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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 29th July, 2009 at Committee Suite 1,2 & 3, Westfields,
Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillor H Gaddum (Chairman)
Councillor Rachel Bailey (Vice-Chairman)

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

OFFICERS PRSENT

Ms S Dillon (Senior Solicitor), Mr P Hooley (Principal Planning Officer), Mr
Urwin (Principal Planning Officer) and Mr J Knight (Head of Planning and
Policy).

76 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Mrs M Hollins.

77 DECLARATIONS OF INTEREST

During consideration of application 09/1300M Councillor D Brown declared a personal and prejudicial in applications 09/1300M, 09/1296M, 09/1295M, 09/1577M and 09/1613M on the grounds that he was a member of the Board on Dane Housing who were the applicants involved in the applications. In accordance with the Code of Conduct he left the room immediately that he became aware he had a personal and prejudicial interest.

Prior to consideration of agenda item 14-Village Design Statements for Audlem and Bunbury, Councillor Mrs R Bailey declared a personal interest in the item on the grounds that her name was referred to in the Audlem Village Design Statement. In accordance with the Code of Conduct she remained in the meeting during consideration of the item.

78 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman subject to it being requested that in future the minutes record any planning applications that are taken out of agenda order.

79 PUBLIC SPEAKING

A total period of 5 minutes was allocated for the planning application for Ward Councillors who were not Members of the Strategic Planning Board.

A period of 3 minutes was allocated for the planning application for the following individual/groups:

Members who were not Members of the Strategic Planning Board and were not the Ward Member

The relevant Town/Parish Council

Local Representative Group/Civic Society

Objectors

Applicants/Supporters

RESOLVED:

That the procedure for public speaking be noted.

80 09/0807M - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT INCLUDING A CARE HOME (CLASS C2), HAVANNAH MILL, HAVANNAH LANE, EATON, CONGLETON, CW12 2NB

Note: Ward Councillor Mrs E N Gililand, Mr Stuart Connon (Objector) and Mr Rawdon Gascoigne (Agent for the Applicant) attended the meeting and spoke in respect of the application.

The Board considered a report on the above application.

RESOLVED:

That the application be REFUSED for the following reasons:

1. Overall scale and density of the development being unsympathetic to the local environment and adjoining buildings, contrary to Policy DC1 of the Local Plan.
2. Contrary to Local Plan policies particularly the site did not meet the criteria for rural exceptions.
3. Contrary to countryside policies of the Local Plan.

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

81 09/1300M - PROPOSED ERECTION OF A 3 STOREY 75 ONE BED CARE HOME; A 3 STOREY BUILDING INCORPORATING A TOTAL OF 542 SQ M OF RETAIL IN 3 GROUND FLOOR UNITS WITH 16 APARTMENTS (8 ONE BED & 8 TWO BED) ON THE UPPER 2 FLOORS; A 3 STOREY OFFICE BUILDING OF 3,599 SQ M; 15 NO. 2.5 STOREY TOWNHOUSES IN 7 BLOCKS; ASSOCIATED CAR PARKING AREAS, ACCESS ROAD & OPEN SPACE; ADDITIONAL HOSPITAL RELATED CAR PARKING AT PROPOSED FIRST FLOOR DECK (OUTLINE APPLICATION) AT MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD,

Note: The Ward Councillor R J Narraway and Mr John Wilbraham (Chief Executive of Macclesfield Hospital) attended the meeting and spoke in respect of the application.

The Board considered a report on the above application.

RESOLVED:

That the application be delegated to the Head of Planning and Policy, the Chairman of the Board and Ward Councillor A Arnold for APPROVAL subject to the prior completion of a S106 Agreement and the following conditions:

1. A01AP - Development in accord with approved plans.
2. A01OP - Submission of reserved matters.
3. A05EX - Details of materials to be submitted.
4. A06OP - Commencement of development.
5. A08MC - Lighting details to be approved.
6. A08OP - Ground levels to be submitted with reserved matters application.
7. A09LS - Landscaping submitted with application for reserved matters.
8. A19MC - Refuse storage facilities to be approved.
9. A22GR - Protection from noise during construction (hours of construction).
10. A23GR - Pile Driving.
11. A landscape management plan is required.
12. A landscape management plan (for an appropriate period) including long-term design objectives, management responsibilities and maintenance schedules.
13. Phasing plan for the implementation of landscape works (including opportunities for advance planting).
14. Highways conditions.
15. Requirement for a Phasing/Management Plan to be submitted.
16. Incorporation of features into the scheme suitable for use by breeding birds.
17. Survey required to check for nesting birds between 1st March and 31st August.
18. Tree conditions.
19. Environment Agency requirements.
20. Contaminated land.
21. Environment Management Plan required.
22. No burning of waste.
23. Acoustic impact assessment to be submitted.
24. Hours of deliveries.

25. Hours of operation.
26. A01TR Tree Retention.
27. A02TR Tree Protection.
28. A05TR Arboricultural Method Statement.
29. A07TR Service/Drainage Layout.
30. Sustainable Urban drainage.
31. Renewable Energy.
32. Conditions recommended by the Nature Conservation Officer.

And subject to the following Highways conditions:

1. The development shall not be occupied until the required access roads that facilitate access to the site as detailed on DWG KH-MH-SP have been designed and constructed to the Local Authority Specification.
2. Development shall not commence until a phased development and construction strategy for the whole of the blue zone has been submitted and approved by the Local Planning Authority. The document shall detail precisely the quantification of existing parking connected with Macclesfield Hospital and how the effect of its removal will be mitigated.
3. The development shall not be occupied until an appropriate Traffic Restraint/Management Policy for the blue zone development has been submitted to and approved by the Local Planning Authority. The measures shall be implemented and commence on the private access roads and private parking areas that will serve the approved development prior to the occupation of the site. The measures shall allow for and will be such that parking is prevented on the private access road and within areas that are not dedicated for parking. Where parking does occur in contravention of the strategy, a scheme shall be agreed within the submitted Traffic restraint/Management Policy which details the enforcement action that will be applied either by fixed penalty, clamping or vehicle removal in accordance with the scheme to be submitted and agreed with the Local Planning Authority prior to the first use of any part of the site.
4. Construction of access (multiple accesses).
5. Each part of the approved development shall not be occupied until the approved access that will serve that part of the development has been constructed in accordance with the approved plans and has been formed and graded to the specification of the Local Planning Authority, which is available from the Highway Authority, and any required visibility splays have been provided, all to the complete satisfaction of the Local Planning Authority.
6. Revised Plans shall be submitted to the Local Planning Authority indicating the closure of the eastern access for the combined retail and residential unit and appropriate adjustment to the parking provision and layout, or alterations to the boundary and layout such that a visibility splay is provided to the Local Authority specification.
7. A04HA – Vehicle visibility at access to be approved.

8. A06HA – Pedestrian visibility at access in accordance – plans to be approved.

9. A12HA – Closure of access.

10. No gates or other means of obstruction shall be erected across the vehicular access that will serve the approved development or across any vehicular access within the approved development

Reason: In the interest of highway safety.

11. Each approved building within the development shall not be occupied until the service facility/turning facility for the building and its car park as indicated on the approved plan, has been provided and is available for use to allow the building to be serviced and the car park to operate effectively. Each facility shall then be retained kept clear and be available for use at all times thereafter so as to provide a facility to allow vehicles to leave the site in a forward direction.

12. Provision of car, cycle and motorcycle parking (scheme to be submitted).

13. Parking for cars (including disabled parking and parking allocated for car-sharers), cycles (long stay and short-stay facilities) and powered two-wheelers shall be provided within the site prior to the occupation of any part of the development in accordance with a scheme of details which has previously been submitted to and approved in writing by the Local Planning Authority. Details shall include the number, type and design of each parking facility. The parking facilities shall then be retained and remain available for use by the occupiers of the development, as well as staff and visitors, at all times thereafter, unless otherwise approved by the Local Planning Authority and in conjunction with the operation of a Travel Plan.

14. A26HA- Prevention of surface water flowing onto highways.

15. A07HP- Drainage and surfacing of hardstanding areas.

16 A10HP - Driveway surfacing single access drive.

17. A05HP – Provision of shower, hanging, locker and drying facilities.

18. A30HA – protection of highway from mud and debris during construction.

19 A32HA – Submission of construction method statement.

20. Submission of Parking Mitigation Strategy Pre and Post Construction, including management strategy, phasing plans.

Further to this the application would be subject to the satisfactory completion of a S106 Legal Agreement comprising:

- Commuted sum payments in respect of amenity and playspace
- Provision of a Travel Plan and associated monitoring charges
- Highways matters including funding for parking study and any Traffic Regulation Order
- Monitoring costs

82 09/1296M - CHANGE OF USE AND ALTERATIONS TO GRADE II LISTED CLOCKTOWER BUILDING TO PROVIDE 36 AFFORDABLE FOR RENT APARTMENTS, 161 SQ M COFFEE SHOP, 183 SQ M GYM AND ANCILLARY ACCOMMODATION; ASSOCIATED CAR PARKING AND EXTERNAL SITE WORKS; DEMOLITION OF 2 CURTILAGE BUILDINGS (BUILDINGS 2 AND 9) TO ENABLE THE ASSOCIATED MIXED USE DEVELOPMENT WITHIN THE OVERALL APPLICATION SITE AND WHICH IS SUBJECT TO A SEPARATE OUTLINE PLANNING APPLICATION (FULL PLANNING), MACCLESFIELD DISTRICT HOSPITAL, VICTORIA R

Note: The Ward Councillor R J Narraway attended the meeting and spoke in respect of the application.

The Board considered a report on the above application.

RESOLVED:

That the application be delegated to the Head of Planning and Policy, the Chairman of the Board and Ward Councillor A Arnold for APPROVAL subject to the completion of a S106 Agreement and the following conditions:

1. A01AP - Development in accord with approved plans.
2. A03FP - Commencement of development (3 years).
3. A05EX - Details of materials to be submitted.
4. A19MC - Refuse storage facilities to be approved.
5. A22GR - Protection from noise during construction (hours of construction).
6. Conservation conditions - relating to external appearance of the building.
7. Compliance with bat mitigation proposals.
8. Short stay cycle provision.
9. Long stay cycle provision.
10. Highways conditions.
11. Requirement for a Phasing/Management Plan to be submitted.
12. A landscape management plan (for an appropriate period) including long-term design objectives, management responsibilities and maintenance schedules.
13. Hard and soft landscape details required.
14. Landscape implementation.
15. Landscape management arrangements.

16. Phasing plan for the implementation of landscape works (including opportunities for advance planting).
17. Incorporation of features into the scheme suitable for use by breeding birds.
18. Survey required to check for nesting birds between 1st March and 31st August.
19. Contaminated land.
20. Environment Management Plan required.
21. No burning of waste.
22. Hours of deliveries.
23. Hours of operation.
24. A01TR Tree Retention.
25. A02TR Tree Protection.
26. A05TR Arboricultural Method Statement.
27. A07TR Service/Drainage Layout.
28. Sustainable Urban drainage.
29. Renewable Energy.

And subject to the following Highways conditions:

1. The development shall not be occupied until the required access roads that facilitate access to the site as detailed on DWG KH-MH-SP have been designed and constructed to the Local Authority Specification.
2. Development shall not commence until a phased development and construction strategy for the whole of the blue zone has been submitted and approved by the Local Planning Authority. The document shall detail precisely the quantification of existing parking connected with Macclesfield Hospital and how the effect of its removal will be mitigated.
3. The development shall not be occupied until an appropriate Traffic Restraint/Management Policy for the blue zone development has been submitted to and approved by the Local Planning Authority. The measures shall be implemented and commence on the private access roads and private parking areas that will serve the approved development prior to the occupation of the site. The measures shall allow for and will be such that parking is prevented on the private access road and within areas that are not dedicated for parking. Where parking does occur in contravention of the strategy, a scheme shall be agreed within the submitted Traffic restraint/Management Policy which details the enforcement action that will be applied either by fixed penalty, clamping or vehicle removal in accordance with the scheme to be submitted and agreed with the Local Planning Authority prior to the first use of any part of the site.
4. Construction of access (multiple accesses).
5. Each part of the approved development shall not be occupied until the approved access that will serve that part of the development has been constructed in accordance with the approved plans and has been formed and

graded to the specification of the Local Planning Authority, which is available from the Highway Authority, and any required visibility splays have been provided, all to the complete satisfaction of the Local Planning Authority.

6. Revised Plans shall be submitted to the Local Planning Authority indicating the closure of the eastern access for the combined retail and residential unit and appropriate adjustment to the parking provision and layout, or alterations to the boundary and layout such that a visibility splay is provided to the Local Authority specification.

7. A04HA – Vehicle visibility at access to be approved.

8. A06HA – Pedestrian visibility at access in accordance – plans to be approved.

9. A12HA – Closure of access.

10. No gates or other means of obstruction shall be erected across the vehicular access that will serve the approved development or across any vehicular access within the approved development

Reason: In the interest of highway safety.

11. Each approved building within the development shall not be occupied until the service facility/turning facility for the building and its car park as indicated on the approved plan, has been provided and is available for use to allow the building to be serviced and the car park to operate effectively. Each facility shall then be retained kept clear and be available for use at all times thereafter so as to provide a facility to allow vehicles to leave the site in a forward direction.

12. Provision of car, cycle and motorcycle parking (scheme to be submitted).

13. Parking for cars (including disabled parking and parking allocated for car-sharers), cycles (long stay and short-stay facilities) and powered two-wheelers shall be provided within the site prior to the occupation of any part of the development in accordance with a scheme of details which has previously been submitted to and approved in writing by the Local Planning Authority. Details shall include the number, type and design of each parking facility. The parking facilities shall then be retained and remain available for use by the occupiers of the development, as well as staff and visitors, at all times thereafter, unless otherwise approved by the Local Planning Authority and in conjunction with the operation of a Travel Plan.

14. A26HA- Prevention of surface water flowing onto highways.

15. A07HP- Drainage and surfacing of hardstanding areas.

16 A10HP - Driveway surfacing single access drive.

17. A05HP – Provision of shower, hanging, locker and drying facilities.

18. A30HA – protection of highway from mud and debris during construction.

19 A32HA – Submission of construction method statement.

20. Submission of Parking Mitigation Strategy Pre and Post Construction, including management strategy, phasing plans.

Further to this the application would be subject to the satisfactory completion of a S106 Legal Agreement comprising:

- Affordable housing for local residents with no priority for hospital staff
- Commuted sum payments in respect of amenity and playspace
- Provision of a Travel Plan and associated monitoring charges
- Highways matters including funding for parking study and any Traffic Regulation Order
- Monitoring costs

83 09/1295M - CHANGE OF USE AND ALTERATIONS TO GRADE II LISTED CLOCKTOWER BUILDING TO PROVIDE 36 AFFORDABLE FOR RENT APARTMENTS, 161 SQ M COFFEE SHOP, 183 SQM GYM AND ANCILLARY ACCOMMODATION; ASSOCIATED CAR PARKING AND EXTERNAL SITE WORKS; DEMOLITION OF 2 CURTILAGE BUILDINGS (BUILDINGS 2 AND 9) TO ENABLE THE ASSOCIATED MIXED USE DEVELOPMENT WITHIN THE OVERALL APPLICATION SITE AND WHICH IS THE SUBJECT OF A SEPARATE OUTLINE PLANNING APPLICATION (LISTED BUILDING CONSENT), MACCLESFIELD DISTRICT HOSPITAL

The Board considered a report on the above application.

RESOLVED:

That the application be delegated to the Head of Planning and Policy, the Chairman of the Board and Ward Councillor A Arnold for APPROVAL subject the following conditions:

1. A07LB-Standard Time Limit.
2. A05LB-Protection of features.
3. A05EX-Details of materials to be submitted.
4. Conservation conditions - relating to external appearance of the building.

84 09/1577M - PROPOSED CONVERSION OF AND 420 SQ M EXTENSION TO CURTILAGE BUILDING 6 TO ACCOMMODATE A CHANGE OF USE FROM C2 TO D1 TOGETHER WITH ASSOCIATED CAR PARKING (FULL PLANNING), MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD, SK10 3BL FOR KEYWORKER HOMES (MACCLESFIELD) LTD & EAST CHESHIRE NHS TRUST

Note: The Ward Councillor R J Narraway attended the meeting and spoke in respect of the application.

The Board considered a report on the above application.

RESOLVED:

That the application be delegated to the Head of Planning and Policy, the Chairman of the Board and Ward Councillor A Arnold for APPROVAL subject the following conditions:

1. A01AP - Development in accord with approved plans.
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8. Short stay cycle provision.
9. Long stay cycle provision.
10. Highways conditions.
11. Requirement for a Phasing/Management Plan to be submitted.
12. A landscape management plan (for an appropriate period) including long-term design objectives, management responsibilities and maintenance schedules.
13. Hard and soft landscape details required.
14. Landscape implementation.
15. Landscape management arrangements.
16. Phasing plan for the implementation of landscape works (including opportunities for advance planting).
17. Incorporation of features into the scheme suitable for use by breeding birds.
18. Survey required to check for nesting birds between 1st March and 31st August.
19. Contaminated land.
20. Environment Management Plan required.
21. No burning of waste.
22. Hours of deliveries.
23. Hours of operation.

- 24. Requirement for a Travel Plan - to be drawn up in conjunction with the Hospitals Travel Plan.
- 25. A01TR Tree Protection.
- 26. A02TR Tree Protection.
- 27. A07TR Service/Drainage Layout.
- 28. Sustainable urban drainage.
- 29. Renewable Energy,

And subject to the following Highways conditions:

1. The development shall not be occupied until the required access roads that facilitate access to the site as detailed on DWG KH-MH-SP have been designed and constructed to the Local Authority Specification.
2. Development shall not commence until a phased development and construction strategy for the whole of the blue zone has been submitted and approved by the Local Planning Authority. The document shall detail precisely the quantification of existing parking connected with Macclesfield Hospital and how the effect of its removal will be mitigated.
3. The development shall not be occupied until an appropriate Traffic Restraint/Management Policy for the blue zone development has been submitted to and approved by the Local Planning Authority. The measures shall be implemented and commence on the private access roads and private parking areas that will serve the approved development prior to the occupation of the site. The measures shall allow for and will be such that parking is prevented on the private access road and within areas that are not dedicated for parking. Where parking does occur in contravention of the strategy, a scheme shall be agreed within the submitted Traffic restraint/Management Policy which details the enforcement action that will be applied either by fixed penalty, clamping or vehicle removal in accordance with the scheme to be submitted and agreed with the Local Planning Authority prior to the first use of any part of the site.
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6. Revised Plans shall be submitted to the Local Planning Authority indicating the closure of the eastern access for the combined retail and residential unit and appropriate adjustment to the parking provision and layout, or alterations to the boundary and layout such that a visibility splay is provided to the Local Authority specification.
7. A04HA – Vehicle visibility at access to be approved.
8. A06HA – Pedestrian visibility at access in accordance – plans to be approved.

9. A12HA – Closure of access.

10. No gates or other means of obstruction shall be erected across the vehicular access that will serve the approved development or across any vehicular access within the approved development

Reason: In the interest of highway safety.

11. Each approved building within the development shall not be occupied until the service facility/turning facility for the building and its car park as indicated on the approved plan, has been provided and is available for use to allow the building to be serviced and the car park to operate effectively. Each facility shall then be retained kept clear and be available for use at all times thereafter so as to provide a facility to allow vehicles to leave the site in a forward direction.

12. Provision of car, cycle and motorcycle parking (scheme to be submitted).

13. Parking for cars (including disabled parking and parking allocated for car-sharers), cycles (long stay and short-stay facilities) and powered two-wheelers shall be provided within the site prior to the occupation of any part of the development in accordance with a scheme of details which has previously been submitted to and approved in writing by the Local Planning Authority. Details shall include the number, type and design of each parking facility. The parking facilities shall then be retained and remain available for use by the occupiers of the development, as well as staff and visitors, at all times thereafter, unless otherwise approved by the Local Planning Authority and in conjunction with the operation of a Travel Plan.

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18. A30HA – protection of highway from mud and debris during construction.

19 A32HA – Submission of construction method statement.

20. Submission of Parking Mitigation Strategy Pre and Post Construction, including management strategy, phasing plans.

Further to this the application would be subject to the satisfactory completion of a S106 Legal Agreement comprising:

- Provision of a Travel Plan and associated monitoring charges
- Highways matters including funding for parking study and any Traffic Regulation Order
- Monitoring costs

85 09/1613M - PROPOSED CONVERSION OF AND 420 SQ M EXTENSION TO CURTILAGE BUILDING 6 TO ACCOMMODATE A CHANGE OF USE FROM C2 TO D1 TOGETHER WITH ASSOCIATED CAR PARKING (LISTED BUILDING CONSENT),

**MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD,
MACCLESFIELD, SK10 3BL FOR KEYWORKER HOMES
(MACCLESFIELD) LTD & EAST CHESHIRE NHS TRUST**

The Board considered a report on the above application.

RESOLVED:

That the application be delegated to the Head of Planning and Policy, the Chairman of the Board and Ward Councillor A Arnold for APPROVAL subject the following conditions:

- 1.A07LB-Standard Time Limit.
- 2.A05LB-Protection of Features.
- 3.A05EX-Details of Materials to be Submitted.

And subject to detailed comments from the Conservation Officer, English Heritage, The Ancient Monuments Society, The Society for the Protection of Ancient Buildings, The Council for British Archaeology, The Georgian Group and The Victorian Society.

**86 09/0695M - DEVELOPMENT OF A CARE VILLAGE COMPRISING
58 BEDROOM CARE HOME (USE CLASS C2); 47 CLOSE CARE
COTTAGES (USE CLASS C3); 15 SHARED OWNERSHIP
AFFORDABLE DWELLINGS (USE CLASS C3); AND
ASSOCIATED ACCESS ROAD, PUBLIC OPEN SPACE,
LANDSCAPING, CAR PARKING AND ANCILLARY
DEVELOPMENT, LAND ADJACENT TO COPPICE WAY,
HANDFORTH, WILMSLOW, CHESHIRE FOR GREYSTONE (UK)
LTD**

Note: Ward Councillor P P Whiteley, Mr Fehily (Objector) and Mrs Kathryn Ventham (Agent for the Applicant) attended the meeting and spoke in respect of the application.

The Board considered a report regarding the above application.

RESOLVED:

That the application be DEFERRED for a site visit in order to assess the impact of the development on the surrounding area.

**87 09/0708M - FORMATION OF NEW VEHICULAR ACCESS FROM
COPPICE WAY AND ENGINEERING WORK, LAND ADJACENT
TO COPPICE WAY, HANDFORTH, WILMSLOW, CHESHIRE FOR
GREYSTONE (UK) LTD**

Note: Ward Councillor P P Whiteley and Mr Fehily (Objector) attended the meeting and spoke in respect of the application.

The Board considered a report regarding the above application.

RESOLVED:

That the application be DEFERRED for a site visit in order to assess the impact of the development on the surrounding area.

88 09/1442N - DEMOLITION OF EXISTING RETAIL STORE AND MUSIC CLUB AND ERECTION OF RETAIL STORE WITH ASSOCIATED CAFE, SERVICING ARRANGEMENTS, PLANT AND CAR PARKING; UPGRADING OF VEHICULAR AND PEDESTRIAN ACCESS ARRANGEMENTS TO SITE; ERECTION OF PETROL FILLING STATION; ERECTION OF TWO UNITS (A1, A2, A3, A4 USE); CREATION OF PUBLIC SQUARE SPACE; AND LANDSCAPING, LAND AT VERNON WAY, CREWE FOR SAINSBURY'S SUPERMARKETS LTD

Note: Mr Michael Watts (Objector), Jo Try (the Applicant) and Sarah Jones (Agent for the Applicant) attended the meeting and spoke in respect of the application.

The Board considered a report on the above application.

RESOLVED:

That the application delegated for be to the Head of Planning and Policy and the Chairman of the Board for APPROVAL following resolution of the outstanding highways and landscape issues, subject to referral to the Government Office for the North West The Town & Country Planning (Shopping Development)(England & Wales)(No.2) Direction 1993 (Circular 15/93) and subject to the following conditions:

1. Standard.
2. Approved Plans.
3. Materials.
4. Landscape Scheme.
5. Implementation of Landscaping.
6. Tree protection measures.
7. No works within protected area.
8. Surface water regulation system.
9. Maximum discharge.
10. Surface water attenuation measures.
11. Scheme for management of overland flow.

12. Construction of access.
13. Provision of parking.
14. Provision of cycle parking.
15. Pedestrian Crossing Improvements.
16. Incorporation of sustainable features.
17. CCTV and speed humps to car park.
18. All potential roosting sites identified to be stripped carefully by hand under supervision by a licensed bat worker during demolition.
19. Scheme for making good side elevation of 27 High Street following demolition of music club.

In addition the following conditions were also included:-

1. Provision of signage directing shoppers towards the town centre.
2. Provision of public space prior to the first use of the store.
3. Provision of café / retail unit prior to the first use of the store.
4. Submission / approval / implementation of street furniture, signage, lighting etc.

(This application was considered after application 09/1613M).

89 VILLAGE DESIGN STATEMENTS FOR AUDLEM AND BUNBURY

Consideration was given to the adoption of two 'non statutory' Village Design Statement originally adopted by Crewe and Nantwich Borough Council in March 2009.

RESOLVED:

That the contents of the two documents be endorsed and be given due weight as material planning considerations when planning applications are to be considered within the parishes of Audlem and Bunbury.

90 APPEAL SUMMARIES

Consideration was given to the report as submitted.

RESOLVED:

That the Planning Appeals be noted.

The meeting commenced at 2.00 pm and concluded at 5.00 pm

Councillor H Gaddum (Chairman)