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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 21st October, 2009 at Committee Suite 1,2 & 3,
Westfields, Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillor H Gaddum (Chairman)
Councillor J Hammond (Vice-Chairman)

Councillors A Arnold, D Brown, M Hollins, D Hough, J Macrae, B Moran,
G M Walton and J Wray

OFFICERS PRESENT

Miss A Aspinall (Planning Officer), Mr A Buckley (Design & Construction
Operational Manager), Ms S Dillon (Senior Solicitor), Mr J Knight (Head of
Planning and Policy), Ms P Lowe (Development Manager), Mr N Turpin
(Principal Planning Officer) and Miss B Wilders (Principal Planning Officer)

117 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Rachel Bailey, D Brown
and S Wilkinson.

118 DECLARATIONS OF INTEREST

Councillor D Brown declared a pre-determination in respect of application
09/1582W-Planning Permission for A34 Alderley Edge and Nether Alderley
Bypass (Application No 5/03/1846P) on the basis of his involvement as a Cabinet
Member involved in the decision to give approval to the by-pass and in
accordance with the Code of Conduct he moved away from the table and did not
speak or vote upon the application.

Councillor W J Macrae declared a pre-determination in respect of the same
application on the basis of him being a promoter of the scheme due to the fact
that he was a former Cabinet Member for Macclesfield Borough Council and now
as a current Cabinet Member for Cheshire East Borough Council. He spoke on
behalf of the Applicant then moved away from the table and did not vote upon the
application.

119 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman.

120 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

- 121 **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; 15NO. 2.5 STOREY TOWNHOUSES IN 7 BLOCKS; ASSOCIATED CAR PARKING AREAS, ACCESS ROADS & OPEN SPACE; ADDITIONAL HOSPITAL RELATED CAR PARKING AT PROPOSED FIRST FLOOR DECK, (OUTLINE APPLICATION), MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD F**

(This application was considered after application 09/1869M).

Consideration was given to the above application.

At a meeting of the Strategic Planning Board on 29th July 2009 the Board delegated power to the Head of Policy & Planning to approve the above application, in consultation with the Chairman of the Board and Ward Councillor A Arnold, once satisfied regarding conditions and a completed s106 Legal Agreement. The delegation was made so that the Head of Policy & Planning could resolve outstanding issues relating to conservation and listed building matters and impose suitable conditions in addition to those listed in the report.

Before exercising his delegated power the Head of Policy & Planning referred two matters to the Board

- (i) a minor amendment of the application to include D1 use on the ground floor of the office block. The time period for representations following renotification of the amendment had not yet expired.
- (ii) Composition of the commuted sum payment to be secured in the s106 Agreement in respect of amenity and playspace.

RESOLVED

- (1) Having no objection to a minor amendment of the proposals to allow D1 use on the ground floor of the office block, the Board re-affirmed delegation of power to the Head of Policy and Planning, following expiry of the consultation period, to approve the amended application subject to satisfactory conditions and a prior appropriate Legal Agreement.
- (2) Without waiver of obligations due in respect of amenity and playspace, the Board had no objection to those obligations being met by a combination of direct works and financial payments, provided that any direct works were specified and valued to the satisfaction of the Leisure Service Manager.

(The meeting was adjourned at 3.50pm and reconvened at 4.00pm.

- 122 **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 COE, APPLETON AUTODROME LTD**

(The application was considered prior to application 09/1300M).

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, Mr S Owen, an objector and Mr Neumark, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused because vehicle noise generated by the development would significantly harm local residential amenity contrary to Policy DC3 of the Macclesfield Borough Local Plan.

- 123 **09/1582W-THE FOLLOWING PROPOSALS ARE IN ADDITION TO THE PRESENT PLANNING PERMISSION FOR A34 ALDERLEY EDGE AND NETHER ALDERLEY BYPASS (APPLICATION NO 5/03/1846P) 1) MITIGATION EARTHWORKS MOUNDING, 2) REPROFILING ADJACENT FIELDS, 3) AMENDMENTS TO BRIDGE DETAILS, 4) DRAINAGE PUMPING STATIONS, 5) RELOCATION OF PONDS, 6) AMENDMENTS TO CARRIAGEWAY LEVELS, LAND WEST OF ALDERLEY EDGE AND NETHER ALDERLEY, A34 ALDERLEY EDGE/NETHER ALDERLEY BYPASS, ALDERLEY EDGE, CHESHIRE EAST FOR MR PHIL SHERRATT, ENVIRONMENTAL SERVICES**

Consideration was given to the above application.

(The Ward Councillor Miss C M Andrew, Mrs Russell a representative from Nether Alderley Parish Council, Mr Stammers a representative of Nether Alderley Rural Protection Association (NARPA) and Mr Saunders, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for a site visit in order to assess the landscaping issues.

- 124 **09/2341N-DEMOLITION OF 82 BARONY ROAD AND ERECTION OF 14 NUMBER TWO STOREY RESIDENTIAL DWELLINGS AND ASSOCIATED ACCESS, 82 BARONY ROAD, NANTWICH FOR THOMAS JONES & SONS LTD WINNINGTON HALL, WINNINGTON, NORTHWICH**

Consideration was given to the above application.

RESOLVED

That the application be approved subject to the following conditions:-

1. Standard 3 years
2. Materials
3. Surfacing materials
4. Boundary treatment
5. Car parking provision
6. Construction of access (no access from Clayton's Row)
7. Highway works along Barony Road frontage
8. Obscure glazing of windows
9. Landscape scheme to include front of The Nook
10. Landscape implementation
11. Removal of PD – hardstanding
12. Removal of PD – Extensions and detached structures
13. Drainage details
14. Contaminated land survey
15. Site/slab levels
16. Elevations of garages
17. Approved plans

In addition the following conditions were also included:-

1. Hours of working for construction.
2. Wheelwashing
3. Dust and noise
4. Construction compound parking

125 **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)