

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Tuesday, 18th March, 2014 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor H Davenport (Chairman)

Councillors K Edwards (Substitute), J Hammond, D Hough, P Hoyland, J Macrae (Substitute), B Murphy, C G Thorley, G M Walton, S Wilkinson and J Wray

OFFICERS IN ATTENDANCE

Mr A Fisher (Head of Strategic & Economic Planning), Mr B Haywood (Principal Development Officer), Mrs N Folan (Planning Solicitor), Mr P Hooley (Northern Area Manager), Mr N Jones (Principal Development Officer) and Mr D Malcolm (Interim Head of Planning & Place Shaping Manager), Ms S Orrell (Principal Planning Officer) and Miss E Williams (Principal Planning Officer)

183 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Rachel Bailey, Mrs J Jackson and P Mason.

The Chairman announced that Cllr Hough had resigned as Vice-chairman of the Board, but remained a member of the Board. It was proposed that Cllr Walton would replace him as Vice-chairman, subject to Council approval. The Chairman thanked Cllr Hough for his contribution to the work of the Board during his term of office.

184 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests openess, in respect of application 13/3455M, Cllr Davenport declared that he was a member of Disley Parish Council and the Parish Council SEMMS sub group and a Cheshire East member of the A6 Corridor Mitigation Group. However, he had not expressed an opinion and had not, therefore, pre- determined the application.

In the interests openess, in respect of application 13/4150N, Cllr Hammond declared that he was member of Haslington Parish Council, who had commented on the application and in respect of applications 13/3455M and 11/1122M, as he was a member of the Cheshire Wildlife Trust, who had commented on the applications.

In the interests openess, in respect of application 13/4150N, Cllr Hough declared that he was a member of Alsager Parish Council, but that he had not discussed the application.

In the interests openess, in respect of application 13/3455M, Cllr Hoyland declared that he was a member of Poynton Town Council and had attended a number of meetings in respect of the proposal, but had remained impartial.

In the interest openess, in respect of application 13/3455M, Cllr Murphy declared that he was a resident of Disley.

In the interests openess, in respect of application 13/3455M, Cllr Macrae declared that he was the Portfolio Holder with responsibility for strategic highways for Cheshire East when arrangements were made for the consultation to take place with various groups in respect of the proposal.

185 **MINUTES OF THE MEETING**

RESOLVED

That the minutes of the meeting held on 26 February 2014 be approved as a correct record and signed by the Chairman.

186 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

187 **PLANNING PRACTICE GUIDANCE**

The Board was informed that, on 6th March, the Government had published online Planning Practice Guidance. This accompanied the National Planning Policy Framework and replaced much of the existing national advice and guidance. Whilst the NPPF sets out national policy, the NPPG (as it was often known) set out the practical measures as to how that policy should be applied in practice. Committee reports would increasingly refer to the NPPG alongside the NPPF.

A link to both documents had been circulated to all Members of the Council and some of the key changes would be addressed in forthcoming reports and training events. In the meantime, Planning Committee members had encouraged to make themselves familiar with the scope and content of the new guidance.

13/3455M-CONSTRUCTION OF THE A6 TO MANCHESTER AIRPORT RELIEF ROAD (WHOLE ROUTE), INCORPORATING: SEVEN NEW ROAD JUNCTIONS; MODIFICATION TO FOUR EXISTING ROAD JUNCTIONS; FOUR NEW RAIL BRIDGE CROSSINGS; THREE NEW PUBLIC RIGHTS OF WAY/ACCOMMODATION BRIDGES; FOUR NEW ROAD BRIDGES; A PEDESTRIAN & CYCLE ROUTE; SIX BALANCING PONDS; AND ASSOCIATED LANDSCAPING, LIGHTING AND INFRASTRUCTURE WORKS. WITHIN CHESHIRE EAST: MODIFICATIONS TO ONE EXISTING ROAD JUNCTION; THREE NEW PUBLIC RIGHTS OF WAY/ACCOMMODATION BRIDGES; ONE NEW ROAD BRIDGE; A PEDESTRIAN AND CYCLE ROUTE FOR THE WHOLE LENGTH OF THE RELIEF ROAD, INCLUDING RETROFITTING IT TO THE EXISTING SECTION OF THE A555; ONE BALANCING POND FOR DRAINAGE PURPOSES; AND ASSOCIATED LANDSCAPING, LIGHTING, ENGINEERING AND INFRASTRUCTURE WORKS, LAND TO THE SOUTH OF STOCKPORT, ADJACENT TO AND BETWEEN THE A6 (BUXTON ROAD) AND LAND TO THE EAST OF THE STYAL RAILWAY LINE, FOR STOCKPORT METROPOLITAN BOROUGH COUNCIL, CHESHIRE EAST BOROUGH COUNCIL AND MANCHESTER CITY COUNCIL

Consideration was given to the above application.

(Councillor D Mahon, representing the Handforth Ward, Councillor D Stockton, representing the Wilmslow Lacey Green Ward, Parish Councillor D Kidd, representing Disley Parish Council, Mr Mac Fox, representing Styal Parish Council, Mr Terry Reeves, representing Friends of Dean Row, Mr Houston, representing the Green Party, Mr Greg Wilman, an objector and Mr Graham Martin, the Project Manager of the A6MARR project team, attended the meeting and spoke in respect of the application. In addition the Northern Area Manager read out a written statement on behalf of Councillor B Burkhill, the Handforth Ward Councillor).

RESOLVED

That for the reasons set out in the report and in the oral update to Board the application referred to the Secretary of State for approval subject to the following the conditions:-

Plans, materials and commencement

1. Development to commence within 3 years.
2. Development to be in accordance with the approved plans and documents
3. Development in accordance with Environmental Statement.
4. Details of materials for structures, lighting columns and fencing.
5. Further details of bridges, structures, underpasses, bridge wing walls, abutments and crossings.
6. Full construction details of proposed pedestrian and cycleway, footpaths and bridleways.

7. Phasing plan for the construction of the development to be submitted and agreed.

Mitigation (highways and air quality)

8. Prior to the new sections of the scheme hereby approved being brought into use a scheme detailing a package of mitigation measures (intended to restrain, alleviate and manage traffic flow increases at locations identified and to levels indicated through enhanced mitigation as shown in figures 9.6 and 9.7 in the submitted Transport Assessment) has been submitted to and agreed in writing with the Local Planning Authority. Such scheme shall include details of and a methodology and timetable for delivery of the measures, a programme for review, surveys and monitoring of the impact of the measures and if required reappraisal of an addition to the agreed package of measures. The new sections of road shall not be brought into use until the measures have been implemented in accordance with the approved details unless the prior written consent of the Local Planning Authority has been obtained. *(note: this includes mitigation measures for, but not limited to, Disley Village Centre, the A6 corridor, Clifford Road in Poynton and B5358 Station Road / Dean Road Handforth. Where this condition requires approval or consent by the Local Planning Authority those matters shall be referred to the Council's Strategic Planning Board) corridor, and B5358 Station Road / Dean Road Handforth)*

9. Prior to commencement of development details of a scheme to assess and mitigate the impacts of the development on the northbound merge to the A34 from Long Marl Drive shall be submitted to the LPA for approval.

10. Within 18 months of the new sections of road hereby approved being brought into use a package of complimentary measures shall have been implemented in a scheme which has previously been submitted to and approved in writing by the Local Planning Authority.

11. Prior to the commencement of development an agreed scheme of speed and traffic monitoring on Clifford Road, Poynton both prior and post development for a minimum of 3 years to monitor the impact of the A6MARR.

12. Prior to commencement details of scheme to assess and mitigate impacts of the development on Coppice Way / A34 junction shall be submitted to the LPA for approval. Programme of implementation to be agreed prior to opening.

13. Construction Method Statement

Manchester Airport Safeguarding

14. Lighting details (permanent)

15. Lighting details (during construction)

16. Bird hazard management plan during construction

17. Details stating how the landscaping and ecological mitigation schemes and the drainage schemes are designed to minimise risk to aircraft.

Floodrisk / drainage and contamination

18. Foul and surface water drainage in accordance with submitted details. Development in accordance with Flood Risk Assessment and Drainage Strategy Report.
19. Easement from public sewer and existing service reservoirs
20. Contaminated land – Phase II investigation and remediation strategies

Ecology

21. Method statement for the translocation of ancient woodland soils from the areas of ancient woodland affected by the proposed development.
22. Submission and implementation of a barn owl mitigation method statement.
23. Safeguarding breeding birds.
24. Submission of a detailed design for the provision of an artificial kingfisher nesting bank.
25. Detailed design for the reinstated Norbury Brook
26. Detailed design of the proposed replacement ponds.
27. Method statement for control and eradication of invasive species (e.g. Japanese knotweed)
28. Submission of a 10 year management plan for the approved landscaping and ecological mitigation

Landscaping and Trees

- 29 Landscaping scheme
- 30 Landscaping implementation
- 31 Tree and hedgerow retention
- 32 Tree protection
- 33 Tree pruning / felling specification

Noise, vibration and dust control

- 34 Construction Environmental Management Plan submitted and approved prior to commencement.
- 35 Enhanced noise mitigation scheme submitted and approved prior to commencement.
- 36 Hours of construction

Archaeology

- 37 No development within specified area until a programme of archaeological work is secured and implemented in accordance with a written scheme of investigation to be submitted and approved.
38. Submission of a WFD Assessment for Norbury Brook.

It was also agreed to include of an informative, noting the comments of Styal Parish Council relating to the height of Styal Bridge and requesting the applicant to examine the potential for a non-compliant structure to reduce the bridge height, in consultation with the Parish Council.

In the event of any changes being needed to the wording of the Strategic Planning Board'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 Interim 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 Board's decision.

(The meeting adjourned for 10 minutes at 1.10pm, during consideration of the above application and reconvened at 1.20pm. The meeting was then adjourned at 2.45pm, following consideration of the application, and reconvened at 3.30pm).

(Cllrs Hoyland and Hammond left the meeting following consideration of the above application and did not return).

- 189 **12/3948C-OUTLINE APPLICATION FOR COMMERCIAL DEVELOPMENT COMPRISING OF FAMILY PUB/RESTAURANT, 63 BEDROOM HOTEL, DRIVE THROUGH CAFE, EAT IN CAFE AND OFFICE AND LIGHT INDUSTRIAL COMMERCIAL UNITS WITH AN ADJACENT RESIDENTIAL DEVELOPMENT OF UP TO 250 DWELLINGS. THE PROPOSAL ALSO INCLUDES ASSOCIATED INFRASTRUCTURE AND ACCESS, LAND BOUNDED BY OLD MILL ROAD & M6 NORTHBOUND SLIP ROAD, SANDBACH FOR DAVID BRISLEN, W AND S (SANDBACH) LTD**

This application was withdrawn prior to the meeting.

- 190 **14/0043C-IMPROVEMENT OF J17 NORTHBOUND SLIP ROAD. PROVISION OF NEW ROUNDABOUT TO PROVIDE ACCESS TO DEVELOPMENT SITE, OLD MILL ROAD AND SLIP ROAD, NORTHBOUND SLIP ROAD, JUNCTION 17 OF THE M6, AND OLD MILL ROAD, SANDBACH FOR W AND S SANDBACH LTD**

This application was withdrawn prior to the meeting.

- 191 **13/4633N-RESERVED MATTERS APPLICATION FOR APPROVAL OF ACCESS, APPEARANCE, LANDSCAPE, LAYOUT AND SCALE OF 72 DWELLINGS WITH ASSOCIATED LANDSCAPE, ACCESS AND PARKING, IN RELATION TO APPROVED OUTLINE APPLICATION 12/0831N - FOR THE ERECTION OF 165 DWELLINGS ON LAND TO THE NORTH AND SOUTH OF MAW GREEN ROAD, CREWE. ACCESS IS PROPOSED VIA A NEW ROUNDABOUT OFF MAW GREEN ROAD, LAND TO THE SOUTH OF, MAW GREEN ROAD, CREWE FOR MARK LUCY, DAVID WILSON HOMES NORTH WEST**

Consideration was given to the above application.

(Mr Andrew Taylor, representing 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 written update to Board the application be approved subject to the following conditions:-

1. Plans
2. Materials
3. Noise mitigation scheme
4. Survey/arboricultural assessment (including those that overhang the site boundary) to be submitted prior to implementation.
5. Landscaping Implementation
6. Drainage Details
7. Bin storage
8. Development to be carried out in accordance with FRA with the detailed mitigation measures
9. On discovery of any contamination a remediation strategy to be submitted”

In the event of any changes being needed to the wording of the Strategic Planning Board’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 Interim 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 Board’s decision.

192 **11/1122M-RESTORATION OF GAWSWORTH QUARRY USING INERT EXCAVATION AND CONSTRUCTION/DEMOLITION WASTES, GAWSWORTH QUARRY, GAWSWORTH, MACCLESFIELD FOR MR MARTIN O’GARA, O’GARA DEVELOPMENTS**

Consideration was given to the above application.

RESOLVED

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

1. A 10 year extended landscape and nature conservation management scheme;
2. Restriction on HGV movements associated with the scheme to an average of 300 movements a day in the event that both Gawsworth and Rough Hey Quarries are worked concurrently;

And subject to the following conditions:-

1. Duration and sequence of working
2. Phased restoration

3. Hours of operation
4. Control over type of material imported
5. Highway vehicle movements
6. Control over noise and dust
7. Plant and machinery
8. Pollution control
9. Drainage scheme
10. Protection of footpath
11. Protection of trees
12. Soil storage and handling
13. Site maintenance and maintenance of access road
14. Details of lighting
15. Submission of detailed landscape and nature conservation management plan
16. Establishment of a liaison committee
17. Control of invasive species
18. Submission of soil tests
19. National vegetation surveys and common standards surveys at each phase of development
20. Biennial national vegetation surveys and common standard surveys for duration of management period

(Cllr Thorley left the meeting following consideration of the above application and did not return).

193 **13/4150N-OUTLINE PLANNING APPLICATION FOR A MIXED RESIDENTIAL SCHEME TO PROVIDE AFFORDABLE, OPEN MARKET AND OVER 55'S SHELTERED ACCOMMODATION, OPEN SPACE AND NEW ACCESS OFF CLOSE LANE (76 FAMILY DWELLINGS COMPRISING 1 - 4 BEDROOMS AND 56 DWELLINGS FOR THE OVER 55'S COMPRISING 1 AND 2 BEDROOMS). RE-SUBMISSION OF 13/1305N, LAND TO WEST OF, CLOSE LANE AND NORTH OF CREWE ROAD, ALSAGER FOR MULLER PROPERTY GROUP**

Consideration was given to the above application.

(Councillor R Fletcher, the Ward Councillor, Town Councillor Derek Longhurst, representing Alsager Town Council, Honorary Alderman Derek Bould, representing Alsager Residents Action Group, Mr Stuart Burkinshaw, an objector and Mr Carl Davey, the agent for the applicant attended the meeting and spoke in respect of the application. In addition the Northern Area Manager read out a written statement on behalf of Councillor J Hammond, Haslington Ward Councillor and member of the Board, in respect of this application and application 13/1305N, who had left the meeting in order to attend another Cheshire East meeting).

RESOLVED

That the application be refused for the following reason:-

The proposed residential development is unsustainable because it is located within the Open Countryside involving the loss of grade 2 agricultural land within the open countryside contrary to Policies NE.2 and RES.5 of the Crewe and Nantwich Replacement Local Plan 2011, Policy PG5 of the emerging Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework which seek to ensure development is directed to the right location and open countryside and grade 2 agricultural land is protected from inappropriate development and maintained for future generations enjoyment and use. As such it and creates 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, consequently the application is premature to the emerging Development Strategy since there are no material circumstances to indicate that permission should be granted contrary to the development plan.

In the event of any changes being needed to the wording of the Board'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 Interim 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 Board's decision.

194 **13/1305N - LAND TO THE WEST OF CLOSE LANE, ALSAGER**

Consideration was given to the above report.

(Honorary Alderman Derek Bould, representing Alsager Residents Action Group, Mr Stuart Burkinshaw, an objector and Mr Carl Davey, the agent for the applicant attended the meeting and spoke in respect of the report).

RESOLVED

1. That it be agreed to withdraw that part of the reason for refusal which relates to locational sustainability and the car borne travel in respect of the above application and to instruct the Interim Planning and Place Shaping Manager not to contest these issues at the forthcoming public inquiry.
2. That a Section 106 Agreement be entered into in respect of the forthcoming Appeal, to secure the Heads of Terms set out below. These Heads of Terms are additional to those previously authorised by the Board:-
 - A financial contribution towards to provision of an additional bus service serving Close Lane of £50,000 per annum, for a period of 5 years. (£250,000 total contribution)

The meeting commenced at 10.30 am and concluded at 5.40 pm

Councillor H Davenport (Chairman)