupation of the 50 <sup>th</sup> dwelling
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<b>Education</b>	£173,540.64 (Primary), £212,455.00 (Secondary) £45,500 (SEN)	- Primary to be provided prior to first occupation of the 15 <sup>th</sup> dwelling - Secondary to be provided prior to first occupation - SEN to be paid prior to the first occupation of the 15 <sup>th</sup> dwelling

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

The meeting commenced at 10.00 am and concluded at 12.26 pm  
Councillor B Puddicombe (Chair)