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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 14th August, 2013 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor H Davenport (Chairman)
Councillor D Hough (Vice-Chairman)

Councillors Rachel Bailey, D Brown, P Edwards, J Hammond, P Hoyland,
J Jackson, P Mason, B Murphy, C G Thorley, G M Walton and J Wray

OFFICERS IN ATTENDANCE

Mr T Evans (Planning Officer), Mrs R Goddard (Senior Lawyer), Mr B Haywood (Principal Planning Officer), Mr S Irvine (Planning & Place Shaping Manager), Mr N Jones (Principal Development Officer), Miss R Norbury (Enforcement Officer, Contaminated Land), Ms S Orrell (Principal Planning Officer), Mr A Sellors (Transportation Planner), Mr A Ross (Corporate Manager of Strategic Infrastructure), Mr P Wakefield (Principal Planning Officer) and Miss E Williams (Planning Officer)

50 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor S Wilkinson.

51 DECLARATIONS OF INTEREST/PRE DETERMINATION

In relation to application 13/0336N, Councillor J Hammond declared that he had attended Ward and Parish Council Member briefings in relation to the Basford sites together with Officers and when the applicant has also been present. However he confirmed that he had never expressed any views about the specific application.

In relation to the same application, Councillors D Brown, C Thorley and D Brickhill, a visiting Ward Councillor declared the same information.

It was noted that all Councillors had received correspondence in relation to application 12/4652M.

52 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman.

53 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

- 54 **13/0336N-OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (UP TO 370 UNITS), OFFICES (B1), LOCAL CENTRE COMPRISING FOOD AND NON-FOOD RETAIL (A1) AND RESTAURANT/PUBLIC HOUSE (A3/A4), HOTEL (C1), CAR SHOWROOM AND ASSOCIATED WORKS INCLUDING CONSTRUCTION OF NEW SPINE ROAD WITH ACCESSES FROM CREWE ROAD AND A500, CREATION OF FOOTPATHS, DRAINAGE INCLUDING FORMATION OF SUDS, FOUL PUMPING STATION, SUBSTATION, EARTHWORKS TO FORM LANDSCAPED BUNDS, PROVISION OF PUBLIC OPEN SPACE AND LANDSCAPING, LAND OFF CREWE ROAD, BASFORD WEST, SHAVINGTON-CUM-GRESTY, CREWE FOR GOODMAN**

Consideration was given to the above application.

(Councillor D Brickhill, the Ward Councillor and David Rolinson, the agent for the applicant attended the meeting and spoke in respect of the application).

The Transportation Officer addressed the Board on Section 106 obligations and the way in which they complied with the CIL regulations. He commented that as contained within the Transport Assessment there were capacity problems on the local network specifically for traffic accessing Crewe from the Gresty Road corridor and impacting upon the South Street/Nantwich Road and Gresty Road/Catherine Street junctions. The Basford West development could not be accommodated on the road network without mitigation measures being provided. Crewe Green Link Road would provide an alternative route for traffic that avoids the South Street junction by linking the A500 to the A532, strategic traffic modelling has shown that this link will relieve pressure and reduce traffic on the Gresty Road corridor, creating capacity in the network for the traffic generated by this development.

The cost of the Crewe Green Link Road had been partly funded by Government and the remainder was to be funded through developer contributions including from Basford West.

In respect of the Highway contribution of £300,000 towards improving public transport it was noted that the accessibility of the site was required to be improved, this was to be achieved by ensuring that the existing bus service was retained and also that it was enhanced by improving the frequency of service. The contribution of providing these services had been agreed and would be used to improve the sustainability of the site for residents. Bus stops would be provided within the site to allow good

access to bus services from both the residential and employment parts of the site.

In respect of the Highway Contribution of £2,500,000 towards the A500 corridor towards M6 Junction 16 it was noted that the A500 had high levels of existing congestion as a result of traffic using this route to access J16 M6, the congestion was not confined just to peak hours and was experienced throughout the day. A mitigation scheme to widen the A500 on its approach to the M6 J16 had been agreed and this complemented the Government pinch point improvement scheme at J16 M6. It was acknowledged that the impact of the development on the A500 would be less throughout the day given the introduction of the residential development relative to the previous application for the employment site, however at proportion of this employment and distribution was still proposed and therefore the contribution was based on a proportion of the expected cost of Section 278 scheme agreed as part of the previous application.

In respect of the Highway Contribution of £ 330,000 towards improving site access to cycle and footpath routes it was noted that in order to ensure there was good sustainable access to the site, a number of footpath and cycle path improvements had been identified to improve the access towards Crewe town centre. This would promote walking and cycling throughout the year by providing high quality routes towards the town centre.

In respect of the Highway Contribution of £200,000 towards Traffic management and Regulation Orders it was noted that the spine road through the site would change the routing of traffic in the area around the site. It was expected that there would be a reduction in the level of traffic of the section of Crewe Road bypassed by the new road and as a result complementary traffic management measures would be required on Crewe Road to ensure the new road forms the primary link towards Crewe from the Shavington area around the A500.

RESOLVED

That for the reasons in the report and in the update to Board, the application be approved subject to the receipt of additional viability information and no objection from Gerald Eve in respect of that information, subject to the completion of a Section 106 Agreement securing the following:-

- Provision of education contribution of £722,363 (on the basis of 370 units)
- 21% affordable housing with a tenure split of 65% affordable rent and 35% intermediate housing
- £3,200,000 contribution towards the Crewe Green Link Road

- £2,500,000 towards improving access to the congested A500 corridor only payable on receipt of pinch point funding by the Council to subsidise the Basford West Spine Road
- £200,000 contribution to traffic management and regulation.
- Provision of Ecological area
- £37,000 for off site planting / habitat mitigation measures
- Viability re-appraisal prior to the occupation of the 200th unit and 300th unit. (Overage clause)
- Provision of open space
- A private resident's management company to manage all of the greenspace on the site.
- Reiterate previous Section 106 agreements in particular concerning the public access from the NW corner of the site, and that funding of £330,000 for works to be made available for public access to the SW corner of the site. Sum of £330,000 to be included for these works.

And subject to the following conditions:

1. Standard outline (Phased)
2. Standard outline (Phased)
3. Standard outline (Phased)
4. Approved plans
5. Submission of phasing plan
6. Provision of spine road in phase 1, remaining roads in accordance with phasing plan, all in accordance with drawings to be submitted and approved.
7. Reserved matters applications to include cross sections through the site and details of existing and proposed levels to demonstrate impact of the proposed development on the locality.
8. Submission / approval / implementation boundary treatment
9. Submission / approval / implementation details of drainage
10. Development to be carried out in accordance with the approved Flood Risk Assessment (FRA), from BWB Consulting ref BMW/139/FRA-Full Rev B dated 14/12/12, and the following mitigation measures detailed within the FRA:
11. Limiting the surface water run-off generated by the proposed development, so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
12. The layout for the proposed development to be designed to contain the risk of flooding from overland flow during severe rainfall events.
13. Submission, approval and implementation of a method statement to deal with the treatment of the environmentally sensitive ditch, its aftercare and maintenance
14. Submission, approval and implementation of a scheme to dispose of foul and surface water, including the provision and installation of oil and petrol separators

15. This site must be drained on a total separate system in accordance with the FRA by BWB and dated Dec 12.
16. The foul water discharge from the proposed site must discharge at an agreed point of connectivity within the public sewerage system and under agreement with UU before consent is granted.
17. For the avoidance of doubt, no surface water run-off generated from the site shall communicate with the public sewerage system via direct or indirect means.
18. Submission, approval and implementation of an Environmental Management Plan
19. Submission, approval and implementation of low emission strategy
20. Submission and approval of an updated Phase II investigation and implementation of any necessary mitigation.
21. Submission, approval and implementation of location, height, design, and luminance of any proposed lighting
22. Submission, approval and implementation of a detailed noise mitigation scheme with the full application.
23. If mechanical services plant is installed, it should be located well away from the nearby residential units and be designed such that the noise should not exceed the existing background noise levels, in accordance with BS 4142:1997.
24. Submission, approval and implementation of a scheme of odour / noise control for the local centre, restaurant/public house and hotel.
25. Submission, approval and implementation of travel plan
26. Submission, approval and implementation of electric car charging points
27. Directional signage for pedestrians and cycles
28. Site wide Umbrella Travel Plan including monitoring Relocation of the southern bus stop to achieve better access to the residential development.
29. Submission / approval / implementation of sustainable design statement
30. A detailed landscape scheme should be submitted for approval prior to commencement on site.
31. A tree survey and tree protection plan in accordance with BS 5837 (2012) should be submitted for approval prior to commencement on site.
32. The agreed landscape scheme should be implemented within the first planting season after commencement of development.
33. No development should take place until details of all earthworks have been submitted and approved. The bunds on either side of the spine road should be constructed with the upper 1.5 metres of soil loose tipped in order to avoid compaction of the rooting medium, thereby promoting more rapid and taller tree growth. This approach is detailed within Forest Research BPG Note 4. Allowance should

be made for settlement over the first year in order to achieve required finished levels.

34. A management plan to include all landscape areas and public open space (within this application) should be submitted and approved prior to commencement of landscape works. This should include long term objectives and proposals for management in perpetuity that can be included within a Section 106 Agreement.
35. A five year landscape establishment management plan should be submitted and approved prior to commencement of landscape works.
36. Any landscape planting that fails within the first 5 years after planting should be replaced on a like for like basis unless agreed in writing with the LPA.
37. Submission / approval of archaeological investigation.
38. Submission / approval / implementation of footpath surfacing / lighting
39. Submission / approval / implementation fencing to public open space
40. Retention of hedgerows within proposed open space
41. Landscape scheme for spine road including street furniture and public art, to be submitted and approved prior to commencement of construction of spine road.
42. £80,000 for Ecological Management Plan
43. £50,000 for public art
44. Establishment of a Liaison Group
45. Details of bin storage to be submitted to the Local Planning Authority

55 13/2299N-APPROVAL OF DETAILS OF THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE AS REQUIRED BY CONDITION 1 ATTACHED TO THE OUTLINE PLANNING PERMISSION 11/4549N, LAND AT ROPE LANE, SHAVINGTON, CREWE, CHESHIRE FOR WAINHOMES NORTH WEST LTD

Consideration was given to the above application.

(Councillor D Brickhill, the Ward Councillor, Mr Farrington, an objector and Caroline Payne the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred in order for further discussions to take place with Officers, the local Ward Councillors and the agent for the application regarding the design of the properties, the layout of the affordable housing, the location of the properties to the nearby bungalows, the density, the location of the play area and development of a 'Manual for Streets' compliant design.

(This decision was contrary to the Officers' recommendation of approval).

(The meeting adjourned from 12.50pm until 1.35pm for lunch. Councillor P Hoyland left the meeting and returned prior to consideration of application 13/1414C).

56 12/1799C-IMPORTATION OF INERT MATERIAL TO INSTALL COVER SYSTEM TO FORMER TIP AND RESTORATION SCHEME TO ALLOW CHANGE OF USE TO INFORMAL RECREATIONAL OPEN SPACE WITH ANCILLARY CAR PARK, FORMER TIP, ROUGHWOOD LANE, HASSALL GREEN, SANDBACH, CHESHIRE FOR HAYS PLC

(Councillor J Wray arrived back to the meeting as the application was being presented and therefore did not take part in the debate or vote on the application).

Consideration was given to the above application.

(Caroline Ridge, the agent for the applicant and David Rix, the Consultant for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report the application be approved subject to the following conditions:-

1. Standard conditions
2. Control over type and amount of material to be imported
3. No processing of materials on site
4. Scheme to control dust
5. Implementation of remediation/protection measures and provision of site completion statement
6. Methods to address any unexpected contamination on site
7. Hours of operation
8. Restriction on overall HGV movements and daily movements
9. Provision of temporary road signs
10. Method statement for regulating vehicle movements
11. Facilities to prevent deposit of extraneous material on highway
12. Provision of wheelwash
13. Entrance gate to remain locked aside from when in use by visiting parties

- 14.No external lighting
- 15.Fencing to be installed for defensive planting
- 16.Badger mitigation measures
- 17.Provisions to safeguard nesting birds
- 18.Scheme of measures for detailed stabilisation works
- 19.Provision of full tree survey prior to works commencing on site
- 20.Provision of full tree protection measures
- 21.Full landscape restoration scheme

57 PROPOSED ALTERATIONS TO THE SECTION 106 AGREEMENT RELATING TO APPLICATION 11/1879 FOR LAND AT PARKERS ROAD, CREWE

This application was taken off the agenda prior to the start of the meeting.

58 12/4652M-ERECTION OF CLASS A1 RETAIL STORE WITH CONSERVATORY, GARDEN CENTRE, ANCILLARY COFFEE SHOP AND ASSOCIATED CAR PARKING, LAND OFF EARL ROAD, HANDFORTH, CHESHIRE FOR NEXT PLC

Consideration was given to the above application.

(Adrian Trotter, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the update to Board, the application be delegated back to the Planning & Place Shaping Manager in consultation with the Chairman of the Strategic Planning Board for approval subject to referral to the Secretary of State, subject to the completion of a Section 106 Agreement securing the following broad Heads of Terms:-

- Payment of a Commuted sum for off-site provision of Public Open Space for improvements, additions and enhancement of existing Public Open Space facilities at open space facilities at Meriton Road Park, Henbury Road and Spath Lane.
- Payment of a commuted sum for off-site provision of recreation/outdoor sport (outdoor sports facilities and pitches, courts, greens and supporting facilities/infrastructure) at Meriton Road Park and Spath Lane
- Submission, operation and monitoring of a staff travel plan
- Payment of a commuted sum for improvements to footpaths / creation of cycleways
- Payment of a commuted sum for improvements to local bus services to and from the site
- Payment of commuted sum towards or provision of an electric car charging point.

- Payment of a commuted sum for infrastructure works within the employment site
- Submission of an employment and skills plan (local employment agreement)

And subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accordance with approved plans
3. Submission of samples of building materials
4. Development in accordance with Flood Risk Assessment
5. Site to be drained on a separate system
6. Phase 2 contaminated land survey to be submitted
7. Landscaping-submission of details
8. Landscaping (implementation)
9. Electric car charging points to be provided
10. No subdivision of retail unit
11. Provision of cycle parking shown on approved plans
12. The building hereby approved shall be constructed to achieve a minimum rating of BREEAM 'very good' as outlined in the sustainability assessment
13. Details of external lighting to be submitted for approval

59 13/1414C-ERECTION OF 14 AFFORDABLE HOMES COMPRISING 1 X 2-BED DETACHED, 4 X 2-BED SEMI-DETACHED, 4 X 3-BED SEMI-DETACHED AND 5 X 2-BED MEWS DWELLINGS, LAND OFF FORGE LANE, CONGLETON, CHESHIRE FOR MR ANDREW GARNETT, MCI DEVELOPMENTS

Consideration was given to the above application.

(Paul Williams and Joanne Bonnington the agents for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report, the application be approved subject to the completion of a Section 106 Agreement securing the following:-

- Dwellings to be 100% affordable rented in perpetuity
- Recreation Space - Enhanced provision £2930.24
- Maintenance £9552.00
- Commuted sum of £8,897.60 as compensation for loss of habitat/impact on wildlife corridor

And subject to the following conditions:-

1. Time limit

2. Plans
3. Materials
4. Final detail for the designed treatment of the Forge Lane carriageway/footway provisional scheme in line with the final Road Safety Audit to be submitted prior to commencement of development.
5. Interior road design and construction plans for the proposed development layout within the site to be submitted prior to commencement of development.
6. Submission and implementation of Tree and hedgerow protection measures
7. Arboricultural Specification/Method statement
8. Submission of landscaping scheme inc hard landscaping include replacement native hedgerow planting and boundary treatments
9. Implementation of landscaping scheme
10. Breeding Bird Survey for works in nesting season
11. Bats and bird boxes
12. Jodrell Bank – standard electromagnetic condition
13. The development shall fully accord with the submitted Method Statement for Badger Settle Closure unless varied by a subsequent Natural England license.
14. Ecological Mitigation to include the provision of a planted 5m buffer both along the northern boundary of the site and around the identified settle. Details to be submitted prior to commencement of development
15. Site drainage details to be submitted
16. The hours of construction of the development (and associated deliveries to the site) shall be restricted to: Monday – Friday 08:00 to 18:00 hrs Saturday 09:00 to 14:00 hrs Sundays and Public Holidays Nil
17. Should there be a requirement to undertake foundation or other piling on site it is recommended that these operations are restricted to: Monday – Friday 08:30 – 17:30 hrs Saturday 09:30 – 13:00 hrs Sunday and Public Holidays Nil
18. Submission of mitigation measures to minimise any impact on air quality from construction dust
19. Submission of Construction Management Plan, including site compound/details of materials store
20. Open plan estate layout – removal of permitted development rights for fences
21. Bin store details to be submitted
22. Removal of permitted development rights for extensions and outbuildings
23. Details of ground levels (existing and proposed) to be submitted and approved prior to development to include level garden areas to dwellings. No approval for proposed levels
24. Method Statement for removal of Himalayan Balsam

25. 2 car parking spaces per dwelling to be permanently retained in areas shown on approved plan
26. Submission and implementation of a scheme for the provision and management of the buffer zone alongside the rear boundary of plots 8-14 to include details of planting, management plan for the buffer zone
27. Provision of grit boxes

In the event of any changes being needed to the wording of the committee's decision (such as to delete, vary or add additional conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Development Management and Building Control Manager, in consultation with the Chairman of the Strategic Planning Board is delegated the authority to do so, provided that he does not exceed the substantive nature of the Board's decision.

60 **13/2135N-FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS AND LANDSCAPING ARRANGEMENTS AT LAND AT GREYSTY GREEN, CREWE, LAND AT GREYSTY GREEN, GREYSTY GREEN ROAD, SHAVINGTON-CUM-GREYSTY FOR MARTIN PARRY, BELLWAY HOMES**

Consideration was given to the above application.

(Simon Artiss, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the application be refused for the following reasons:-

1. The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policy NE.2 (Open Countryside) and the principles of the National Planning Policy Framework and create harm to interests of acknowledged importance. The Local Planning Authority can demonstrate a 5 year supply of housing land supply in accordance with the National Planning Policy Framework. As such the application is also contrary to the emerging Development Strategy. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.
2. The proposed development would not provide the required level of affordable housing. The proposal would therefore not create a sustainable, inclusive, mixed and balanced community. The benefits of allowing this development would be limited and would be outweighed by the significant and demonstrable adverse impact. Therefore the proposal is not considered to be an acceptable form

of development as a departure from the development plan and would be contrary to the Interim Planning Policy on Affordable Housing and Policies RES.7 (Affordable Housing), BE.3 (Access and Parking) and BE.5 (Infrastructure) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the National Planning Policy Framework.

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 Planning and Place Shaping Manager 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.

Should this application be the subject of an appeal, authority be delegated to the Planning and Place Shaping Manager in consultation with the Chairman of the Strategic Planning Board to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

61 13/2159N-EXTENSION OF TIME LIMIT FOR THE OUTLINE APPLICATION FOR THE ERECTION OF FIVE OFFICE BUILDINGS WITH ASSOCIATED CAR PARKING AND LANDSCAPING, LAND TO EAST OF UNIVERSITY WAY, CREWE FOR HAWKSTONE PROPERTIES (CREWE GREEN) LLP

Consideration was given to the above application.

RESOLVED

That for the reasons in the update report to Board, the application be approved subject to the following conditions:-

1. Submission of details of layout, scale, appearance access to all individual plots and landscaping.
2. Application for reserved matters to be made within 3 years of date of this permission.
3. Development to be implemented within 3 years of the date of this outline permission or expiry of 2 years from final approval of the last of the reserved matters.
4. All reserved matters applications to include site survey and details of proposed site and slab levels
5. All reserved matters applications to include Framework Travel Plan, to be followed by a travel plan and its implementation.

6. All reserved matters applications to provide development based on the all the sustainable development principles of the Design and Access Statement
7. Car parking, motorised cycle parking and covered secure cycle parking for each plot, with showers in each building for use by all staff.
8. Site to be used for B1 office use only.
9. Remedial tree works to be completed in accordance with tree survey and recommendations of ecological survey.
10. Replacement planting for trees which are removed to be provided with first reserved matters application. To include details of species, size on planting, location and timetable for the provision of the tree planting.
11. Details of tree protection to be submitted approved and implemented.
12. Landscaping scheme to be submitted with the first reserved matters planning application for the site to incorporate strategic planting to the University Way frontage and the planting on the north side of building B and south side of building D to reflect the strategic planting on Area C to the south of this site.
13. Final check of trees for bats prior to tree works.
14. Protection for nesting birds.
15. No development within 30m of any badger sett and further survey with mitigation if necessary to ensure protection to any setts.
16. Scheme for the provision of a wildlife buffer to the Valley Brook and Englesea Brook to be submitted approved and implemented.
17. Use of native species in landscaping of all plots.
18. Minimum slab level of 49.79m AOD for all buildings.
19. Pedestrian access to all buildings to be minimum of 49.49m AOD
20. Scheme for surface water regulation of the site to be submitted with first reserved matters for the development, approved and implemented.
21. Scheme for the disposal of surface and foul water drainage to be submitted approved and implemented with each plot.
22. Oil interceptors to car parks.
23. Areas used for vehicle washing to be contained and connected to foul sewer.
24. Scheme for protection of Englesea Brook and Valley Brook from contamination by building materials to be submitted approved and implemented.
25. Maximum floor area.
26. Details of external lighting.
27. Control invasive species on the site.

Members of the Strategic Board expressed the desire to see this important employment site developed as soon as possible.

62 HIGH LEGH AREA NEIGHBOURHOOD APPLICATION

(Councillor D Brown left the meeting prior to consideration of the item not as he was the Portfolio Holder responsible for making the decision. He did not return to the meeting).

Consideration was given to the High Legh Area Neighbourhood Application.

(Bruce Adams, a Supporter attended the meeting and spoke in respect of the item).

RESOLVED

1. That the report be noted.
2. That the Portfolio Holder for Strategic Communities be recommended to approve the designation of High Legh Parish as a Neighbourhood Area for the purposes of preparing a Neighbourhood Plan.

The meeting commenced at 10.30 am and concluded at 4.25 pm

Councillor H Davenport (Chairman)