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## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 11th November, 2009 at Committee Suite 1,2 & 3,  
Westfields, Middlewich Road, Sandbach CW11 1HZ

### PRESENT

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

Councillors Rachel Bailey, A Arnold, M Hollins, D Hough, J Macrae, C Thorley,  
S Wilkinson and J Wray

### OFFICERS IN ATTENDANCE

Miss A Aspinall (Planning Officer), Mr A Buckley (Design & Construction  
Operational Manager), Mr N Curtis (Principal Development Officer), Ms S  
Dillon (Planning Solicitor), Mr S Fleet (Principal Planning Officer), Mr J  
Gomulski (Principal Regeneration Officer, Landscape), Ms P Lowe  
(Development Control Manager) and Mr J Knight (Head of Planning & Policy)

### Apologies

Councillors D Brown, P Edwards, B Moran and G M Walton

### 126 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Brown, P Edwards, B  
Moran and G Walton.

### 127 DECLARATIONS OF INTEREST

Councillor W J Macrae 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 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 and in accordance with the Code of Conduct he moved away  
from the table and did not speak or vote upon the application.

Visiting Councillor A Moran declared a personal interest in application P09/0126-  
Erection of Replacement Store with Associated Café, Servicing Arrangements  
and Plant Following Demolition of Existing Store and Industrial Unit; Formation of  
New and Upgraded Car Parking Facilities with Alterations to Pedestrian Access  
and Upgrading of Landscaping to Site; Sainsbury's Store/Fairway Suithouse,  
Middlewich Road, Nantwich, Cheshire, CW5 6PH for Sainsbury's Supermarkets  
Ltd by virtue of the fact that he was a member of Nantwich Town Council. He  
exercised his right speaking under the public speaking procedure as a Ward  
Councillor for the area.

128            **MINUTES OF THE PREVIOUS MEETING**

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman subject to the inclusion of Councillor C Thorley in the list of apologies subject to the first resolution under application 09/1300M being amended to include the words 'in consultation with the Chairman of the Board and Ward Councillor A Arnold' after the words 'Head of Planning & Policy' and subject to the second resolution under the same application being amended to include the words 'and the connected suite of Agreements for Applications 09/1613M, 09/1577M, 09/1296M, 09/1295M after the words 'with regard to the S106 Agreement'.

129            **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

130            **09/1582W - THE FOLLOWING PROPOSALS ARE IN ADDITION TO THE PRESENT PLANNING PERMISSION FOR THE A34 ALDERLEY EDGE AND NETHER ALDERLEY BYPASS (5/03/1846P) (1) MITIGATION EARTHWORKS MOUNDING (2) RE-PROFILING FIELDS ADJACENT TO THE BYPASS IN THE VICINITY OF WILTON CRESCENT (3) AMENDMENTS TO BRIDGE DETAILS (4) DRAINAGE PUMPING STATIONS (5) RELOCATION OF PONDS (6) AMENDMENTS TO CARRIAGEWAY LEVELS (7) FOOTBRIDGE OVER BYPASS TO CONNECT FOOTPATH 33 (NETHER ALDERLEY); LAND TO THE WEST OF ALDERLEY EDGE**

Consideration was given to the above application.

(The Ward Councillor Miss C M Andrew, Parish Councillor Mrs Claire 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 approved subject to the following conditions:-

1. Commencement of development
2. In accordance with approved plans
3. Protection for breeding birds
4. Enhancement features for roosting bats
5. Conservation ponds - details
6. Landscape and ecological management plan
7. Landscape - Planting Compartments CE29 and CE31
8. Landscape aftercare

9. Tree protection
10. Hours of operation - construction, engineering and earthmoving operations
11. Hours of operation - pile driving or use of percussion equipment
12. Noise – to comply with guidance
13. Dust
14. Highways - protection of highway from mud and debris
15. Highways – transport of loose materials
16. Bridge detail
17. Details of fencing

And subject to the following additional conditions:-

- 1) Ordinary fencing (at the discretion of the Head of Planning and Policy)
  - (i) Between Chainages 3850 - 3910 (East) (in proximity to Gately Green complex as road comes out of Welsh Row cutting)
  - (ii) Along the top of the mounding in front of Heawood Hall (West)
- 2) Fencing and/or mounding (at the discretion of the Head of Planning & Policy), on the approach to Frog Lane roundabout to provide mitigation for Heawood Hall properties (West)
- 3) Mix E to replace the proposed planting/approved mixes in the following areas:
  - (i) Planting compartment CE30 (conservation ponds) to mitigate Sand Lane properties
  - (ii) Proximity to Heawood Hall - Planting compartment CE32 (East) and CW27 (West) to mitigate Heawood Hall complex and Church
  - (iii) For any planting in the off-site woodland belt at Sand Lane/Gately Green which had died to be replaced with a greater percentage of evergreen

131      **P09/0126 - ERECTION OF REPLACEMENT STORE WITH ASSOCIATED CAFÉ, SERVICING ARRANGEMENTS AND PLANT FOLLOWING DEMOLITION OF EXISTING STORE AND INDUSTRIAL UNIT; FORMATION OF NEW AND UPGRADED CAR PARKING FACILITIES WITH ALTERATIONS TO PEDESTRIAN ACCESS AND UPGRADING OF LANDSCAPING TO SITE; SAINSBURY'S STORE/FAIRWAY SUITHOUSE, MIDDLEWICH ROAD, NANTWICH, CHESHIRE, CW5 6PH FOR SAINSBURY'S SUPERMARKETS LTD.**

(It was noted that Members of the Board had received a package of correspondence from the Applicant).

(During consideration of the application Councillor Mrs R Bailey declared a personal interest by virtue of the fact that she was the owner of a farm that sold milk to Joseph Heler, who ran a business supported by Sainsburys).

Consideration was given to the above application.

(The Ward Councillor A Moran, Sarah Jones, Turley Associates, Agent for the Applicant, Jo Try, a representative from Sainsburys and Mrs Evans, a Supporter attended the meeting and spoke in respect of the application).

## RESOLVED

That the application be approved subject to the completion of a S106 Agreement to provide for the following:

Prior to any development commencing on site the applicant is to pay the sum of £150,000 towards the costs of implementation of:

- Toucan crossing on Middlewich Road.
- Toucan crossing on A500 Nantwich Bypass.
- A pedestrian refuge island between Sainsbury's entrance and the Barony traffic signals along Middlewich Road, with a footway link to tie in with Cheshire East Council's Connect 2 route at this location.
- A Traffic Management Scheme at Beam Heath Way to control the queuing of delivery vehicles.
- The widening of the existing footway along Middlewich Road to the side of the petrol filling station, to allow both pedestrians and cyclists to share this space and access Middlewich Road from the Connect 2 route and surrounding area.
- Pedestrian Crossing Improvements.

Prior to any development commencing on site:

- A scheme of Public Art to be located in the area identified on Site Plan ARCH / 2004-030/P12/C to be prepared and agreed by the Local Planning Authority.
- The agreement of the scheme is to take into account the views of Stakeholders through a consultation exercise, the scope of which is to be agreed with the Local Planning Authority.
- Dedication by the applicant of the necessary land within their ownership to facilitate the above footway along Middlewich Road

Prior to the first occupation of the site

- The agreed scheme of Public Art is to be commissioned and a delivery programme agreed with the Local Planning.

In addition the following conditions were also agreed:-

1. Standard 3 years
2. Approved plans
3. Materials
4. Landscape scheme to include public art feature at roundabout
5. Implementation of landscaping
6. Tree protection measures
7. No works within protected area

8. Surface water regulation system (to incorporate SUDS)
9. Maximum discharge
10. Surface water attenuation measures
11. Scheme for management of overland flow
12. Provision of parking
13. Provision of cycle parking - 20 secured and covered stands
14. Travel Plan
15. Incorporation of sustainable features to BREAM very good rating.
16. Waste Management Plan
17. CCTV and speed humps to car park
18. Maximum net sales area of the replacement store
19. Restriction of the level of sales area given over to the sale of convenience or comparison goods
20. Noise attenuation measures
21. Scheme of external lighting
22. Survey of the existing public sewer passing beneath the site and scheme of diversion to be prepared if necessary
23. Construction Management Plan to include wheel washing, site compounds, hours of construction and no pile driving

132      **09/3066C - PROPOSED B1 OFFICE BUILDING, HENRY ALTY, KNUTSFORD ROAD, CRANAGE, HOLMES CHAPEL FOR CHESHIRE PROP (CRANAGE) 1LTD & 2LTD**

Consideration was given to the above application.

(The Ward Councillor L Gilbert, Parish Councillor John Halstead representing Cranage Parish Council and Mr Thomas, representing the applicant 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 impact of the development on residential amenity and the surrounding countryside.

133      **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 4.20 pm

Councillor H Gaddum (Chairman)