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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 30th September, 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, J Hammond, M Hollins, D Hough, J Macrae,
B Moran, C Thorley, G M Walton and S Wilkinson

OFFICERS PRESENT

Ms S Dillon (Senior Solicitor), Mr N Curtis (Strategic Highways Officer), Mr S
Fleet (Principal Planning Officer) and Mr J Knight (Interim Head of Planning
and Policy)

110 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors P Edwards and J Wray.

111 **DECLARATIONS OF INTEREST**

Councillor Rachel Bailey declared a personal and prejudicial interest in
application 09/2058C - Proposed New Football Pitches, Changing
Accommodation, Car Parking, Access and Floodlighting, Land off Hind Heath
Road, Sandbach, Cheshire for Cheshire East Council by virtue of the fact that
she was a close friend of a neighbouring landowner, who she also had business
dealings with and in accordance with the Code of Conduct she left the meeting
prior to consideration of the application.

Councillor W J Macrae declared a pre-determination in respect of the same
application on the basis of his involvement in the Cabinet decision which dealt
with the purchase of the land involved in the application and in accordance with
the Code of Conduct he sat back from the table and did not speak or vote upon
the application.

Councillor A J Knowles who was a visiting Councillor declared a pre-
determination in respect of the same application on the basis that he had spoken
at the Cabinet meeting which dealt with the purchase of the land involved in the
application and in accordance with the Code of Conduct he exercised his right to
speak on the application.

Councillor D Brown declared a pre-determination in respect of the same
application as at the Cabinet meeting he spoke in support of selling the land
involved in the application and in accordance with the Code of Conduct he sat
back from the table and did not speak or vote upon the application.

Councillor Mrs H M Gaddum stated that a number of Members on the Board including herself had received email from members of the public in relation to the same application.

Councillor B Moran declared that he had personally received three emails from people in relation to the same application.

112 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman subject to an amendment to Minute No.106 to include an additional condition after the second bullet point stating that a plan should also be submitted with reserved matters application to address ongoing rail use during production.

113 **PUBLIC SPEAKING**

RESOLVED

That the procedure for public speaking be noted.

114 **09/2058C - PROPOSED NEW FOOTBALL PITCHES, CHANGING ACCOMMODATION, CAR PARKING, ACCESS AND FLOODLIGHTING, LAND OFF HIND HEATH ROAD, SANDBACH, CHESHIRE FOR CHESHIRE EAST COUNCIL**

(During consideration of the application Councillor W J Macrae left the meeting and returned. In addition Councillor Rhoda Bailey who was a visiting Councillor and speaking on the application declared a personal interest by virtue of the fact that she had been working closely with The Friends of Abbeyfields organisation who were objecting to the application and that she was a member of the Protection for Rural England).

Consideration was given to the above application.

(Ward Councillors G Merry and S Furlong, Councillor Rhoda Bailey, Mr A Timms, Chairman of Sandbach Football Club, Mr S Masters, a Supporter and Councillor A Knowles representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the following conditions and subject to two additional conditions stating that there was to be no parking provision outside the clubhouse or on the North side of the Wheelock Rail Trail and that a maximum of five football pitches should be used at any one time. In addition it was requested that an informative be included on the Planning Decision Notice advising that a Liaison Committee comprising of local residents and representatives from the Football Club be established in order to ensure good relations between members of the club and the neighbouring community:-

1. Development to commence within 3 years.

2. Development to be in accordance with approved drawings.
3. Samples and detail of materials on external elevations to be submitted prior to development.
4. Ball-stop fencing surrounding the site to be no higher than 5.0m.
5. Supplementary tree planting scheme to be submitted providing details for fruit trees.
6. Implementation and maintenance of landscaping.
7. Review of lighting when operational.
8. Floodlighting to be restricted to 14:00 to 22:30 hours Monday to Saturday and 14:00 to 20:30 Sundays.
9. Prior to commencement of development, the applicant will submit a Construction management plan with a method statement, to demonstrate appropriate safe management of construction traffic taking access to and from the site.
10. Hours of construction to be restricted to 08:00 to 18:00 hours on Monday to Friday, 08:00 to 13:00 hours on Saturday, with no work at any other time including Sundays and Public Holidays.
11. Details of pile driving method, timing and operation to be provided before work commences.
12. Wheel washing facilities to be provided.
13. Measures to control dust during construction to be submitted and approved prior to development.
14. Sustainable urban drainage scheme (SUDS) to be submitted to and approved by the LPA.
15. Drainage works to be implemented in accordance with submitted details.
16. Prior to first use, a formal Travel Plan based on the Travel Plan Framework to be submitted for the approval of the LPA.
17. Prior to the commencement of development, the developer to submit plans of construction specification and geometry for the proposed junction with the B5079 Hind Heath Road. Details to include for the provision of a pedestrian link between the proposed access and the cricket club.
18. Prior to commencement of development, the proposed junction with the B5079 Hind Heath Road, will be substantially constructed, to exclude carriageway wearing course only.
19. Prior to first use the proposed junction with the B5079 Hind Heath Road will be constructed to completion.
20. Car parking to be constructed and marked out prior to first use.

21. Details of covered and secure cycle parking to be submitted and implemented.
22. Development to be in accordance with submitted Travel Plan.
23. Prior to first use, all proposed improvements to sustainable links, specifically for safe access to and lighting for the Wheelock Rail Trail, will be completed to the satisfaction of the LPA.

115 **09/1869M - USE OF FORMER AIRFIELD AND ASSOCIATED BUILDINGS AS A MOTORSPORTS AND ADVANCED DRIVING ACADEMY INCLUDING THE CREATION OF NEW ACCESS, CONFERENCE BUILDING, PARKING, LANDSCAPING AND WETLAND HABITAT, APPLETON AIRFIELD, CROWLEY LANE, HIGH LEGH, KNUTSFORD, CHESHIRE FOR MR RICHARD COPE, APPLETON AUTODROME LTD**

(During consideration of the application Councillor C Thorley left the meeting and did not return).

Consideration was given to the above application.

(Parish Councillor J Tuck a representative from High Legh Parish Council, Mr C Thomson a representative of Friends of Whitley Reed, Members, Open Spaces Society and Mr S Owen, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred to the next meeting for reasons relating to the lateness of additional information received by the Board, further clarification on a number of outstanding issues and in order for those Members who had not had the opportunity to visit the site to do so. In addition it was requested that the Environmental Health Officer be present at the next meeting.

116 **APPEAL SUMMARIES**

Consideration was not given to the Planning Appeals as they were the same Appeals that had been noted at the previous meeting of the Board.

The meeting commenced at 2.00 pm and concluded at 4.40 pm

Councillor H Gaddum (Chairman)