

APPENDIX A



Reference to Strategic Planning Board Terms of Reference

1. Applications involving a significant departure from policy which a Planning Committee is minded to approve
2. Any other matters which have strategic implications by reason of their scale, nature or location

1. What is a significant departure?

The key issue to be considered is whether planning policy would be undermined by the proposal. This may need to be considered on a case basis but the final decision rests with the Lead Development Management Officer giving their professional opinion. Some examples are set out below.

Examples NOT significant

Only a small corner of a large retail redevelopment scheme falls outside the town centre boundary. The proposal in totality would not undermine development plan objectives to locate new retail development in the town centre.

Where there is a loss of recreation land contrary to policy but this represents a small unusable corner of a large site.

Examples that WOULD be significant

Inappropriate development in the Green Belt and where buildings to be created would be more than 1000 square meters or have a significant impact on the openness of the Green Belt.

2. What are matters which have strategic implications by reason of scale, nature or location?

Proposals that have a wider effect beyond that of the immediate local area.

They will include all matters requiring consultation with the as defined by the Town and County Planning (Consultation) (England) Direction 2009 (Annex 1). For details of the full document see:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/circularconsultationdirect.pdf>

In other cases proposals will be assessed on a case by case basis.

Examples where the effect may have strategic implications are:

- A proposal that requires a Transport Assessment as defined by Planning Policy Guidance 13, Transport, and where there would be a large number of traffic movements that would have an impact on the local transport network and have implications for emissions
- A high level of prominence in the existing landscape in particular in the Green Belt, Green Gap, open countryside, and areas of high quality landscape designated in the development plan
- A harmful effect on areas of ecological, historical or archaeological importance
- A location close to a neighbouring authority where there would be a significant impact beyond Cheshire East and that authority has objected
- Provision of essential regional infrastructure or resources eg energy, waste and water facilities, or mineral extraction.