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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 20th January, 2010 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1DX

PRESENT

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

Councillors Rachel Bailey, A Arnold, P Edwards, M Hollins and D Hough

OFFICERS PRESENT

Ms S Dillon (Senior Solicitor, Environment, Regulatory and Compliance), Mr J Ellis (Principal Development Officer), Mrs R Ellison (Principal Planning Officer), Mr S Fleet (Principal Planning Officer), Mr P Hooley (Principal Planning Officer) and Ms P Lowe (Development Control Manager)

158 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Brown, W J Macrae, C Thorley and S Wilkinson.

159 DECLARATIONS OF INTEREST

Councillor J Hammond declared a personal interest in application P08/1258-Reserved matters for ground works for spine road, drainage, balancing ponds, plot formation, structural landscaping, public art, (with ecological assessment, lighting strategy, construction management plan, flood risk assessment), Land off Crewe Road, Basford West, Crewe for Goodman Logistics Development (UK) Ltd by virtue of the fact that he was a member of Cheshire Wildlife Trust which was an organisation that had been consulted on the application and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

Councillor G Walton declared a personal interest in item 11 Consultation by Adjoining Authority on 09/02430/WAS-Waste Treatment Plant, Wincham, Northwich by virtue of the fact that he had attended Parish Council meetings where the issues had been discussed however he had not made any comments and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

160 MINUTES OF THE PREVIOUS MEETING

RESOLVED

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

161 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

162 **P08/1258-RESERVED MATTERS FOR GROUND WORKS FOR SPINE ROAD, DRAINAGE, BALANCING PONDS, PLOT FORMATION, STRUCTURAL LANDSCAPING, PUBLIC ART, (WITH ECOLOGICAL ASSESSMENT, LIGHTING STRATEGY, CONSTRUCTION MANAGEMENT PLAN, FLOOD RISK ASSESSMENT), LAND OFF CREWE ROAD, BASFORD WEST, CREWE FOR GOODMAN LOGISTICS DEVELOPMENT (UK) LTD**

(During consideration of the application Councillor J Wray arrived to the meeting).

Consideration was given to the above application.

It was noted that at the top of page 31 of the officer report it stated that a commuted payment was required for the construction of a pedestrian/cycle link at the rear of the Cheshire Cheese Public House. This was incorrect. The S106 agreement required the owner to form this length of pedestrian / cycle route and no commuted payment was to be made for this route. Other off site improvements and works required commuted payments to be made.

(Mr Wild, a representative of Basford East Basford West Action Group, Mr Tittensor, an objector and Mr Rolinson, the agent for the applicant attended the meeting and spoke in respect of the application.

RESOLVED

That the application be approved subject to the completion and signing of a deed of variation to implement the Habitat Management Plan for the planting on both sides of the spine road including the planting around the water storage ponds and to provide an appendix to secure a management and maintenance regime for the public art, street furniture including seating, fencing, access gates, barriers or other means of control, litter picking, control of dog waste, litter bins, dog waste bins, hard surfaces including paths and any related waymarking and maintenance of ponds and subject to Schedule 5 Part III of the S106 Agreement to be varied in respect of the pedestrian cycle link at the rear of the Cheshire Cheese and subject to the following conditions:-

1. Plans

2. Implementation of amended landscaping (as amended following negotiations)
3. Fencing to side of pedestrian cycle link in the vicinity of mitigation ponds.
4. Fencing to Great Crested Newt Mitigation ponds in southern boundary scheme.
5. Implementation of scheme for control and storage of surface water prior to the occupation of any building on the site, excluding substation and bat barn.
6. Oil interceptors to hardstandings.
7. Site to be drained on separate system with only foul drainage connected to foul sewer at the Cheshire Cheese.
8. Any discharges from yard areas which are contaminated by spillage should be connected to the foul sewer.
9. Permission for contouring of the land in accordance with the submitted details.
10. Samples of surface materials for use on paths in water storage areas and along southern boundary scheme.
11. Lighting strategy to be used to inform lighting proposals at each individual plot. Details of lighting at each plot including a lighting contour plan to be submitted with all application for new buildings.
12. Implementation of tree protection measures.
13. Implementation of Landscape Design Statement to inform landscaping of future plots.
14. Timetable and strategy for the delivery of the public art strategy including street furniture within the landscaped water holding areas east of the spine road to be submitted approved and implemented.
15. Samples of fencing material.
16. Framework construction management plan to be used as principles for construction management plans for whole site.
17. Construction Management Plan for highway works including formation of mounds to be submitted approved and implemented.
18. Construction Management Plan for phase 1 development to be submitted approved and implemented.
19. Construction of spine road and its western connection shall be completed and available for use prior to the occupation of any development on the plots.
20. Scheme for temporary highway signage as required by Section 2.3 Framework Construction Plan to be submitted approved and implemented prior to the commencement of development.
21. Closure of the exiting line of Crewe Road to all traffic except statutory undertakers/service providers for maintenance purposes only.

22. Implementation of Ecological Summary Document to whole Basford West development site.

23. Hours of working 08:00 to 17:30 Monday-Friday, any variation of hours to be agreed in writing-(Officers to inform Ward Councillors and Parish Councillors of any variation to the hours operation during construction)

In addition it was agreed that (A) authority be delegated to the Head of Planning and Policy in consultation with the Chairman and Vice Chairman to secure an increase in the percentage mix of evergreen planting in the landscaping scheme and that (B) authority be delegated to the Head of Planning and Policy in consultation with the Chairman and Vice Chairman and in consultation with the Highways Engineer to further consider the routing of the footpath link.

163 **09/1480N-ERECTION OF A BUILDING FOR USE WITHIN CLASS B8, USE CLASS B2 WITH ANCILLARY OFFICES, SECURITY GATEHOUSE AND ASSOCIATED CAR PARKING AND LANDSCAPING, BASFORD WEST DEVELOPMENT SITE, CREWE ROAD, SHAVINGTON-CUM-GRESTY, CREWE FOR GOODMAN**

Consideration was given to the above application.

(Mr Wild, a representative of Basford East Basford West Action Group and Mr Rolinson, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the completion and signing of a deed of variation to implement the Habitat Management Plan for the planting on both sides of the spine road including the planting around the water storage ponds and to provide an appendix to secure a management and maintenance regime for the public art, street furniture including seating, fencing, access gates, barriers or other means of control, litter picking, control of dog waste, litter bins, dog waste bins, hard surfaces including paths and any related waymarking and maintenance of ponds and culverts, subject to Schedule 5 Part III of the S106 Agreement be varied in respect of the provision of the pedestrian cycle link at the rear of the Cheshire Cheese and subject to the following conditions:-

1. Plans
2. Samples of materials to be submitted for approval.
3. Landscaping to be implemented in accordance with the submitted amended plans (as amended following negotiations)
4. Spine Road and its western arm to be completed and available for use before the unit is first occupied.
5. Wildlife tunnels to be provided in spine road.

6. Access to Unit A to be provided before the unit is first occupied.
7. Car parking to be provided before the unit is first occupied.
8. Cycle parking and motor cycle parking to be provided before the unit is first occupied.
9. Details of showers, changing facilities and lockers for use by persons cycling to work to be submitted approved and provided and to be made available to all staff working at the unit.
10. Details of driver overnight facilities to be submitted approved and implemented.
11. Development to comply with Noise Assessment.
12. Details of measures to reduce noise from mechanical service plant to be submitted approved and implemented.
13. Submission of Construction Management Plan for Phase1& 2 combined.
14. Flood risk attenuation measures from this site to Gresty Brook to be provided before unit A is first occupied.
15. Full details of security fencing
16. Details of waste recycling and storage facilities.
17. Details of lighting scheme to be submitted, approved and implemented.
18. Details of measures to improve the energy efficiency of the design of the building to be submitted approved and implemented.
19. Details of energy efficiency measures to be used by the operator in the use of the premises to be submitted, approved and implemented.
20. Hours of working 08:00-17:30 Monday to Friday, any variation to be agreed in writing-(Officers to inform Ward Councillors and Parish Councillors of any variation to the hours operation during construction)

In addition it was agreed that (A) authority be delegated to the Head of Planning and Policy in consultation with the Chairman and Vice Chairman to secure an increase in the percentage mix of evergreen planting in the landscaping scheme and that (B) authority be delegated to the Head of Planning and Policy in consultation with the Chairman and Vice Chairman and in consultation with the Highways Engineer to further consider the routing of the footpath link.

CONSIDERATION AND LANDSCAPING RESERVED FOR SUBSEQUENT APPROVAL FOR THE DEVELOPMENT OF A CARE VILLAGE COMPRISING 55 BEDROOM CARE HOME, 36 CLOSE CARE COTTAGES; 6 SHARED OWNERSHIP AFFORDABLE DWELLINGS - ALL FOR THE OVER 55'S; AND ASSOCIATED ACCESS ROADS, PUBLIC OPEN SPACE, LANDSCAPING, CAR PARKING AND ANCILLARY DEVELOPMENT, LAND ADJACENT TO, COPPICE WAY, HANDFORTH, WILMSLOW, CHESHIRE FOR GREYSTONE (UK) LTD

Consideration was given to the above application.

(The Ward Councillor, Ward Councillor P P Whiteley and Ms McCoy, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused because the proposed development was contrary to Macclesfield Borough Local Plan Policies GC7 (safeguarding land lying between the urban limits and the inner boundary of the Green Belt that may be required to serve development needs well beyond the plan period). It was not considered that there were material considerations in favour of this development proposal that would be sufficient to justify the departure from development plan policy”.

(This decision was contrary to the Officer’s recommendation of approval).

165 **09/3050M-FORMATION OF NEW VEHICULAR ACCESS FROM COPPICE WAY AND ASSOCIATED ENGINEERING WORKS, LAND SOUTH OF, COPPICE WAY, HANDFORTH, WILMSLOW, CHESHIRE FOR GREYSTONE (UK) LTD**

Consideration was given to the above application.

RESOLVED

That the application be refused on the grounds that the proposed development would be premature and contrary to Macclesfield Borough Local Plan policy RT6 in the absence of an acceptable and approved planning permission to develop the adjoining safeguarded land that the proposed access would serve.

(The Officer’s recommendation had originally been one of approval, however as a result of the Committee’s decision regarding the previous application the Officer changed his recommendation to one of refusal).

(The meeting was adjourned from 4.00pm until 4.10pm).

166 **09/3535C-PROPOSED HOUSING DEVELOPMENT CONSISTING OF 43NO. 1, 2, 3, & 4 BEDROOM DWELLINGS, LAND SOUTHWEST**

OF, OLD MILL ROAD, SANDBACH, CHESHIRE FOR MORRIS HOMES LTD

Consideration was given to the above application.

(Mr Goodwin, the agent for 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 proposals on the surrounding area, to allow Sandbach Town Council to respond to the proposals as they had not been consulted previously, to address concerns on affordable housing provision and in order to get viability figures independently assessed.

167 09/3639C-DEMOLITION OF ALL EXISTING BUILDINGS AND THE ERECTION OF 53 NO. RETIREMENT APARTMENTS, 13, CONGLETON ROAD, SANDBACH, CHESHIRE FOR GLADMAN CARE HOMES LTD/HACKNEY

Consideration was given to the above application.

(Mrs Thompson, an objector and Mr Still, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. The proposal, by reason of its siting, scale, mass and design, represents an incongruous feature in the street scene, out of context with the environment and neighbouring properties and as such would be harmful to the street scene. As such the proposal is contrary to Policies GR1, GR2 and GR3 of the Congleton Borough Local Plan First Review.

2. The proposal, by reason of its close proximity to the southern boundary, scale and design, would, when viewed from Sandbach Park, appear obtrusive and would visually intrude into the park, to the detriment of the openness and character of the area, contrary to policy GR1, GR2, and GR3 of the Congleton Local Plan First Review.

168 CONSULTATION BY ADJOINING AUTHORITY ON 09/02430/WAS-WASTE TREATMENT PLANT, WINCHAM, NORTHWICH

Consideration was given to the above report.

RESOLVED

That the Council wishes to raise no objection to the proposed application, subject to conditions and/or legal agreement restricting the use of the facility to that solely to serve the municipal waste needs of the two Councils and subject to the Council being consulted on routing agreements.

In addition the Committee requested that the proposed routing of vehicles be prescribed to avoid villages wherever possible, that the circumference of the collections direct to the facility be defined and that the routing agreement clarify the number and size of vehicles.

The meeting commenced at 2.00 pm and concluded at 5.30 pm

Councillor H Gaddum (Chairman)