

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 21st September, 2016 at Council Chamber - Town Hall,  
Macclesfield, SK10 1EA

## **PRESENT**

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

Councillors B Burkhill, L Durham (Substitute), D Hough, J Macrae,  
N Mannion (Substitute), S McGrory, S Pochin, B Roberts (Substitute),  
M Sewart and J Wray

## **OFFICERS**

Nicky Folan (Planning Solicitor)  
Sean Hannaby (Director of Planning and Sustainable Development)  
Paul Hurdus (Highways Development Manager)  
Robert Law (Senior Planning Officer)  
David Malcolm (Head of Planning (Regulations))  
Sue Orrell (Principal Planning Officer)  
Paul Wakefield (Principal Planning Officer)  
Emma Williams (Principal Planning Officer)  
Gaynor Hawthornthwaite (Democratic Services Officer)

## **42 APOLOGIES FOR ABSENCE**

Apologies were received from Councillors D Brown, J Jackson and  
D Newton.

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

In the interest of openness in respect of applications 16/1046N, 15/5222C  
and 16/0514C Councillor J Hammond declared that he was a Director of  
ANSA Environmental Services who had been consultees on the  
applications but had not made any comments in respect of the applications  
nor taken part in any discussions.

With regard to application number 16/1046N Councillor J Hammond  
declared that he was a member of Haslington Parish Council who have  
been consultees on the application but had not made any comments in  
respect of the application nor taken part in any discussions.

Councillor Hammond also declared that he had received emails relating to  
the applications being considered today which had also been sent to all  
Members of the Board.

In the interest of openness in respect of application 15/5222C Councillor D Hough declared that he was a member of Alsager Town Council who have been consultees on the application but had not made any comments in respect of the application nor taken part in any discussions.

With regard to application 15/15676M Councillor L Durham declared that as the Cabinet Member for Children and Families and a member of Macclesfield Town Council she had not made any comments in respect of the application nor taken part in any discussions.

#### **44 MINUTES OF THE PREVIOUS MEETING**

That the minutes of the meeting held on 24<sup>th</sup> August 2016 be approved as a correct record and signed by the Chairman.

#### **45 PUBLIC SPEAKING**

##### **RESOLVED**

That the public speaking procedure be noted.

#### **46 16/1046N - LAND OFF CREWE ROAD, HASLINGTON, CHESHIRE CW1 5RT: RESERVED MATTERS APPLICATION FOR THE ERECTION OF 245 DWELLINGS, HIGHWAYS, PUBLIC OPEN SPACE, PLAY FACILITY AND ASSOCIATED WORKS FOLLOWING APPROVED OUTLINE APPLICATION (13/4301N) APP/R0660/A/14/2213304 FOR MR C CONLON, BOVIS HOMES LTD**

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

(Mr K Froggatt (Objector) and Mr B Herrod (on behalf of the Applicant) attended the meeting and spoke in respect of the application).

##### **RESOLVED**

That the application be DEFERRED due to concerns over the western boundary and amenity impact and to look at general design layout changes with a focus on the Crewe Road frontage and Park Road frontage including screening.

#### **47 15/5222C - FORMER MANCHESTER METROPOLITAN UNIVERSITY ALSAGER CAMPUS, HASSALL ROAD, ALSAGER, CHESHIRE, ST7 2HL: DEMOLITION OF ALL BUILDINGS & ERECTION OF 426 DWELLINGS WITH ASSOCIATED PARKING, LAYING OUT OF NEW GRASS PITCHES, TWO ARTIFICIAL GRASS PITCHES WITH ASSOCIATED FLOODLIGHTING AND FENCING, NEW CHANGING ROOMS AND ANCILLARY PARKING AND NEW ACCESSES ONTO**

**HASSALL ROAD AND DUNNOCKSFOLD ROAD FOR  
BARRATT/DAVID WILSON HOMES AND MANCHESTER  
METROPOLITAN UNIVERSITY**

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

(Councillor R Fletcher (Ward Member), Councillor P Williams (on behalf of Alsager Town Council), Mr M Cross and Mr N Riley (Supporters) and Mr A Taylor (Agent) attended the meeting and spoke in respect of the application).

(In addition a statement was read out on behalf of the Ward Councillor M Deakin, who was unable to attend the meeting)

Note: Councillor P Williams (on behalf of Alsager Town Council) had not registered his intention to address the Board. However, in accordance with paragraph 2.8 of the public speaking rights at Strategic Planning Board and Planning Committee meetings, the Committee agreed to allow Councillor Williams to speak.

**RESOLVED**

That for the reasons set out in the report the application be APPROVED subject to the completion of a Section 106 Agreement to include:

- Financial contribution of £70,000 towards a pedestrian crossing on Hassall Road.
- Financial contribution towards provision of fitness stations and studio space at Alsager Leisure Centre.
- Financial contribution of £14,888 to enable capacity improvements to be made to Crewe Vagrants facilities.
- Provision and Management of on site open space
- Phased transfer of land to CEC upon completion to be agreed, with the AGP's, changing facility and parking areas to be constructed and handed over first, in advance of the grassed pitches.
- Detailed management plan for the sports pitch area to be agreed with Management body (Everybody Sport & Leisure) prior to commencement of works.
- Land to be retained as sports area in perpetuity.
- Cascade criteria for 1 bed units (to include discussion with RSLs and Ward Members)
- Re-assessment of the viability of the proposal through an overage clause

and the following conditions:

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials

4. Landscaping - submission of details
5. Landscaping (implementation)
6. Tree retention
7. Tree protection
8. Construction specification/method statement
9. Tree pruning / felling specification
10. Service / drainage layout
11. Obscure glazing requirement
12. Landscaping to include details of boundary treatment
13. Written scheme of archaeological investigation to be submitted and implemented as approved
14. Detailed proposals (including specific position on site) for acoustic fencing to be submitted
15. Sports Pitches Hours of Use (Summer / Winter
16. Environmental Management Plan to be submitted
17. Lighting details to be submitted
18. Low emission strategy to be submitted (air quality)
19. Travel plan to be submitted
20. Dust mitigation measures outlined in the submitted Air Quality Assessment to be implemented
21. Additional Phase II investigations to be carried out / submitted (contaminated land)
22. Development to be carried out in accordance with the approved Flood Risk Assessment
23. Surface water drainage details to be submitted
24. Foul and surface water shall be drained on separate systems
25. Development to proceed in accordance with the recommendations of the submitted Badger Survey
26. Incorporation of gaps for hedgehogs into any garden or boundary fencing proposed.
27. Nesting bird survey to be submitted
28. 10 year Woodland Management Plan for the Woodland identified as W1 on the submitted Tree Survey Drawing (P.424.14.01 Revision c) to be submitted
29. Details of signage to be provided within car park to prevent sports traffic utilising Manor Farm access drive.
30. Visibility splays to be provided

31. Drainage solution for the drain outlet in the south west corner of the development site to be submitted
32. Bin Storage
33. Cycle parking
34. Replacement hockey pitch to be available for use prior to the loss of the existing
35. Specification for the artificial grass pitches and natural turf pitches
36. Survey of replacement planting field
37. Phasing of development

*In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.*

*Following consideration of this application the meeting adjourned for lunch from 14.00 pm to 14.45 pm.*

*Councillor J Macrae left the meeting and did not return.*

- 48 **15/5676M - BARRACKS MILL, BLACK LANE, MACCLESFIELD, CHESHIRE: OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS FOR THE DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF THREE UNITS WITH MEZZANINE FLOORS FOR CLASS A1 RETAIL USE (C12,000 SQUARE METRES GIA) PLUS EXTERNAL SALES AREA; ONE FOOD RETAIL UNIT (CLASS A1) INCLUDING MEZZANINE (C1,200 SQUARE METRES GIA); TWO UNITS FOR CLASS A1/A3/A5 USES (C450 SQUARE METRES GIA); AND WORKS TO CREATE NEW ACCESS FROM THE SILK ROAD, PEDESTRIAN/CYCLE BRIDGE, CAR PARKING, SERVICING FACILITIES AND ASSOCIATED WORKS FOR CEDAR INVEST LIMITED**

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

(Mr P Turner (on behalf of Macclesfield Town Council), Councillor B Dooley (Neighbouring Ward Member), Mr R Govier (Objector) and Mr H Spawton (Agent) attended the meeting and spoke in respect of the application).

## **RESOLVED**

That contrary to the Planning Officer's recommendation for approval, the application be REFUSED for the following reason:

The proposals would have a significant adverse impact on the vitality and viability of Macclesfield Town Centre. It would adversely affect local consumer choice and trade in the town centre and wider area as it will exacerbate one of the main weaknesses of the town centre by strengthening the out-of-centre competition which has been identified as a threat to the future vitality and viability of Macclesfield Town Centre. This would be contrary to guidance within the NPPF and policies S1 and S2 of the Macclesfield Local Plan 2004.

Informative:

Members of the Strategic Planning Board expressed concern that the proposal would be contrary to the interests of highway safety since it would result in an intensification of the use of Black Lane and would not allow the safe and suitable access by large HGV and service vehicles, which would also be to the detriment of the amenity afforded to nearby residents.

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

### **49 16/0514C - LAND AT BACK LANE, CONGLETON: OUTLINE APPLICATION FOR DEMOLITION OF SOME EXISTING BUILDINGS AND THE DEVELOPMENT OF A RESIDENTIAL SCHEME COMPOSING UP TO 140 DWELLINGS, OPEN SPACE, LANDSCAPE, ACCESS AND ASSOCIATED INFRASTRUCTURE FOR RUSSELL HOMES (UK) LIMITED**

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

(Mr G Lynch (Agent) attended the meeting and spoke in respect of the application).

## **RESOLVED**

That for the reasons set out in the reports the application be APPROVED subject to:

- a 21 day notification period to the University of Manchester (Jodrell Bank) of the intention to grant planning permission.
- and the completion of a S106 Agreement to secure the following:

1. Detailed open space scheme, maintenance scheme and management agreement scheme for the open space/children's play to be submitted and approved and implemented in perpetuity.
2. Provision of 30% on-site affordable dwellings – 65% provided as affordable rent and 35% as Intermediate tenure. The affordable units should be tenure blind and be provided no later than occupation of 50% of the open market dwellings.
3. Education contribution - £162,694.35 (Primary)
4. Education contribution - £326,853.80 (secondary)
5. Education contribution - £91,000 (SEN)
6. Highways Dedication of land in accordance with plan
7. Highways commuted sum for works to Back Lane of £638,695.34 to be paid upon commencement of development or the developer will directly undertake the highway widening as indicated on dwg SCP-15116-FO2 Rev C
8. Dedication of land on Back Lane to Highway Authority
9. Biodiversity payment in lieu of loss of marshy grassland (amount to be confirmed)

And the following conditions:

1. Standard Outline
2. Submission of reserved matters
3. Plans – inc parameters plan
4. Reserved matters to incorporate a mix of units of all sizes for market sale including the provision of 1 and 2 bedroomed units and bungalows
5. Design Coding to form part of reserved matters
6. Reserved matters to include Arboricultural Impact Assessment
7. Construction and Environmental Management Plan, inc wheel washing – Prior submission/approval; piling, dust
8. Reserved matters to include details of NEAP including 8 pieces of equipment for all ages and comprise minimum area of 4360 m sq – of which 1000 m sq shall be for NEAP
9. Public Rights of Way scheme of management shall be submitted to and approved
10. Bat mitigation strategy to be submitted as part of any reserved matters application
11. Illustrative master plan to be amended to show the retention of enhancement of the existing pond as part of the open space associated with the development.
12. Public Parking area to laid out and drained in accordance with scheme to be submitted and approved
13. Surface water drainage scheme – Prior submission/approval
14. Drainage strategy/design in accordance with the appropriate method of surface water drainage
15. Boundary treatments – Prior submission/approval
16. Breeding birds and roosting bat features – Prior submission/approval
17. Contaminated Land Phase I
18. Residential travel plan

19. Car charging for each dwelling
20. Tree and hedgerow Protection scheme – Prior submission/approval
21. Himalayan Balsam management strategy
22. Scheme for the incorporation of electromagnetic screening measures (protection of Jodrell Bank telescope)
23. Bin Storage
24. Cycle Storage

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning Manager (Regulation) in consultation with the Chair (or in their absence the Vice Chair) of the Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should the application be subject to an appeal approval is given to enter into a S106 Agreement to secure the Heads of Terms as detailed above.

50 **16/3064W - DINGLE BANK QUARRY, HOLMES CHAPEL ROAD, LOWER WITHINGTON SK11 9DR: VARIATION OF CONDITIONS 2, 4 AND 5 OF PERMISSION 10/3080W FOR MISS MARIA COTTON, SIBELCO**

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

(Mr M Hurley (on behalf of the Applicant) attended the meeting and spoke in respect of the application).

**RESOLVED**

That for the reasons set out in the reports the application be APPROVED subject to:

- prior appropriate Deed of Variation or new planning agreement under s106 TCPA which secures the implementation of the management plan referred to in the Agreement of 13th September 1994 and of the woodland management plan and hydrological monitoring referred to in the planning agreement of 12th September 1994 in respect of this site; as varied by the Deed of Variation dated 20th September 2013

And subject to the imposition of the following conditions:

- All the conditions attached to permission 10/3080W unless amended by those below;
- Revised phasing plan;

- Extension of time for mineral extraction to 30th June 2019 with restoration completed by 31st December 2020
- Updated badger survey

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Principal Planning Manager has delegated authority to do so in consultation with the Chairman of the Strategic Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Strategic Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

**51 16/3062W - DINGLE BANK QUARRY, HOLMES CHAPEL ROAD, LOWER WITHINGTON SK11 9DR: VARIATION OF CONDITIONS 2, 4 AND 5 OF PERMISSION 10/3078W FOR MISS MARIA COTTON, SIBELCO**

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

(Mr M Hurley (on behalf of the Applicant) attended the meeting and spoke in respect of the application).

**RESOLVED**

That for the reasons set out in the reports the application be APPROVED subject to:

- prior appropriate Deed of Variation or new planning agreement under s106 TCPA which secures the implementation of the management plan referred to in the Agreement of 8th January 2007 as varied by the Deed of Variation dated 20th September 2013

And Subject to the imposition of the following conditions:

- All the conditions attached to permission 10/3078W unless amended by those below;
- Revised phasing plan;
- Extension of time for mineral extraction to 30th June 2018 with restoration completed by no later than 31st December 2020
- Updated badger survey
- Measures to deal with unexpected archaeological finds

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Principal Planning Manager has delegated authority to do so in consultation with the Chairman of the Strategic Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Strategic Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

The meeting commenced at 10.30 am and concluded at 5.30 pm

Councillor H Davenport (Chairman)