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## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 15th April, 2009 at Committee Suite 1,2 & 3, Westfields,  
Middlewich Road, Sandbach CW11 1HZ

### **PRESENT**

Councillor Mrs H Gaddum (Chairman)  
Councillor Mrs R Bailey (Vice-Chairman)

Councillors A Arnold, D Brown, P Edwards, J Hammond, Mrs M Hollins,  
D Hough, J Macrae, B Moran, C Thorley, G M Walton, Wilkinson and J Wray

### **21 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

### **22 DECLARATIONS OF INTEREST**

Councillors D Hough, P Edwards and J Wray declared that they had pre-determined application 08/1626/FUL by virtue of the fact that they had been Members of Congleton Borough Council's Planning Committee which had made the decision to approve the application against the Officer's recommendation. In accordance with the Code of Conduct they remained in the conversation and spoke in respect of the application however they did not take part in the vote.

Councillor B Moran declared a personal interest in the same application by virtue of the fact that he had had conversations with the applicant, Tesco in his capacity as Portfolio Holder for the previous Authority, Congleton Borough Council, however he had not formed a judgment on the application and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

### **23 MINUTES OF THE MEETING**

#### **RESOLVED**

That the minutes be approved as a correct record and signed by the Chairman subject to it being noted that Councillor Mrs H Gaddum was Chairman for the meeting and that Councillor B Moran was Vice Chairman, that under Minute No.16 'Urgent Item' the word 'working' be inserted after 'five clear' and that under Minute No.18 'Planning Application Validation: Local Checklists' the words 'approve for adoption' be inserted in the last sentence of the first paragraph after 'was invited to'.

### **24 PUBLIC SPEAKING TIME**

The Chairman informed the Committee that the Ward Councillor who had registered to speak would be allocated 5 minutes to present his case and that the person speaking on behalf of the applicant would be allocated 3 minutes to present his case.

**25 08/1626/FUL-TESCO STORES LTD, WHEELOCK STREET, MIDDLEWICH**

(During consideration of the following application, Councillor S Wilkinson arrived to the meeting).

**08/1626/FUL-Tesco Stores Ltd, Wheelock Street, Middlesbrough**

(The Ward Councillor, Councillor S McGrory and the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for a site visit in order to appreciate the context of the site and its surroundings. Members made a request that when they went on the visit the site be appropriately pegged out.

**26 THE NEW 'FAST TRACK' HOUSEHOLDER PLANNING APPEALS**

Consideration was given to a report on the number of changes to the planning appeals process which had come into force on 6 April 2009.

Concerns were raised that introducing a 'fast track' system would increase the pressure on the appeals process with an increase in appeals being lodged. Furthermore emphasis was placed on the need to ensure that any changes to the appeals process be clearly explained to Members and the public.

In addition it was noted that if Members were minded to go against an Officer's recommendation then the reasons would need to be clearly defined as to why the Committee had made the decision to go against the Officers recommendations. This was important as the reasons would be the only information allowed to be submitted under the new process. Members were informed there was still no scope to submit an appeal statement.

Members were concerned that training on this issue and other issues was a necessity for all Members on a Planning Committee. It was agreed that further training sessions to take place on a six weekly cycle lasting no more than half a day should be arranged as soon as possible particularly in respect of the issue relating to any Committee overturns. Concern was expressed that the training sessions should take place later in the day to accommodate those Members who worked.

RESOLVED

- (1) That the report be noted.
- (2) That the implications contained within the report be reported to the Northern and Southern Planning Committees.
- (3) That training sessions be arranged for all Members of the Strategic Planning Board, Northern and Southern Planning Committees to take place on a six weekly cycle lasting no more than half day.

**27 APPEALS SYNOPSES AND PERFORMANCE MONITORING REPORTS**

Consideration was given to the report on the procedures for the reporting of planning appeals and performance within the new Authority.

Confirmation was sought that information on appeals appeared in the public domain. This was confirmed by the Officer in attendance.

It was also suggested that information in respect of the costs should be included in the appeal summaries, including costs awarded in favour and against the Council.

#### RESOLVED

- (1) That the report be noted.
- (2) That the Appeal Summary format follow the format used by Macclesfield and Congleton and incorporate a specific section which identified the implications of that particular Inspector's appeal decision.
- (3) That an Appeals performance monitoring report which compares local performance against other similar Authorities and nationally be presented to the Committee on a six monthly rolling programme.

#### **28 DATE OF NEXT MEETING**

It was noted that the date of the next meeting would take place on Wednesday 6 May 2009.

The meeting commenced at 2.00 pm and concluded at 3.08 pm

Councillor Mrs H Gaddum (Chairman)

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