

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 11th September, 2024 in the Committee Suite 1,2 & 3,
Westfields, Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillor J Bratherton (Chair)
Councillor A Kolker (Vice-Chair)

Councillors J Bird, L Buchanan, A Burton, R Fletcher, A Gage, R Morris,
M Muldoon, J Rhodes and J Wray

OFFICERS IN ATTENDANCE

Dan Evans, Principal Planning Officer
Andrew Goligher, Highways Officer
Andrew Poynton, Planning and Highways Lawyer
Rachel Graves, Democratic Services Officer

18 APOLOGIES FOR ABSENCE

Apologies were received from Councillor G Smith. Councillor J Rhodes attended as a substitute.

19 DECLARATIONS OF INTEREST/PRE-DETERMINATION

No declarations of interest were made.

20 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 31 July 2024 be confirmed as a correct record.

21 PUBLIC SPEAKING

The public speaking time procedure was noted.

22 23/2353C - LAND AT CENTURION WAY, MIDDLEWICH: OUTLINE PLANNING APPLICATION FOR THE ERECTION OF RESIDENTIAL DWELLINGS, GREEN INFRASTRUCTURE WITH ACCESS AND SCALE INCLUDED ALL OTHER MATTERS RESERVED

Consideration was given to the above planning application.

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

Councillor Garnett Marshall (ward councillor) and Mr Michael Conroy (agent).

RESOLVED:

That for the reasons set out in the report and update report, the application be APPROVED with the following Heads of Terms:

S106	Amount	Triggers
Affordable Housing	30% on site provision (65% affordable/social rent and 35% intermediate tenure).	In accordance with phasing plan.
Education	£26,717 per secondary pupil place generated by the development. £74,920 per SEN pupil place generated by the development.	To be paid prior to the occupation of the 20th dwelling
NHS	1 bed – £713 2 bed – £1019 3 bed – £1426.50 4 bed – £1783 5 bed – £2445.50	To be paid prior to the occupation of the 40th dwelling
POS	Provision of Open Space, and a NEAP and a scheme of management. Allotment/food growth contribution: £562.50 per dwelling Outdoor sport facilities contribution: £1564.54 per family (2+ bed) dwelling and £782.27 per bed space to a maximum of £1564.54 per apartment.	Open Space Scheme and scheme of management to be submitted and approved prior to the commencement of development. Contributions to be paid prior to the occupation of the 40 th dwelling
Highways	Middlewich Eastern Bypass/ Leadsmithy Street works £6,329.23 per property	50% be paid prior to the occupation of the 20th dwelling. 50% be paid prior to the occupation of the 40th dwelling

and the following conditions:

- 1) Standard Condition – time limit submission of the Reserved Matters
- 2) Standard Condition – time limit implementation of development

- 3) Standard Condition – submission of the Reserved Matters (to include the internal road network)
- 4) Approved Plans
- 5) Sustainable surface water drainage scheme and a foul water drainage scheme
- 6) The access works shown on plan J32-5520-PS-001 should be complete prior to first occupation (this includes off-site highway works, the crossing points, bus stops and the combined footway/cycleway)
- 7) Construction Management Plan should be submitted and approved which provides details of contractor and construction vehicle parking, loading/unloading locations, storage areas, and details of wheel wash facilities.
- 8) Reserved matters to include features for nesting birds.
- 9) Reserved matters to include lighting scheme.
- 10) Reserved matters application must be accompanied by a habitat creation method statement; ecological monitoring strategy and a 30 year habitat management plan for the retained, enhanced and newly created habitats for that phase of the development.
- 11) Reserved matters application should be supported by a strategy for the incorporation of features to enhance the biodiversity value of the proposed development.
- 12) Prior to occupation, full details and cross sections of all drainage strategy assets must be provided to and agreed by the LPA.
- 13) Drainage design, excluding cross section detail, must proceed in accordance with Causeway Flow report.
- 14) Reserved matters application shall be supported by a hedgerow assessment and include a plan which confirms intentions regards retention/removal of hedgerows and a scheme for protection measures during any construction period
- 15) Prior to occupation of the development, the developer shall submit information confirming that all installed gas-fired boilers
- 16) Noise mitigation measures to be submitted and approved as part of the Reserved Matters application.
- 17) Contaminated land – risk assessment
- 18) Contaminated land – verification report
- 19) Contaminated land – soil importation
- 20) Contaminated land – unexpected contamination
- 21) Prior to commencement of development, a written scheme of archaeological investigation
- 22) Prior to the occupation/use of the hereby approved development, a programme for post-excavation assessment/reporting and (where required), analysis, publication, and archiving.
- 23) Development to proceed in accordance with details and measures in the ecological assessment.
- 24) 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.

- 25) 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.
- 26) The Reserved Matters application shall include a statement to confirm that all dwellings comply with the NDSS.
- 27) Low emission boilers
- 28) 10% of energy needs to be from renewable or low carbon energy

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

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

S106	Amount	Triggers
Affordable Housing	30% on site provision (65% affordable/social rent and 35% intermediate tenure).	In accordance with phasing plan.
Education	£26,717 per secondary pupil place generated by the development. £74,920 per SEN pupil place generated by the development.	To be paid prior to the occupation of the 20th dwelling
NHS	1 bed – £713 2 bed – £1019 3 bed – £1426.50 4 bed – £1783 5 bed – £2445.50	To be paid prior to the occupation of the 40th dwelling
POS	Provision of Open Space, and a NEAP and a scheme of management. Allotment/food growth contribution: £562.50 per dwelling Outdoor sport facilities contribution: £1564.54 per family (2+ bed) dwelling and £782.27 per bed space to a maximum of £1564.54 per apartment.	Open Space Scheme and scheme of management to be submitted and approved prior to the commencement of development. Contributions to be paid prior to the occupation of the 40 th dwelling
Highways	Middlewich Eastern Bypass/ Leadsmithy Street works £6,329.23 per property	50% be paid prior to the occupation of the 20 th dwelling. 50% be paid prior to the occupation of the 40 th dwelling

The meeting commenced at 10.00 am and concluded at 11.14 am

Councillor J Bratherton (Chair)