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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 25th April, 2018 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor G Merry (Chairman)

Councillors B Burkhill, S Edgar (Substitute), T Fox, S Hogben, D Hough,
J Jackson, J Macrae, S Pochin, M Sewart, L Smetham and L Wardlaw

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Lawyer), Mr A Fisher (Head of Planning Strategy), Mr P Hurdus Highways (Development Manager), Mr R Law (Principal Planning Officer), Mr D Malcolm (Head of Planning (Regulation)) and Miss N Wise-Ford (Principal Planning Officer)

108 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor J Hammond.

109 **DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in respect of application 17/3853M, Councillor S Hogben declared he was a Director of ANSA who had been a consultee, however he had not made any comments or discussed the application.

In the interest of openness in respect of application 17/3853M, councillor L Wardlaw declared that she was Portfolio Holder for Health which encompassed playing pitches and open spaces.

In the interest of openness Councillor D Hough declared that he was a Director of TSS who organised bus routes, however he had not discussed bus routes with anyone.

In the interest of openness in respect of application 18/0228N, Councillor L Smetham declared that she was a Director of Orbitas who were responsible for cemeteries.

It was noted that all Members had received correspondence relating to application 17/3853M.

110 **MINUTES OF THE PREVIOUS TWO MEETINGS**

RESOLVED

That the minutes of the meetings held on 28 March 2018 and 4 April 2018 be approved as a correct record and signed by the Chairman.

111 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

112 17/3853M-OUTLINE PLANNING APPLICATION WITH MEANS OF ACCESS TO BE DETERMINED (ALL OTHER MATTERS RESERVED FOR SUBSEQUENT APPROVAL) FOR THE ERECTION OF UP TO 190 DWELLINGS (CLASS C3); THE PROVISION OF SERVICED LAND FOR ALLOTMENTS; A COMMUNITY ORCHARD, A PLAYING PITCH, LANDSCAPING AND OPEN SPACE; NEW INTERNAL HIGHWAYS, CAR AND CYCLE PARKING; SUSTAINABLE DRAINAGE MEASURES INCLUDING SURFACE WATER RETENTION PONDS, PROVISION OF UTILITIES INFRASTRUCTURE; EARTHWORKS AND ALL ANCILLARY ENABLING WORKS, LAND NORTH OF, NORTHWICH ROAD, KNUTSFORD FOR MR STEVE MELLIGAN, THE CROWN ESTATE

Consideration was given to the above application.

(Councillor S Gardiner, the Ward Councillor, Debbie Jamison, an objector, Brian Chaplin, representing Knutsford's Nether Ward Community Group (NWCG), Supporter and Stacey Green, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

(1) That the application be delegated to the Head of Planning (Regulation) in consultation with the Chairman to approve subject to further negotiation detailing the contribution, terms and triggers for the highway works (to be secured by way of s106 Agreement required for Canute Place to include consultation with Ward Councillors.

(2) Approval shall be subject to prior completion of a s106 Agreement securing:-

- Provision of 57 affordable units.
- Educational contribution of £91,000 towards SEN places.
- Serviced allotments to be provided
- Recreation open space including a junior playing pitch secured + management
- Public open space on site provision secured
- £60,000 to a signal controlled pedestrian crossing on Northwich Road
- £28,500 towards fitness equipment at Knutsford Leisure Centre
- £191,520 contribution towards bring 3 Knutsford GP practices together, redevelopment or relocation of Annandale Medical Centre

- the negotiated quantum and triggers negotiated under (1) above towards Canute Place highway improvement works.

And subject to the following conditions:-

1. Outline time limit
2. Reserved matters to be submitted, to include landscaping, scale, layout, appearance
3. Phasing plan to be submitted as part of reserved matters
4. Approved Plan and document condition
5. The development hereby permitted shall not commence until a full detailed drainage strategy detailing on and off site drainage works has been submitted to and approved in writing by the LPA. The strategy shall include a detailed maintenance regime of the proposed system. The strategy shall be implemented in accordance with the approved details before completion of the development. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.
6. Foul and surface water to be drained on separate systems.
7. Any future reserved matters application shall be supported by an Arboricultural Impact Assessment and Tree Protection Plan in accordance with para 5.4 and 5.5 of BS5837:2012 Trees in Relation to Design, Demolition and Construction Recommendations.
8. Each phase of the development hereby approved shall incorporate a mix of units of -
 - 1 bed and/or 2 bed dwellings – between 10% and 30% of the number of dwellings
 - 3 bed dwellings – between 20% and 40% of the number of dwellings
 - 4 bed and/or 5 bed dwellings – between 20% and 40% of the number of dwellings, and
 - a minimum of 5 % of the units shall be bungalows or units for single storey living.
- The 1st reserved matters application shall provide a strategy for the distribution of all the housing across the site in accordance with these parameters. Thereafter the housing on each phase of development shall accord with the housing mix details provided unless otherwise approved in writing by the Local Planning Authority.
9. Major development construction phase environmental management plan
10. At the reserved matters stage a noise impact report shall be submitted demonstrating that the residential properties can achieve:
BS8233:2014:
 - Internal ambient noise levels for dwellings and
 - Design criteria for external noise
 - WHO 1999 Guidelines for Community Noise 45 dB LAmax for inside bedrooms.
11. Hours of Construction
12. Piling method statement to be submitted
13. Dust control method statement

14. Prior to first occupation, a Residents' Travel Information Pack shall be submitted to and agreed by the LPA.
15. Electric vehicle charging point for every dwelling with dedicated off road parking.
16. Phase II Ground investigation to be completed.
17. Imported soils to be tested for contamination.
18. Reporting of unexpected contamination.
19. Broadband connection to be made available to all dwellings
20. Any future reserved matters application to be supported by a strategy for the creation of habitat suitable for ground nesting priority bird species. These proposals to be supported by a 10 year management plan. Proposals to include the following unless agreed in writing by the LPA:
 - Habitat creation to be located on either arable land or temporary grassland in winter cereal fields with open aspects.
 - Habitat creation plots a minimum of 1ha and a maximum of 5ha in size, in fields which must be a minimum of 5ha (or 10ha if woodland forms at least a quarter of the field boundary)
 - Creation of the cultivated plots to be completed by 20 March each year
 - Plots must be at least 100m away from woods, in-field and hedgerow trees, buildings, overhead power-lines, main roads and public rights of way, and at least 200m away from wind turbines.
 - Where natural regeneration covers more than 70% of the plot by 30 April, restoration of suitable bare-ground nesting habitats to be undertaken.
 - Habitat creation areas retained until 31 July each year. The agreed strategy to be implemented in full.
21. Updated bat and badger surveys to be undertaken and submitted in support of any future reserved matters application.
22. Reserved matters application to be supported by detailed specification for any additional lighting. Lighting to be designed so as to minimise impacts on wildlife.
23. Reserved matters application landscaping scheme to include planting of fruit trees to provide an additional food source for badgers.
24. Reserved matters application to be supported by submission of a strategy for offsite habitat creation for ground nesting priority bird species.
25. Submission of ecological enhancement strategy – including provision for roosting bats and nesting birds, provision of a wildlife pond and native species planting.
26. Any future reserved matters application to be supported by proposals for the incorporation of gaps for hedgehogs to be incorporate into any garden or boundary fencing proposed. The gaps to be 10cm by 15cm and located at least every 5m.
27. Prior first to occupation of the site, access to be built in accordance with 3654-SK-010 Rev C.
28. Pedestrian and cycle access to be provided to the North of the site.
29. Two storey dwellings to be constructed on the front of Northwich Road.
30. Site access roundabout prior to first occupation
31. Two-storey housing along Northwich Road frontage
32. Pedestrian/Cycle access to the North

(In addition it was noted that an informative would need to be added to the decision to ensure the applicant would be required to enter into a 278 agreement).

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

(The meeting was adjourned for a short break).

113 **18/0228N-CONSTRUCTION OF TWO 7,200SQM, 4 STOREY OFFICE BLOCKS AND RELATED EXTERNAL WORKS, BENTLEY MOTORS LTD, PYMS LANE, CREWE FOR MR ANDREW ROBERTSON, BENTLEY MOTORS LTD**

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the written update to the Board, the application be approved subject to following conditions:-

1. Standard time limit (3 years)
2. Accordance with approved plans
3. Materials to be submitted and approved
4. Development to be carried out in accordance with submitted noise impact assessment
5. Validation test of any fixed plant / noise generative equipment to be submitted and approved
6. Submission of an Environmental Management Plan
7. Additional Phase II Land contamination investigations and assessments to be submitted and approved
8. Accesses constructed in accordance with submitted details prior to first use
9. Development to be carried out in accordance with submitted ecological survey
10. Survey for nesting birds if works carried out during nesting season
11. Scheme to incorporate features suitable for breeding birds
12. Development to be carried out in accordance with submitted Flood Risk Assessment
13. Submission of a sustainable drainage management and maintenance plan scheme
14. Details of foul water drainage to be submitted
15. Surface water drainage strategy to be submitted
16. Updated off site landscaping scheme and planting plan to be submitted and approved

17. Landscape scheme to be submitted
18. Landscape implementation
19. Tree retention in accordance with submitted details
20. Hours of construction restricted
21. Piling method statement
22. An updated Travel Plan shall be submitted within 6 months of the first occupation of the approved development and shall be implemented and maintained thereafter.
23. Details of external lighting to be submitted and approved
24. Details of cycle parking to be submitted and approved
25. Construction Traffic Management Plan shall be submitted, approved and implemented.

(In addition it was noted that an informative would need to be added to the decision to ensure the applicant would be required to enter into a 278 agreement).

In order to give proper effect to the Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

114 **DRAFT NATIONAL PLANNING POLICY FRAMEWORK**

Consideration was given to the above report.

RESOLVED

The Board endorsed the key areas for response as set out in Appendix 3 of the report and recommended that officers also comment on the following matters:

- Stronger penalties for developers who fail to progress approved residential developments
- Better guidance on minimum space standards for new housing
- Highlighting the mismatch between generous permitted development rights for homes in the green belt and the continued national policy of restricting disproportionate extensions in green belt areas. Permitted development rights should be better aligned with green belt policy.

The meeting commenced at 10.30 am and concluded at 1.40 pm

Councillor G Merry (Chairman)