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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 25th June, 2014 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor H Davenport (Chairman)
Councillor G M Walton (Vice-Chairman)

Councillors D Brickhill, P Edwards, J Hammond, D Hough, H Gaddum
(Substitute), P Hoyland, J Jackson, B Murphy, D Newton, A Thwaite
(Substitute), S Wilkinson and J Wray

OFFICERS IN ATTENDANCE

Ms P Cockroft (Senior Planning Officer), Ms S Dillon (Planning Lawyer), Mr A
Fisher (Head of Strategic and Environmental Planning), Mr N Jones (Principal
Planning Officer) and Mr D Malcolm (Principal Planning Manager)

12 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs Rachel Bailey,
D Brown and P Mason.

13 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 14/1946C, Councillor J
Hammond declared that he was a Director of Ansa Environmental
Services Ltd who were a consultee on the application, however he had not
had any discussions or involvement in the application.

In the interest of openness in respect of application 12/3948C, Councillor
D Brickhill declared that he has received two communications and one
telephone call in respect of the application.

It was noted that other Members had received correspondence in respect
of some of the applications on the agenda.

14 MINUTES OF THE PREVIOUS TWO MEETINGS

RESOLVED

That the minutes of the previous two meetings held on 13 May 2014 and
28 May 2014 be approved as a correct record and signed by the
Chairman.

15 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

16 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 W AND S (SANDBACH) LTD

Consideration was given to the above application.

(Councillor S Corcoran, the Ward Councillor, Anthea Buxton, representing Sandbach Heath Neighbourhood Forum, Paul Smith, representing Himor Ltd, objecting, Adele Snook, an objector, Simon Artiss, representing the applicant and Robert Holmes, representing the applicant attended the meeting and spoke in respect of the application. In addition the Principal Planning Manager read out a statement on behalf of the Leader of the Council, Councillor M Jones).

RESOLVED

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

- Financial contribution towards primary education of £292,850
- Financial contribution towards secondary education of £539,309
- Contribution of £10,000 (air quality mitigation) towards implementation of Air Quality Action Plan in Sandbach
- The provision of a NEAP facility (comprising a minimum of 8 items of equipment) and a minimum of 4000sqm of open space to be provided on site. One area shall be a minimum of 2000 sqm.
- Management details for the maintenance of all amenity greenspace / public open space, public footpaths and greenways within the site, play areas, and other areas of incidental open space not forming private gardens or part of the adopted highway in perpetuity.
- Provision of 15% affordable housing with 50% to be provided as social rent and 50% provided as intermediate tenure
- Phasing of affordable housing
- Area of land across wildlife corridor transferred to Highway Authority
- Financial contribution of £500,000 towards bridge to cross wildlife corridor

- Clawback mechanism (in the event additional monies become available)

And subject to the following conditions:-

1. A01OP - Submission of reserved matters
2. A02OP - Implementation of reserved matters
3. A03OP - Time limit for submission of reserved matters
4. A06OP - Commencement of development
5. A01AP - Development in accord with approved plans
6. A22GR - Protection from noise during construction (hours of construction)
7. A32HA - Submission of construction method statement
8. A08OP - Ground levels to be submitted with reserved matters application
9. A19MC - Refuse storage facilities to be approved
10. Environmental Management Plan to be submitted
11. Details of external lighting to be submitted
12. Updated contaminated land Phase II report to be submitted
13. Noise mitigation details to be submitted with reserved matters
14. Submission of residential and business travel plans
15. Energy from decentralised and renewable or low-carbon energy sources
16. Scheme to limit the surface water runoff to be submitted
17. Scheme to manage the risk of flooding from overland flow of surface water
18. Scheme to dispose of foul and surface water to be submitted
19. Wildlife corridor buffer zone
20. Site to be drained on a separate system
21. Provision of electric car charging points
22. Reserved matters application to incorporate public right of way routes
23. Provision for pedestrians and cyclists
24. Submission of arboricultural details
25. Written scheme of archaeological investigation to be submitted
26. Hedgerow retention and enhancement
27. Details of phasing of whole development and associated roundabout to be submitted

28. Provision of pedestrian crossing to Old Mill Road
29. Provision of footway/cycleway to south side of Old Mill Road
30. Existing footway to north side of Old Mill Road to be upgraded to footway / cycleway
31. Provision of pedestrian refuge to aid crossing of Old Mill Road near to Congleton Road junction
32. Details of public access to wildlife corridor to be submitted
33. Provision of cycleway / footway from site to High St along Old Mill Road
34. Prior to commencement of any development hereby approved, the roundabout planning permission (14/0043C) shall be implemented and completed in accordance with that approved scheme
35. Proposals for public right of way to be submitted and approved
36. No more than 50% of the dwellings shall be occupied before a minimum of 25% of the non-residential site has been provided, serviced and is ready for occupation. No more than 75% of the dwellings shall be occupied before a minimum of 50% of the non-residential site has been provided, serviced and is ready for occupation. No more than 85% of the dwellings shall be occupied until the link road has been completed to within 10m of the South Western boundary of the site.

(Prior to the debate, the meeting was adjourned for two short breaks. Councillors P Edwards and Mrs J Jackson left the meeting during the first short break and did not return. The meeting adjourned for lunch from 2.05pm until 2.45pm).

17 14/1946C-OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING OF 75 DWELLINGS AND ASSOCIATED VEHICULAR AND PEDESTRIAN ACCESS, OPEN SPACE AND LANDSCAPING, LAND OFF THE HILL/ MANOR ROAD, SANDBACH HEATH, CHESHIRE FOR BETLEY COURT ESTATE

Consideration was given to the above application.

(Raymond Scragg, an objector and Jo Lovelady, the agent for the applicant attended the meeting and spoke in respect of the application. In addition the Principal Planning Officer read out a written statement on behalf of Councillor S Corcoran, the Ward Councillor).

RESOLVED

That the application be refused for the following reasons:-

1. The proposed residential development is unsustainable because it is located in Open Countryside, Contrary to Policies PS8 and H6 of the Congleton Borough Local Plan First Review 2005, Policy PG 5 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 is protected from inappropriate development and maintained for future generations enjoyment and use. As such it creates harm to the interests of acknowledged importance. The Local Planning Authority can demonstrate a 5 year supply of housing land in accordance with the National Planning Policy Framework and consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan, to the emerging Development Strategy and the principles of the National Planning Policy Framework.

2. The proposal would result in loss of the best and most versatile agricultural land and given that the Authority can demonstrate a housing land supply in excess of 5 years, the applicant has failed to demonstrate that there is a need for the development, which could not be accommodated elsewhere. The use of the best and most versatile agricultural land is inefficient and contrary to Policy SE2 of the emerging Cheshire East Local Plan Strategy - Submission Version and the provisions of the National Planning Policy Framework.

(Prior to consideration of the following item, Councillor P Hoyland left the meeting and did not return).

18 WITHDRAWAL OF REASONS FOR REFUSAL

Consideration was given to the above report.

RESOLVED

1. To note the report and confirm that SPB and the Northern / Southern Committees continue to review any proposed withdrawal of conditions prior to appeals save for urgent items which fall within the Urgency provision within the Council's Constitution.
2. To introduce the revised wording for the '**slip rule**'

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

3. To notify the Ward Member of any changes to the original decision.

In accordance with the Committee Procedure Rules for Urgent Decisions Taken Outside Meetings (Part 4: Rule 25.1 and Appendix 4) the Principal Planning Manager reported for information that two of eight grounds of objection to the appeal for 880 houses off Gresty Lane, application

13/2874N resolved upon by the Board on 5 March 2014 had been withdrawn:-

- (1) (20 June 2014). Lack of need for residential care in the locality,
- (2) (24 June 2014). Failure to demonstrate safe access across to/from the site.

Authority was also delegated to the Principal Planning Manager to settle the terms of appropriate S106 obligations which had to be secured in the event that planning permission be granted at appeal.

The urgency procedure was used because, on the basis of evidence arising since 5 March 2014, the two objections could no longer be substantiated in proofs of evidence due on 24 June 2014, before the Strategic Planning Board meeting on 25 June 2015.

The meeting commenced at 10.30 am and concluded at 4.00 pm

Councillor H Davenport (Chairman)