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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 23rd July, 2025 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors D Edwardes, M Edwards, S Gardiner, M Houston, T Jackson,
G Marshall, H Moss, H Seddon and L Smetham

OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning
James Thomas, Senior Planning and Highways Lawyer
Paul Griffiths, Senior Highways Officer
Jennifer Ashley, Democratic Services Officer

11 APOLOGIES FOR ABSENCE

There were no apologies for absence received.

12 DECLARATIONS OF INTEREST/PRE DETERMINATION

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

In relation to item 5, application 24/4228/OUT, Cllr Gardiner declared that he was known to one of the registered public speakers in a professional manner from his previous career.

In relation to item 6, application 25/1373/FUL,

Cllr Gardiner declared that he was a close colleague of Cllr Heler (ward Councillor who had commented on the application), however they had not discussed the application.

Cllr Edgar declared that he was the ward councillor for the area and member of Weston & Crewe Green Parish Council. Although the Parish Council had commented on the application, Cllr Edgar had not been part of any discussions regarding the application.

Cllr Houston declared that as a former member of Crewe Town Council Planning Committee, she had received a presentation from the Police & Crime Commissioner on the proposals, however, had not been involved in any discussions or formed a view on the application.

13 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 28 May 2025 be approved as a correct record.

14 PUBLIC SPEAKING

That the public speaking procedure be noted.

15 24/4228/OUT - OUTLINE PLANNING PERMISSION WITH LANDSCAPING RESERVED FOR THE ERECTION OF A CARE DEVELOPMENT (USE CLASS C2); ENTRANCE SIGN STRUCTURE; PUBLIC OPEN SPACE; 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;

Councillor Andrea Jacobs, Chairman Stapeley & District Parish Council

Mr Jon Suckley, Planning Agent, Asteer Planning.

RESOLVED:

That application 24/4228/OUT be APPROVED as recommended, subject to the following Section 106 Legal Agreement

S106	Amount	Trigger
NHS Healthcare	A financial contribution of £72,320 (£904 per bedroom) Calculated on following basis. - Population served by surgery = 7 - Equivalent number of dwellings (at an average of 2.3 persons per dwelling) = 3,043 - Total cost of required primary care floorspace = £2,752,367 - Contribution cost per dwelling = £904	Prior to first commencement of use
Arrangements for transfer to management company of all areas of Planting / landscaping / POS / incidental open space, children's play		Prior to first commencement of use

space, allotments / orchards and ecological areas		
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And the following conditions;

1. Time limit – approval of reserved matters (3 years)
2. Approval of reserved matters
3. Approved plans
4. Details of facing Materials
5. Details of hard surfacing treatments
6. Details of boundary treatment including to bedrooms on ground floor of building
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 Residents travel plan
10. Contaminated land - Submission of updated Phase II ground investigation and risk assessment and remediation strategy if necessary
11. Contaminated land - verification report
12. Soil tests for contamination
13. Measures to deal with unexpected contamination
14. Submission of an ecological enhancement strategy, including proposals for installation of swift bricks
15. Details of lighting to safeguard bats
16. Implement Hedgehog and Brown Hare Mitigation measures
17. Submission of updated badger survey prior to commencement
18. Mandatory Biodiversity Net Gain (BNG)
19. Submission of details of the design and layout of the area of POS

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.

16 25/1373/FUL - ERECTION OF A TWO-STOREY OFFICE BUILDING AND DEPLOYMENT BASE (SUI GENERIS) INCLUDING ASSOCIATED STORAGE FACILITIES, CAR PARKING, LANDSCAPING, PLANT AND ANCILLARY WORKS ON LAND TO WEST OF DAVID WHITBY WAY , BASFORD EAST , CREWE.

Consideration was given to the above planning application.

The following attended the meeting and spoke in favour of the application;

Gemma Southern, Deputy Police and Crime Commissioner

Richard Purser, Planning Agent

In addition, statements were read out by the Democratic Services Officer on behalf of Councillor Alison Heler and Weston & Crewe Green Parish Council.

RESOLVED:

That application 25/1373/FUL be APPROVED as recommended, subject to the following conditions;

1. Commencement of development (3 years)
2. Approved plans
3. details of facing materials
4. Revised landscaping – details soft landscaping and planting including the 'service strip' along Mill Farm Drive
5. Implementation of Landscaping
6. Details of boundary treatment
7. Details of ground levels and finished floor levels
8. Submission of Surface water drainage scheme including details of Suds
9. Provision of Ultra Low Emission Boilers
10. Details of the provision on external plant including an assessment of its noise levels
11. Details of external lighting
12. Provision of cycle parking
13. Active travel link shall be available for use from first occupation of the development but remain closed until a link is provided from it to David Whitby Way
14. Details of how the active travel route will tie in with the approved route along Mill Farm Drive
15. 10% of energy to be secured from decentralised and renewable or low carbon sources
16. Submission and approval of a contaminated land remediation strategy
17. Contaminated land verification report
18. Soil tests for contamination
19. Measures to deal with unexpected contamination
20. Mandatory Biodiversity Net Gain (BNG)
21. Provision of Habitat Creation Method Statement & Habitat Management and Monitoring plan
22. Updated badger survey
23. Development to be undertaken in accordance with approved Construction Environmental Management Plan
24. Safeguarding of nesting birds
25. Details of lighting to safeguard bats
26. Ecological enhancement plan
27. Tree protection measures
28. Swift bricks to be incorporated into building elevations

In addition, an informative to include reference to the need to enter into an s278 agreement with the Highway Authority for the service strip/landscaping frontage.

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.

The meeting commenced at 10.30 am and concluded at 12.30 pm

Councillor B Puddicombe (Chair)

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