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## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 28th May, 2025 in the Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

### **PRESENT**

Councillor B Puddicombe (Chair)

Councillors M Edwards, S Gardiner, T Jackson, G Marshall, H Moss,  
H Seddon, L Smetham, M Muldoon and B Wye

### **OFFICERS IN ATTENDANCE**

David Malcolm, Head of Planning  
Robert Law, Planning Team Leader  
Richard Taylor, Principal Planning Officer  
Daniel Evans, Planning Team Leader  
Paul Wakefield, Planning Team Leader  
Neil Jones, Principal Planning Officer  
Emma Fairhurst, Principal Heritage and Conservation Officer  
James Thomas, Senior Planning and Highways Lawyer  
Sam Jones, Democratic Services Officer

### **1 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Steve Edgar, Marilyn Houston and David Edwardes. Councillors Mike Muldoon and Ben Wye were present as substitutes.

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

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

In relation to item 5, application 24/0999M, Councillor Brian Puddicombe stated that Members had all received an email from the applicant.

In relation to items 6 and 7, applications 24/4223/FUL and 24/4242/FUL, Councillor Gardiner stated that he was known to the public speaker in a professional manner, but they had not spoken about applications.

In relation to item 8, application 24/4287/FUL, Councillor Mike Muldoon stated that he knew the landowners and would leave the meeting for this item.

### **3 MINUTES OF THE PREVIOUS MEETING**

**RESOLVED:**

That the minutes of the meeting held on 26 March 2025 be approved as a correct record.

#### 4 PUBLIC SPEAKING

##### **RESOLVED:**

That the public speaking procedure be noted.

#### 5 **24/0999M - ERECTION OF A 74 NO. BED CARE HOME (USE CLASS C2) WITH ASSOCIATED PARKING AND LANDSCAPING AT THE TOWERS AND PROGRESS MILL, PARSONAGE STREET, MACCLESFIELD**

Consideration was given to the above planning application.

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

Ward Councillor: Councillor Ashley Farrall

Agent / Applicant: Megan Sadler

##### **RESOLVED:**

For the reasons set out in the report, and the update report, the application be **APPROVED**, as **RECOMMENDED**, subject to a S106 Agreement to secure:

<b>S106</b>	<b>Amount</b>	<b>Trigger</b>
NHS	£52,762 towards improved health infrastructure facilities at Waters Green Medical Centre, Macclesfield	Pre-commencement

and the following conditions / informatives:

1. Commencement of development (3 years)
2. Development in accord with approved and amended plans
3. Materials to be submitted including details of surfacing
4. Details of window reveals to be submitted, approved and implemented with minimum reveal of 100mm
5. Details of fenestration to be submitted including colour (to be dark and not UPVC)
6. Details of recessed brickwork, including brick "soldier courses" and the external cladding to be submitted, approved and implemented
7. Details of scheme of public realm works to Park Green frontage to be submitted
8. Revised landscaping - submission of details
9. Landscaping (implementation)

10. Submission, approval and implementation of Arboriculture Arboricultural Impact Assessment and Method Statement
11. Submission, approval and implementation of a revised Tree Protection Scheme
12. Accordance with submitted Ecological Assessment
13. Nesting birds survey to be submitted
14. Submission, approval and implementation of a habitat creation method statement and a 30-year habitat management plan (Biodiversity Net Gain – Habitat Management Plan)
15. Submission, approval and implementation of an Ecological Enhancement Plan
16. Details of a sustainable surface water drainage scheme and a foul water drainage scheme to be submitted, approved and implemented
17. Accordance with submitted noise mitigation measures
18. Method statement for piling and floor floating to be submitted
19. Dust Management Plan for minimising dust emissions during demolition / construction to be submitted, approved and implemented
20. Accordance with submitted Electric Vehicle Charging Infrastructure and provided prior to first occupation
21. Any gas fired boilers to be low emission
22. Accordance with submitted Travel Plan
23. Phase I / II ground investigation and risk assessment to be submitted, approved and implemented
24. Verification report in accordance with remediation to be submitted and approved
25. Imported soil to be tested for contamination
26. Unforeseen contamination to be reported to LPA
27. 10% of energy to be secured from decentralised and renewable or low carbon sources
28. Programme of archaeological work in accordance with a written scheme of investigation to be submitted, approved and implemented
29. Parking provided in accordance with submitted details prior to first occupation
30. Construction Management Plan to be submitted, approved and implemented

Informatives:

1. NPPF
2. Biodiversity Gain Informative
3. Environmental Health Informatives

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.

6 **24/4223/FUL - FULL PLANNING PERMISSION FOR THE ERECTION OF A RETIREMENT LIVING DEVELOPMENT (CATEGORY 2 TYPE ACCOMMODATION) (USE CLASS C3); GREEN INFRASTRUCTURE; LANDSCAPING; ACCESS AND ASSOCIATED INFRASTRUCTURE ON LAND OFF PETER DE STAPLEIGH WAY, STAPELEY**

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**, subject to a S106 Agreement to secure:

<b>S106</b>	<b>Amount</b>	<b>Trigger</b>
Affordable Housing - In lieu of on-site provision	financial Contribution of £229,095 towards off-site Affordable housing provision	Upon occupation of 20 <sup>th</sup> Apartment
NHS Healthcare	<p>A financial contribution of £44,296 (£904 per apartment)</p> <p>Calculated on following basis:</p> <ul style="list-style-type: none"> <li>- Population served by surgery = 7,000</li> <li>- Equivalent number of dwellings (at an average of 2.3 persons per dwelling) = 3,043</li> <li>- Total cost of required primary care floorspace = £2,752,367</li> <li>- Contribution cost per dwelling = £904</li> </ul>	Upon occupation of 20 <sup>th</sup> apartment
Contribution to outdoor sports facilities	<p>£55,108.90</p> <p>The financial contribution is calculated at £782.27 per bed space in apartments (to a maximum of £1,574.54 per apartment). The funds would be required on commencement of development and used in line with the Council's adopted Playing Pitch and outdoor Sports Strategy.</p>	Upon occupation of 20 <sup>th</sup> Apartment

And the following conditions:

1. Standard 3-year consent
2. Approved Plans
3. Materials
4. Full hard and soft landscape details
5. Implementation of landscaping
6. Submission of details for the treatment of verges of brick gabled elements and design of entrance (North east corner)
7. Revised drainage strategy to incorporate Sustainable Drainage Systems measures, subject to their suitability based on detailed ground investigations.
8. Details of levels
9. Implementation of approved Construction Environmental Management Plan (CEMP)
10. Use of Ultra-low emission boilers
11. Implementation of Residents travel plan
12. Approval of a contaminated land remediation strategy
13. Contaminated land verification report
14. Soil tests for contamination
15. Measures to deal with unexpected contamination
16. Submission of an ecological enhancement strategy.
17. Details of lighting to safeguard bats
18. Implement Hedgehog and Brown Hare Mitigation measures
19. Submission of updated badger survey prior to commencement
20. Submission and implementation of a detailed habitat management plan

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.

**7 24/4242/FUL - FULL PLANNING PERMISSION FOR THE ERECTION OF A RESIDENTIAL DEVELOPMENT (USE CLASS C3); PUBLIC OPEN SPACE; GREEN INFRASTRUCTURE; LANDSCAPING; ENTRANCE FEATURE WALL, ACCESS AND ASSOCIATED INFRASTRUCTURE ON LAND OFF PETER DE STAPLEIGH WAY, STAPELEY**

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**, subject to a S106 Agreement to secure:

<b>S106</b>	<b>Amount</b>	<b>Trigger</b>
Education (primary/secondary/SEN)	£184,888	50% prior to Commencement of a dwelling, then 50% Prior to occupation 20 <sup>th</sup> dwelling (or 50% percentile dwelling)
Affordable Housing	30%  (tenure split of 8 rented units and 4intermediate housing units ).	Not more than of 50% of open market dwellings (sale/rent) shall be occupied until all affordable units within have completed and made ready for immediate occupation and use.
Arrangements for transfer to management company of all areas of planting /landscaping, POS/incidental open space Childrens play space, allotments/orchards and ecological areas		Prior to first occupation of the development

Contribution to outdoor sports facilities	<p>£56,316</p> <p>The financial contribution is £1,564 per family dwelling or £782.27 per bed space in apartments (to a maximum of £1,564.54 per apartment). The funds would be required on commencement of development and used in line with the Council's adopted Playing Pitch and outdoor Sports Strategy.</p>	50% prior to Commencement of a dwelling, then 50% Prior to occupation 20 <sup>th</sup> dwelling
NHS Healthcare	<p>Financial contribution of £36,160 (£904 per dwelling/ apartment)</p> <p>Calculated on following basis.</p> <ul style="list-style-type: none"> <li>- Population served by surgery = 7,000</li> <li>- Equivalent number of dwellings (at an average of 2.3 persons per dwelling) = 3,043</li> <li>- Total cost of required primary care floorspace = £2,752,367</li> <li>- Contribution cost per dwelling = £904</li> </ul>	Prior to occupation 20 <sup>th</sup> dwelling

And the following conditions:

1. Commencement of development (3 years)
2. Development in accordance with approved plans
3. Details of facing materials
4. Details of hard surfacing treatments
5. Details of ground levels and finished floor levels
6. Submission of landscaping scheme
7. Implementation of landscaping

8. Details of Boundary treatment
9. Details for the provision of cycle storage and bin storage
10. Submission of Details for design of LAP
11. Submission of details of the main POS to include orchard, play and green gym items, short mown area for informal games, paths and seating. The approved scheme to be implemented in accordance with the approved details before first occupation of the development.
12. Revised drainage strategy to incorporate SUDS measures, subject to their suitability based on detailed ground investigations.
13. Provision of Ultra Low Emission Boilers
14. Implementation of Residents travel plan
15. Contaminated land – soil testing
16. Measures to deal with unexpected contamination
17. Implementation of Construction Environmental Management Plan (CEMP)
18. Implementation of measures to minimise the risk of harm to Hedgehog and Brown Hare during works on site
19. Safeguarding of nesting birds
20. Details of lighting to safeguard bats
21. Provision of ecological enhancement features
22. Submission and implementation of a detailed habitat management plan
23. Removal of Permitted Development Rights (Part 1 Classes A and E) for plots 2 – 8 & plots 10 -13 (inclusive).

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.

*Councillor Mike Muldoon left the meeting at this point.*

**8 24/4287/FUL - RESIDENTIAL DEVELOPMENT (USE CLASS C3) INCLUDING THE CREATION OF A NEW VEHICULAR ACCESS OFF THE A534 ROUNDABOUT, LANDSCAPING, PUBLIC OPEN SPACE, ECOLOGICAL ENHANCEMENT AREA, INTERNAL ACCESS ROADS, GARAGES, CAR PARKING AND ASSOCIATED INFRASTRUCTURE. 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  
Agent / Applicant: Olivia Carr



## RESOLVED:

For the reasons set out in the report, and the update report, the application be **APPROVED**, as **RECOMMENDED**, and delegated back to Head of Planning in consultation with the Chair, to consider the EA objection, subject to a S106 Agreement to secure:

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Affordable Housing</b>	Affordable housing	20% Affordable Provision (40 units) with a 67.5% to 32.5% tenure split between Affordable Rent and Intermediate Tenure (including shared ownership and rent to buy)  Overage clause to be added into the S106 agreement to look at the profit made and a subsequent contribution to affordable housing.
<b>Amenity Green Space and Play Provision</b>	On site provision of Open Space and a NEAP. 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>	£299,609.41	To be paid prior to the occupation of the 120 <sup>th</sup> dwelling
<b>NHS</b>	£212,054	To be paid prior to the first occupation of the 120 <sup>th</sup> dwelling
<b>Education</b>	£879,516.00 (Primary) £577,332.00 (Secondary) £299,680.00 (SEN)	- Primary to be provided prior to first occupation of the 50 <sup>th</sup> dwelling - Secondary to be provided prior to first occupation of the 15 <sup>th</sup> dwelling - SEN to be provided prior to first occupation

And the following conditions:

1. Standard Time – 3 years
2. Approved Plans
3. 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.
4. 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.

5. Submission and approval of a scheme for acoustic mitigation
6. Submission and approval of a scheme for odour mitigation
7. Low emission boiler provision
8. Phase II Contaminated Land report to be provided
9. No development to commence until a Remediation Strategy has been submitted and approved.
10. Contaminated land – importation of soil
11. Contaminated land – unexpected contaminated land
12. Construction Management Plan to be submitted and approved
13. Materials to be submitted and approved
14. Cycle parking provision to be submitted and approved. The cycle parking shall comply with the specifications set out in Cheshire East's "Cycle parking guide for new residential developments
15. Compliance with the submitted Arboricultural Impact Assessment and Tree Protection.
16. Submission of a scheme for the provision of Biodiversity Net Gain
17. Submission, approval and implementation of a management plan to ensure the delivery and monitoring of the BNG measures
18. Submission and approval of a scheme for the removal of non-native invasive species
19. Hedgehog mitigation (Reasonable Avoidance Measures)
20. Provision of the cycle/pedestrian links onto Laurel Close and Houndings Lane (x2)
21. Submission and approval of a scheme for a mammal ledge
22. Nesting birds – timing of works
23. Lighting to be submitted and approved.
24. Ecological Enhancement Management Plan compliance with the submitted details – the details shall include hedgehog friendly fencing.
25. Submission and approval of a drainage strategy.
26. Prior to the first occupation of the development the improved roundabout access and off-site highway works shall be fully implemented and operational.
27. 10% of energy needs to be from renewable or low carbon energy
28. Obscure glazing requirement – Apartments at plots 15-18 first-floor windows facing north east and first floor side windows on plots 23 and 59.
29. Boundary Treatment – including any fencing to the PROW, the drainage basin and any highway safety barriers
30. Detailed designs of the retaining structures to be submitted and approved.
31. Landscaping (including food growth/production) to be submitted
32. Landscaping to be implemented
33. Landscaping Management Strategy to be submitted and approved
34. Hard landscaping to be submitted and approved.
35. Details of the themed NEAP equipment and play-on-the-go equipment to be submitted and approved.
36. Details of an emergency access onto Houndings Lane shall be submitted and approved.

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.

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	20% Affordable Provision (40 units) with a 67.5% to 32.5% tenure split between Affordable Rent and Intermediate Tenure (including shared ownership and rent to buy)  Overage clause to be added into the S106 agreement to look at the profit made and a subsequent contribution to affordable housing.
<b>Amenity Green Space and Play Provision</b>	On site provision of Open Space and a NEAP.  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>	£299,609.41	To be paid prior to the occupation of the 120 <sup>th</sup> dwelling
<b>NHS</b>	£212,054	To be paid prior to the first occupation of the 120 <sup>th</sup> dwelling
<b>Education</b>	£879,516.00 (Primary) £577,332.00 (Secondary) £299,680.00 (SEN)	- Primary to be provided prior to first occupation of the 50 <sup>th</sup> dwelling - Secondary to be provided prior to first occupation of the 15 <sup>th</sup> dwelling - SEN to be provided prior to first occupation

*Councillor Mike Muldoon returned to the meeting at this point.*

**9 24/5075/FUL - DEVELOPMENT OF A BATTERY ENERGY STORAGE SYSTEM (BESS) WITH ASSOCIATED INFRASTRUCTURE, ACCESS, DRAINAGE AND LANDSCAPING. LAND WEST OF WOODFORD ROAD, POYNTON**

Consideration was given to the above planning application.

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

Agent / Applicant: Hanna Mawson

**RESOLVED:**

For the reasons set out in the report, the application be **APPROVED**, as **RECOMMENDED**, subject to conditions and receipt of satisfactory responses from Cheshire Fire and Rescue and the LLFA:

1. Commencement of development – 3 years
2. Development in accordance with approved plans
3. Temporary period – 40 years
4. Removal in event development ceases to export electricity
5. Scheme of restoration to be submitted
6. Materials as application
7. Development to be carried out in accordance with the Construction Ecological Management Plan
8. Updated badger survey to be submitted
9. Ecological Enhancement Plan to be submitted
10. Habitat Creation Method Statement and 30-year Habitat Management and Monitoring Plan to be submitted
11. Biodiversity Gain Plan to be submitted
12. Landscape scheme to be submitted
13. Implementation of landscape scheme
14. 30-year landscape management plan to be submitted
15. Site access arrangement and visibility splays
16. Development to be carried out in accordance with the submitted Construction Traffic Management Plan
17. Imported soil to be tested for contamination
18. Actions in the event of any unidentified contamination being found
19. Reporting of contamination during lifetime of development
20. Development to be carried out in accordance with submitted drainage details
21. Development to be carried out in accordance with submitted Arboricultural Impact Assessment
22. Existing and proposed levels to be submitted.

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.

*Councillor Garnet Marshall left the meeting at this point and did not return.*

**10 LOCAL LISTED BUILDING CONSENT ORDERS FOR CREWE  
RAILWAY COTTAGES, CREWE**

Consideration was given to the above planning application.

**RESOLVED:**

For the reasons set out in the report, and the update report, that the Strategic Planning Board:

1. Approve the 4 Local Listed Building Consent Orders for the following:
  - All of Betley Street
  - All of Dorfold Street
  - All of Tollitt Street
  - 16 properties on Victoria Street
2. Conditions in relation to the order are delegated to Head of Planning level, in accordance with the principles of the Local Listed Building Consent.

The meeting commenced at 10.30 am and concluded at 3.30 pm

Councillor B Puddicombe (Chair)

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