

# CHESHIRE EAST COUNCIL

## Cabinet Member for Performance and Capacity

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**Date of Meeting:** 15 December 2009  
**Report of:** John Knight, Head of Planning and Policy  
**Subject/Title:** Draft Smallwood Village Design Statement Supplementary Planning Document

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### **1.0 Report Summary**

- 1.1 This report concerns the draft Smallwood Village Design Statement Supplementary Planning Document that is to be subject to public consultation.

### **2.0 Recommendations**

- 2.1 That the Cabinet Member for Performance and Capacity approve the draft Smallwood Village Design Statement Supplementary Planning Document for a six week period of public consultation.

### **3.0 Reasons for Recommendations**

- 3.1 To progress work on the document that will supplement existing planning policies in the Parish of Smallwood.

### **4.0 Wards Affected**

- 4.1 Congleton Rural.

### **5.0 Local Ward Members**

- 5.1 Councillors L Gilbert, A Kolker, J Wray.

### **6.0 Policy Implications including - Climate change - Health**

- 6.1 All planning policy work is intended to promote sustainable development. The draft Supplementary Planning Document has been subject to a sustainability appraisal to ensure that its policies are in line with this principle.

### **7.0 Financial Implications for Transition Costs (Authorised by the Borough Treasurer)**

- 7.1 None

## **8.0 Financial Implications 2009/10 and beyond (Authorised by the Borough Treasurer)**

8.1 None

## **9.0 Legal Implications (Authorised by the Borough Solicitor)**

9.1 The Town and Country Planning (Local Development) (England) Regulations 2004 allow the Local Planning Authority to adopt Supplementary Planning Documents after consideration of public and other statutory representations. The proposed consultation exercise is a necessary step under those Regulations.

## **10.0 Risk Management**

10.1 Provided that the statutory requirements of the document's preparation and the consultation process are met, there is unlikely to be any risk associated with the publication of the draft Supplementary Planning Document.

## **11.0 Background and Options**

11.1 The approved Cheshire East Local Development Scheme states that the Council will produce the Smallwood Village Design Statement Supplementary Planning Document.

11.2 Over the past 6-9 months Planning Officers have been working closely with Smallwood Parish Council on the Village Design Statement. A draft has been produced and has been sent to members as a hard copy.

11.3 The purpose of the Smallwood Village Design Statement SPD is to assist in the interpretation of policies adopted within the Congleton Borough Local Plan First Review (2005) and saved as part of the Local Development Framework (LDF). In particular policies GR1, GR2 and GR5 are covered. The SPD will guide the consideration of the design and character of new development within the Parish of Smallwood. The document covers the following topics: The village context; The landscape setting; The settlement pattern; Buildings; Open space, paths, trees, boundaries and gateways; and Highways and traffic.

11.4 The Supplementary Planning Document does not in itself introduce new planning policies, but supplements existing saved policies in the Congleton Borough Local Plan, First Review 2005. Once adopted, it will not form part of the statutory development plan for Cheshire East, but will be a material consideration in the determination of planning applications.

11.5 To accord with statutory procedures, the draft Supplementary Planning Document now needs to be made available for full public consultation with stakeholders and interested parties.

11.6 The SPD was considered by the Local Development Framework Panel at its meeting on 16<sup>th</sup> November and a number of minor changes to the document have been made in accordance with the wishes of the panel.

## **12.0 Overview of Year One and Term One Issues**

12.1 None

## **13.0 Access to Information**

The background papers relating to this report can be inspected by contacting the report writer:

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