

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 24th February, 2016 at The Capesthorne Room - Town  
Hall, Macclesfield SK10 1EA

### **PRESENT**

Councillor H Davenport (Chairman)

Councillors B Burkhill, T Dean, D Hough, J Jackson, D Newton, S Pochin,  
M Sewart, J Wray and G M Walton

### **OFFICERS IN ATTENDANCE**

Adrian Crowther (Principal Planning Officer)  
Nicky Folan (Planning Solicitor)  
Paul Hurdus (Highways Development Manager)  
David Malcolm (Head of Planning (Regulation))  
Paul Wakefield (Principal Planning Officer)  
Gaynor Hawthornthwaite (Democratic Services Officer)

### **114 APOLOGIES FOR ABSENCE**

Apologies were received from Councillors J Hammond, Rachel Bailey,  
L Durham, S McGrory.

### **115 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interests of openness in respect of application 15/5401M Councillor  
G Walton declared that as the Ward Member he had attended a number of  
Parish Council meetings and on and off site briefings. However, he had  
not made any comments or expressed a view on this application.

With regard to application 15/5401M Councillor J Jackson declared that  
she had worked for Astra Zeneca for a period of time and was still a  
member of Club AZ and that she had not made any comments on the  
application or taken part in any discussions.

In the interests of openness in respect of application 15/5063N Councillor  
J Wray declared a pecuniary interest on the grounds that he was a board  
member of Wulvern Housing and would, therefore, leave the room prior to  
consideration of the application.

116            **MINUTES OF THE PREVIOUS MEETING**

**RESOLVED**

That subject to the following amendments, the minutes of the meeting held on 27<sup>th</sup> January 2016 be approved as a correct record and signed by the Chairman:

Minute 109 – The third reason for refusal should be deleted, as this reason is no longer applicable.

That subject to the following amendments, the minutes of the meeting held on 18<sup>th</sup> February 2016 be approved as a correct record and signed by the Chairman:

Minute 113 – Final paragraph, page 3 and first paragraph, page 4 should read:

A presentation was given by the Head of Planning Strategy relating to the key changes to Strategic Policy **followed by a debate by Members.**

A further presentation was given by the Head of Planning Strategy and **Spatial Planning Officers** on site Specific Recommendations, which provided a brief overview on each town.

A number of comments were made by Members of the Board in respect of the Cheshire East Local Plan Strategy **and site Specific Recommendations** – Proposed Changes.

117            **PUBLIC SPEAKING**

That the public speaking procedure be noted.

118            **15/5401M - ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, SK10 4TF: FULL PLANNING PERMISSION FOR THE DEMOLITION OF A NUMBER OF SPECIFIED BUILDINGS; AND OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR A MIXED-USE DEVELOPMENT COMPRISING THE FOLLOWING: UP TO 38,000 SQM OF LABORATORY, OFFICES AND LIGHT MANUFACTURING FLOORSPACE (USE CLASS B1); UP TO 1,500 SQM OF RETAIL, CAFÉ, RESTAURANT, PUBLIC HOUSE AND / OR CRÈCHE FLOORSPACE (USE CLASSES A1, A3, A4 AND D1); UP TO 275 RESIDENTIAL DWELLINGHOUSES, WHERE UP TO 60 UNITS COULD BE FOR RETIREMENT / CARE (USE CLASSES C2 AND C3); UP TO A 100 BED HOTEL (USE CLASS C1); SPORT AND RECREATIONAL FACILITIES INCLUDING AN INDOOR SPORTS CENTRE OF UP TO A 2,000 SQM (USE CLASS D2); UP TO 14,000 SQM OF MULTI-STOREY CAR PARKING PROVIDING UP TO 534 SPACES (SUI GENERIS); A**

**WASTE TRANSFER STATION OF UP TO 900 SQM OF (SUI GENERIS); PUBLIC REALM AND LANDSCAPING; OTHER ASSOCIATED INFRASTRUCTURE FOR MR JOE BROADLEY, ALDERLEY PARK LIMITED**

The Board considered a report and written and verbal updates regarding the above application.

(Councillor Y Bentley (on behalf of Nether Alderley Parish Council), Dr C Doherty read out a statement on behalf of Mr C Brindsmead, CBE, (supporter), who had registered to speak, but was unable to attend the meeting) and Mr G Halman (Agent) attended the meeting and spoke in respect of the application).

**RESOLVED**

That for the reasons set out in the report the Board be MINDED TO APPROVE the application subject to referral to the Secretary of State and that the details of the Section 106 Agreement be Delegated to the Head of Planning (Regulation) and Chairman and Vice Chairman to secure:

**HEADS OF TERMS OF S106 AGREEMENT**

- **Alderley Park Re-investment Reserve**  
The new land value realised from the residential development to be re-invested in the Life Science Park.
- **Traffic Measures**  
Financial contribution towards the A34 Congleton Road/A537 Chelford Road junction of £250,000.
- **Education**  
£1,147,287 (Although it needs to be noted tis is subject to change depending on the exact numbers of properties developed on site)
- **Improvements at Nether Alderley Parish Hall to the sum of £145,000 and Over Alderley Parish Hall**
- **Affordable Housing**  
Off site sum of £2,100,000
- **Provision of “Life Science Park Employee Accommodation”**  
21 units are proposed based on 275 dwellings
- **Public Rights of Way improvements**  
£19,904.60

And the following conditions:

1. Commencement of development (3 years) or 2 from date of approval of reserved matters
2. Reserved matters to be approved
3. Development in accord with approved plans/documents
4. Phasing condition
5. Submission of samples of building materials/public realm works for each phase

6. Landscaping - submission of details for each phase (including enhanced landscaping at Mereside Car park)
7. Landscaping (implementation)
8. Landscaping to include details of boundary treatment
9. Tree retention
10. Tree protection
11. Tree Pruning/Felling Specification
12. Phased Arboricultural Impact Assessment and Method Statement complying with "BS 5837:2012
12. Submission of Construction and Demolition Management Plan
13. Contaminated land report for each phase
14. Verification report for remediation strategy to be submitted
15. Measures to deal with contamination if found
16. Piling or other foundation designs using penetrative methods to be approved.
16. Noise mitigation scheme to be submitted
17. Scheme to minimise dust emissions to be submitted
18. Construction & Environmental Management Plan to be submitted with each phase
19. Electric Vehicle Infrastructure to be provided
20. Travel plan to be implemented
21. Parking provision
22. Detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods to be submitted
23. Site to be drained on a total separate system
24. Public Rights of way improvements
25. Wheelwash facilities to be provided
26. Lighting to be agreed for each phase
27. Recording of historic landscape
28. Condition/method statement for repair of heritage assets to be agreed, and implemented to retain on site
29. Sports pitch specifications
30. Indoor sports facilities to comply with NGB/SE standards
31. Viability to demonstrate the sustainability of the sporting provision.
32. Management and maintenance plan
33. Landscape and Ecology Management Plan
34. Submission of updated protected species assessment and mitigation strategy with each reserved matters stage application.
35. Implement the bat mitigation strategy.
36. Trees and bat roosts at the Serpentine to be retained and no development to take place with 10m on the bank.
37. No development within the Ancient Woodland  
Detailed plans at RM to ensure no loss of semi natural habitat
38. Volume restriction on development
39. Liaison Committee
40. Waste minimisation strategy to be submitted
- 41 Bat boxes
42. Levels on site

*Following consideration of this application, the meeting adjourned for lunch from 12.35 pm to 13.15 pm.*

- 119      **15/0400M - LAND OFF EARL ROAD/EPSOM AVENUE, HANDFORTH DEAN, CHESHIRE, SK9 3RL: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF FIVE UNITS TO BE USED FOR CLASS A1 (NON-FOOD RETAIL) PURPOSES AND TWO UNITS TO BE USED FOR USE CLASS A1 (NON-FOOD RETAIL OR SANDWICH SHOP) AND/OR USE CLASS A3 AND/OR USE CLASS A5. CREATION OF CAR PARK AND PROVISION OF NEW ACCESS FROM EARL ROAD, TOGETHER WITH LANDSCAPING AND ASSOCIATED WORKS FOR ORBIT INVESTMENTS (PROPERTIES) LTD**

The Board considered a report and written and verbal updates regarding the above application.

(Ms N Roe (objector) and Mr G Bee (Agent) attended the meeting and spoke in respect of the application)

#### **RESOLVED**

That for the reasons set out in the report the application be REFUSED for the following reasons:

The proposal seeks to provide a retail use on a site allocated for employment purposes. The existing warehouse and office buildings on the site are currently occupied, and it has therefore not been demonstrated that there is no reasonable prospect of the site being used for employment purposes, as required by paragraph 22 of the NPPF. The development is therefore contrary to policies E1 and E2 of the Macclesfield Borough Local Plan and policy EG3 of the Submission Version of the emerging Cheshire East Local Plan Strategy.

- 120      **15/3531C - LAND BOUNDED BY OLD MILL ROAD AND M6 NORTHBOUND SLIP ROAD, SANDBACH: RESERVED MATTERS APPLICATION FOR PROPOSED ERECTION OF 232NO. DWELLINGS INCLUDING ROADS, SEWERS, BOUNDARY TREATMENTS AND GARAGES AND ASSOCIATED WORKS FOR MR SIMON ARTISS, BARRATT HOMES MANCHESTER DIVISION**

The Board considered a report and written and verbal updates regarding the above application.

(Councillor S Corcoran (Ward Member), Councillor C Lowe (on behalf of Sandbach Town Council), Councillor B Moran (Neighbouring Ward Member) and Mr S Artiss (Applicant) attended the meeting and spoke in respect of the application)

## **RESOLVED**

That for the reasons set out in the report the application be DEFERRED to enable Officers to seek additional information relating to:

- Wildlife corridor and boundaries
- Ecology
- Sandbach Town Neighbourhood Plan

*Following consideration of this application, Councillor M Sewart left the meeting and did not return.*

*The meeting adjourned at 15.35 pm for a short break.*

121        **15/5063N - LAND WEST OF, BROUGHTON ROAD, CREWE: RESIDENTIAL DEVELOPMENT (USE CLASS C3) CONSISTING OF 81 NO. NEW AFFORDABLE DWELLINGS COMPRISING 10 NO. THREE BED HOUSES, 45 NO. TWO BED HOUSES, 6 NO. TWO BED APARTMENTS AND 20 NO. ONE BED APARTMENTS IN THREE TWO STOREY APARTMENT BLOCKS WITH ASSOCIATED INFRASTRUCTURE INCLUDING A NEW ESTATE ACCESS OFF BROUGHTON ROAD FOR WILLIAM FULSTER, MCI DEVELOPMENTS LIMITED AND WULVERN HOUSING**

*Prior to consideration of this application, as stated in his declaration, Councillor J Wray left the meeting and returned following consideration of application number 15/5063N.*

The Board considered a report and written update regarding the above application.

Mr B Fulster (Applicant) and Ms G Mellor (on behalf of Wulvern Housing – Applicant) attended the meeting and spoke in respect of the application)

## **RESOLVED**

That for the reasons set out in the report the application be APPROVED subject to the following conditions:

1. Commencement of development (3 years)
2. Development in accord with approved plans, including, materials, levels, boundary treatments
3. Delivery of affordable housing
4. Grampian condition mitigation for Lesser silver diving beetle and Mud snail
5. Mitigation for Breeding Birds in accordance with submitted details
6. Reptile method statement
7. Submission of landscape scheme
8. Submission of drainage scheme
9. Arboricultural method statement and tree protection measures

10. Dust Management and site welfare plan in accordance with details provided
11. Noise mitigation scheme
12. Details of lighting to be submitted
13. Details of construction management plan
14. Electric vehicle charging points to be provided for dwellings
15. Travel plan to be submitted
16. Phase II investigation to be submitted
17. Bin Storage
18. Cycle Storage

Informatives:

1. Hours of construction
2. Contamination informative
3. Environment Agency contamination informative

122      **UPDATE FOLLOWING THE REFUSAL OF APPLICATION 14/3892C LAND WEST OF CREWE ROAD, SANDBACH: OUTLINE APPLICATION FOR REDEVELOPMENT OF THE SITE TO PROVIDE UP TO 200 HOMES AND A COMMUNITY FACILITY**

(Councillor B Moran (Neighbouring Ward Member) and Mr J Minshull (Supporter) attended the meeting and spoke in respect of the application)

The Board considered a report regarding an update to the reasons for refusal relating to planning application 14/3892C, which had been determined by the Strategic Planning Board on 3<sup>rd</sup> June 2015. Since the refusal of this application an appeal had been lodged and it was now necessary to update the reasons for refusal to reflect the current policy position.

**RESOLVED**

That for the reasons set out in the report, the appeal be defended on the following grounds:

1. *The Local Planning Authority considers that having regard to the cumulative impact of developments in Sandbach that the proposed development would be contrary to Policy PC1, PC3 and H1 contained within the Sandbach Neighbourhood plan and that the development when taken cumulatively with other developments in Sandbach would prejudice the local plan making process. As a result the development would be contrary to guidance contained at Paragraph 216 of the NPPF and guidance contained within the NPPG.*
2. *Whilst it is acknowledged that there is a presumption in favour of sustainable development in the planning balance, it*

*is considered that the development is unsustainable because of the conflict with the draft Sandbach Neighbourhood plan and because of the unacceptable environmental and economic impact of the scheme in terms of loss of best and most versatile agricultural land and open countryside. These factors significantly and demonstrably outweigh the social benefits in terms of its contribution to boosting housing land supply, including the contribution to affordable housing. As such the proposal is contrary to Policies PS8 and H6 of the adopted Congleton Borough Local Plan First Review 2005 and Policies PG 5 and SE 2 of the Cheshire East Local Plan Strategy – Submission Version and the provisions of the NPPF.*

123      **UPDATE FOLLOWING THE REFUSAL OF APPLICATION 14/5921C LAND OFF LONDON ROAD, BRERETON: A MIXED USE DEVELOPMENT INCLUDING RESIDENTIAL AND COMMERCIAL (OUTLINE)**

The Board considered a report regarding an update to the reasons for refusal relating to planning application 14/5921C, which had been determined by the Strategic Planning Board on 15<sup>th</sup> April 2015. Since the refusal of this application an appeal had been lodged and it was now necessary to update the reasons for refusal to reflect the current policy position.

**RESOLVED**

That for the reasons set out in the report, the appeal be defended on the following grounds:

- 1. The proposal is an unsustainable form of development as it is located within the Open Countryside and is contrary to Policies PS8 and H6 of the Congleton Borough Adopted Local Plan First Review 2005 and the principles of the National Planning Policy Framework.*
- 2. The proposed development would result in a harmful encroachment into the open countryside. The development would adversely impact upon the landscape character and does not respect or enhance the landscape when viewed from the local footpath network. The proposed development is therefore contrary to Policies GR1 and GR5 of the Congleton Borough Adopted Local Plan First Review and guidance contained within the NPPF.*
- 3. The Local Planning Authority considers that having regard to the location of the proposed development which would not be directly related to the settlements of Brereton or Brereton Heath as defined by key map C20a and key map C20b contained within Brereton Neighbourhood Plan, the proposed development would be contrary to policy HOU01 which restricts development within the Parish of*

*Brereton to the settlement boundaries of these locations only. As a result the development would be contrary to guidance contained at Paragraph 216 of the NPPF and guidance contained within the NPPG.*

*4. The proposal is contrary to Policy PG2 of the Cheshire East Local Plan Strategy Submission Version March 2014. The site is located in the parish of Brereton which is identified as an 'other settlement and rural area' for the purposes of this policy where growth should be confined to small scale infill, change of use or conversions or affordable housing developments. The proposed development is of a significant scale which does not reflect the function and character of Brereton and is therefore contrary to the principles of Policy PG2.*

And that authority to enter into a s106 Agreement to secure any necessary contributions be delegated to Head of Planning (Regulation) in consultation with the Chairman/Vice Chairman of the Strategic Planning Board.

124      **UPDATE FOLLOWING THE REFUSAL OF APPLICATION 14/1189C LAND OFF ABBEY ROAD, SANDBACH: OUTLINE APPLICATION FOR 165 DWELLINGS**

(Councillor B Moran (Neighbouring Ward Member) had registered to speak on this application, but chose not to speak at the meeting.

Mr J Minshull (Supporter) attended the meeting and spoke in respect of the application)

The Board considered a report regarding an update to the reasons for refusal relating to planning application 14/1189C, which had been determined by the Strategic Planning Board on 3<sup>rd</sup> June 2015. Since the refusal of this application an appeal had been lodged and it was now necessary to update the reasons for refusal to reflect the current policy position.

**RESOLVED**

That for the reasons set out in the report, the appeal be defended on the following grounds:

- 1. The Local Planning Authority considers that having regard to the cumulative impact of developments in Sandbach that the proposed development would be contrary to Policy PC1, PC3 and H1 contained within the Sandbach Neighbourhood plan and that the development when taken cumulatively with other developments in Sandbach would prejudice the local plan making process. As a result the development would be contrary*

*to guidance contained at Paragraph 216 of the NPPF and guidance contained within the NPPG.*

- 2. Whilst it is acknowledged that there is a presumption in favour of sustainable development in the planning balance, it is considered that the development is unsustainable because of the conflict with the draft Sandbach Neighbourhood plan and because of the unacceptable environmental and economic impact of the scheme in terms of loss of best and most versatile agricultural land and open countryside. These factors significantly and demonstrably outweigh the social benefits in terms of its contribution to boosting housing land supply, including the contribution to affordable housing. As such the proposal is contrary to Policies PS8 and H6 of the adopted Congleton Borough Local Plan First Review 2005 and Policies PG 5 and SE 2 of the Cheshire East Local Plan Strategy – Submission Version and the provisions of the NPPF.*

The meeting commenced at 10.30 am and concluded at 4.50 pm

Councillor H Davenport (Chairman)