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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 20th November, 2024 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe, CW1 2BJ

PRESENT

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

Councillors S Edgar, M Edwards, A Harrison, M Gorman, H Moss, H Seddon
and L Smetham

OFFICERS IN ATTENDANCE

David Malcolm – Head of Planning
Daniel Evans – Principal Planning Officer
Emma Williams – Principal Planning Officer
Richard Taylor – Principal Planning Officer
James Thomas – Senior Planning & Highways Lawyer
Andrew Goligher – Principal Development Control Officer
Jennifer Ashley – Democratic Services Officer

32 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Rachel Bailey,
Thelma Jackson and Garnett Marshall.

Councillor Anthony Harrison attended on behalf of Councillor Bailey.

33 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness, the following declarations were made;

Councillor Edgar declared that in relation to application 24/1108C he had
previously voted in favour of the application when it was presented to
Southern Planning Committee. Councillor Edgar would therefore step
down from Strategic Planning Board for the duration of the item and speak
in favour of the application and leave room for discussions and vote.

Councillor Edgar declared that in relation to application 24/1409N, the site
was in his ward, however he had had no discussion in relation to the
application.

Councillor Smetham declared that in relation to application 24/1108C she
was a member of Cheshire Wildlife Trust who had commented on the
application but she had not been part of any discussions.

34 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 10 September 2024 be approved as a correct record.

35 **PUBLIC SPEAKING**

RESOLVED:

That the public speaking procedure be noted.

36 **24/1108C - (RESUBMISSION OF 22/1435C) - ORCHARDS FARM, TWEMLOW LANE, HOLMES CHAPEL**

Consideration was given to the above planning application.

The following attended and spoke in relation to the application;

Ward Councillor: Cllr Russell Chadwick

Supporters: Cllr Steven Edgar

Applicant: Mr Ben Mews and Mrs Melissa Mews aided by Mr Richard Lee (Agent)

RESOLVED:

That contrary to the Officer recommendation, the application be **APPROVED** for the following reasons;

The circumstances of the site have changed since the earlier delegated refusal, with the approval of application 23/1714C for ancillary farm shop/café/ice cream parlour. There would be limited impact upon the open countryside with the additional landscaping which can be secured via condition. The economic benefits also weigh in favour of the development.

And subject to the following conditions;

1. Compliance with the approved plans.
2. Landscape scheme to be submitted within 3 months of the date of decision.
3. Landscape implementation.
4. Habitat Management Plan to be submitted within 3 months of the date of decision.
5. Visibility splays to be provided within 1 month of the date of decision and kept clear of obstructions.
6. Signage details to be submitted within 3 months of the date of decision.
7. Compliance with the Noise Mitigation Measures
8. Hours of opening to the public/deliveries – 10:00 – 17:00 Monday – Sunday

9. Lighting Scheme to be submitted within 3 months of the date of decision.
10. Boundary Treatment to be submitted within 3 months of the date of decision.
11. Materials to be submitted within 3 months of the date of decision.
12. Hard Surfacing to be submitted within 3 months of the date of decision.
13. Parking and coach parking areas to be provided prior to being open to members of the public and thereafter be retained.
14. Drainage details to be submitted within 3 months of the date of decision.

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 Chair of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

37 23/1928W - SOMERFORD FARM, HOLMES CHAPEL ROAD, SOMERFORD

Consideration was given to the above planning application.

The following attended and spoke in relation to the application:

Objectors: Mr Bob Douglas

Supporters: Ms Karen Jinks

Agent / Applicant: Mr David Walton

RESOLVED:

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

S106	Amount	Triggers
Off-site groundwater monitoring	Provision of off-site groundwater boreholes and associated monitoring	To be installed and then monitored in accordance with the provisions set out in the Somerford Water Monitoring Scheme' by Stantec December 2023' contained with the Environmental Statement Addendum Appendix D

And the following conditions:

Commencement and notification

2. Approved plans
3. Restrictions on depth of working
4. Timescales for operations and restoration
5. Hours of operation
6. Restrictions on site access and routing to avoid south of Wallhill Lane
7. Wheel cleaning
8. Deposits on the highway
9. Sheeting of vehicles
10. Number of HGV movements
11. Control over the importation of material other than soils and minerals
12. New quarry access to be provided prior to phase 1 and thereafter maintained and used throughout the development
13. Restrictions on transport of mineral to the Bent Farm Plant site by road
14. Soil handling in accordance with soil management plan
15. No export of soils
16. Noise limits
17. Noise mitigation and monitoring
18. Maintenance of plant and machinery
19. Implementation of dust management plan
20. Submission of construction environmental management plan incorporating emergency spill response plan, precautionary working method statement, construction access arrangements
21. Compliance with water monitoring scheme
22. Compliance with the Flood Risk Assessment and Surface water management strategy
23. Implementation of water quality mitigation identified in the Hydrological Impact Assessment
24. Storage of materials harmful to water quality
25. Compliance with Arboricultural impact assessment and submission of arboricultural method statement and updated tree protection plan.
26. Restoration of the site in accordance with the restoration plans and submit a habitat creation plan for approval
27. Implementation of contaminated land scheme
28. Compliance with Ecological mitigation in the EclA and sHRA
29. Landscape Environmental Management Plan which includes details for translocation of bluebells, details for new or enhanced ponds, reasonable avoidance measures for amphibians, brown hare, hedgehogs and polecats, updated bat surveys and tree assessments, bat mitigation report, revised lighting details
30. Nesting birds
31. Updated badger surveys

- 32. Submission of aftercare management and future maintenance plan and aftercare timescales
- 33. Submission of a construction traffic management plan
- 34. Submission of details of archaeological mitigation
- 35. Implementation of soil management plan
- 36. Details of bund adjacent to RB23

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.

38 24/1409N - ON LAND TO THE WEST OF DAVID WHITBY WAY, ADJACENT TO CROTIA MILL FARM

Consideration was given to the above planning application.

The following attended and spoke in relation to the application:

Agent / Applicant: Ian Harrison

A statement was read out on behalf of Weston & Crewe Green Parish Council.

RESOLVED:

That for the reasons set out in the report, the application be **APPROVED**, as **RECOMMENDED** and subject to the completion of a Section 106 Agreement to secure the following:

S106	AMOUNT	TRIGGER
Education financial contribution	Amount to be agreed. Response awaited from applicant.	50% Prior to first occupation 50% at occupation of 10 th dwelling
Affordable Housing	15 units (75%) with Tenure Split; 11 units - affordable rent (55%) 4 units - shared ownership (20%)	Not more than 50% of open market dwellings shall be occupied until all affordable units have been completed and made ready for immediate occupation and use.
POS and landscaped areas	Management Scheme for POS, all planting, landscaped areas	Prior to occupation

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And the following conditions;

1. Commencement of development (3 years)
2. Development in accordance with approved plans
3. Use of facing and roofing materials as specified
4. Use of hard surfacing treatments as specified
5. Details of ground level and finished floor levels
6. Submission/approval of planting specification
7. Implementation of landscaping
8. Provision of cycle storage details
9. Widening of access road
10. Details of drainage system including SuDS/rain gardens
11. Noise mitigation – Implementation
12. Provision of Electric Vehicle infrastructure
13. Provision of Ultra Low Emission Boilers
14. Prior to commencement of development submission of Phase II ground investigation and risk assessment, and remediation strategy if necessary.
15. Contaminated land - Verification report
16. Contaminated land – soil testing
17. Measures to deal with unexpected contamination
18. Submission and implementation of a Construction Environmental Management Plan (CEMP) to avoid construction phase pollution of Basford Brook.
19. Submission and implementation of avoidance measures to minimise the risk of harm to hedgehogs, common toad, brown hare.
20. Safeguarding of nesting birds
21. Implementation of external Lighting in accordance with approved schemes
22. Provision of ecological enhancement features in accordance with approved details
23. Secure on-site habitat delivery and offsite tree planting (located on land covered by planning consent 21/4434N).
24. Removal of permitted development rights (Part 1 Classes A-E)

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.

39 24/2164C - BROOKSIDE HALL, CONGLETON ROAD, ARCLID

Consideration was given to the above planning application.

The following attended and spoke in relation to the application:

Objectors: Mr Matthias Bunte

Agent / Applicant: Rupert Litherland

RESOLVED:

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

1. 3 year time limit
2. Development in accordance with the approved plans
3. Details of proposed materials
4. Lighting (amenity)
5. Contaminated land unexpected contamination
6. Details of a drainage strategy
7. SUDS
8. Scheme to install oil and petrol separators within the drainage scheme
9. CCTV survey of the existing drainage
10. Lighting (bats)
11. CEMP for the safeguarding of retained habitats during the construction process
12. No removal of any vegetation or the demolition or conversion of buildings shall take place between 1st March and 31st August in any year, unless a detailed survey has been carried out to check for nesting birds
13. Habitat creation method statement and a 30 year habitat management plan for the retained and newly created habitats
14. Updated badger survey prior to commencement of development
15. Scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS)
16. Landscaping scheme (including boundary treatment) to be provided
17. Landscaping scheme to be implemented
18. 30 year landscape maintenance plan

And the following informative:

Biodiversity Net Gain The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

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.

The meeting commenced at 10.00 am and concluded at 2.50 pm

Councillor B Puddicombe (Chair)