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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 14th April, 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, D Brown, P Edwards, M Hollins,
D Hough, B Moran, G M Walton and S Wilkinson

Ms R Ellison (Principal Planning Officer), Mrs R Goddard (Senior Lawyer), Mr
S Knowles (Affordable Housing Officer) and Ms P Lowe (Development
Manager)

194 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors W J Macrae and C
Thorley.

195 **DECLARATIONS OF INTEREST**

Councillor J Hammond declared a personal interest in application
09/4017N-Construction of Two Newt Mitigation Areas and Associated
Corridors, 92 London Road, Stapeley, Nantwich for Mr R Adams, NJL
Consulting, Adamson House, Towers Business Park, Wilmslow Road,
Didsbury, Manchester by virtue of the fact that he was a member of
Cheshire Wildlife Trust who had been a consultee on the application and
in accordance with the Code of Conduct he remained in the meeting
during consideration of the application.

In addition he informed the Board that he had received a number of emails
from one of the speakers objecting to the application.

Councillor M Hollins declared a personal interest in the same application
and Minute No. 200 Amendments to Section 106 Agreement for Planning
Application P06/1001 for Outline Application for Redevelopment and
Relocation of Existing Garden Centre Facilities, A1 and A3 Retail Units,
Construction of Class C3 Residential Development, B1 Office
Development, Car Parking, Ancillary Facilities and Associated
Infrastructure at Stapeley Water Gardens, London Road, Stapeley by
virtue of the fact that she had been on the Planning Committee of the
former Crewe and Nantwich Borough Council that had given approval to
the original application and in accordance with the Code of Conduct she
remained in the meeting during consideration of the application.

196 **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 the words 'head of' after the word 'regeneration in respect of the last paragraph of Minute 190.

197 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

198 **09/4017N-CONSTRUCTION OF TWO NEWT MITIGATION AREAS AND ASSOCIATED CORRIDORS, 92 LONDON ROAD, STAPELEY, NANTWICH FOR MR R ADAMS, NJL CONSULTING, ADAMSON HOUSE, TOWERS BUSINESS PARK, WILMSLOW ROAD, DIDSBURY, MANCHESTER**

(As the Planning Officer presented the report Councillors Rachel Bailey and S Wilkinson arrived to the meeting. The Chairman asked the Officer to repeat her opening of the application in order for both Councillors to be able to take part in the debate and vote on the application. Councillor J Wray arrived part way through consideration of the application and in accordance with the Code of Conduct did not take any part in consideration of the application).

Consideration was given to the above application.

(Councillor R Walker, the Ward Councillor Mr Williams, an objector and Mr Adams 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 of a Section 106 agreement in relation to application P06/1001 which includes a requirement for the submission of an ecological mitigation strategy shall be modified to ensure that (1) reference is made to the Ecological Mitigation Design Strategy prepared by TEP and dated August 2007 as modified by planning application 09/4017N and (2) the wording reflects the fact that this application has already been submitted. In addition the following conditions were also agreed:-

1. Standard.
2. Amended plans-to refer to the latest revised plans received.
3. Phasing plan and timetable for implementation of works.

4. If the S106 for Stapeley Water Gardens development site is not completed and signed within 6 months of the date of the planning permission for the newt mitigation, a fully detailed maintenance scheme, identifying parties responsible for the maintenance and provision for maintenance in the event that the original party is no longer able to meet the requirements, shall be submitted to the Local Planning Authority within one month of the expiry of the 6 month period for approval in writing. The maintenance plan shall provide for maintenance in perpetuity and be implemented in accordance with the approved scheme.
5. Fully detailed landscaping scheme to be submitted within four months of the date of the newt mitigation decision notice.
6. Implementation of the landscaping scheme within the 2010-2011 planting season.
7. Ponds and habitat areas in Areas A and B and the linking corridor between these two areas to be used solely for wildlife mitigation and not for any other purpose and no ponds to be stocked with fish at any time. No ponds to be used for any SUDS scheme. No public access to Areas A and B and the linking habitat corridor between these two areas.
8. Application for the access road to serve the relocated Water Gardens and the B1 office development to include planting to form linkages to Area A and compensate for the short fall of terrestrial habitat requirements of the EMDS and provide additional planting to link Area A and the Cronkinson Farm mitigation land. Landscaping to include a minimum of 0.1 ha.
9. Full details of bat boxes to be submitted, location of appropriate tree in area. Implementation.
10. Prior to the completion of the development hereby approved and implementation of landscaping scheme no tree felling or other works to trees within the application area for this application without the prior written approval of the Local Planning Authority
11. Scheme for the submission of tree and hedgerow protection and implementation.
12. The formation of mounds using excavated material shall not take place within the root zone of any retained trees.
13. Scheme for the removal of the reservoir and repositioned at ground level in the southern linking corridor to be submitted approved and implemented.
14. Scheme for the provision of nest boxes for BAP species (Dunnock and Song Thrush).
15. All phases of residential development to include details of bird nest boxes for house sparrows and implementation.

16. Details of provision of amphibian tunnels to be provided in the appropriate applications for the construction of the roads and provided as the roads are constructed.
17. Masterplan submitted with the application shall be purely illustrative and not binding on the future development of Stapeley Water Gardens.
18. Protection of nesting birds.

(The following application was taken after Minute No. 200).

199 **10/0552M-PROPOSED ERECTION OF A THREE STOREY, 75NO. ONE BED CARE HOME, MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD FOR CANNON CAPITAL PARTNERSHIP**

Consideration was given to the above application.

RESOLVED

That the application for Reserved Matters be delegated to the Head of Planning and Policy, in consultation with Chairman of Strategic Planning Board and Ward Councillor W J A Arnold to approve subject the following conditions:-

1. A02RM - To comply with outline permission
2. A05RM - Time limit following approval of reserved matters
3. A01AP - Development in accord with approved plans
4. A06EX - No development involving the use of any facing materials (to be a brown Cheshire multi brick or similar) roofing materials (slate) shall take place until details of all such materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
5. A07EX - Sample panel of brickwork to be made available
6. A12LS - Landscaping to include details of boundary treatment
7. A15LS - Submission of type and colour of block pavements
8. A02HA - Construction of access
9. A07HA - No gates - new access
10. A01HP - Provision of car parking
11. Contaminated land
12. Surface water should not be allowed to discharge to foul/combined sewer
13. Submission of materials

14. Details of the method, timing and duration of any pile driving operations connected with the construction of the development hereby approved shall be approved in writing by the Local Planning Authority prior to such works taking place and shall be implemented in accordance with the approved details.
15. No development other than permitted demolition and that required for the construction of the junction and the roundabout with the public highway and internal access roads (as approved under the outline application 09/1300M) shall take place until the junction with the public highway and the roundabout and internal access roads have been constructed in accordance with a scheme of details which have previously been submitted to and approved in writing by the Local Planning Authority.
16. Prior to the commencement of works involving the movement of materials in bulk to or from the site, facilities shall be provided as agreed with the Local Planning Authority, to prevent the deposition of extraneous matter (mud, debris, etc) on the public highway and shall thereafter be retained and used whenever the said operations are carried out.
17. The surface water drainage system of the site of the proposed works shall be designed and constructed in accordance with one or both of the following, listed in priority.
 1. Sustainable urban drainage system (SUDS)-best practise manual C523 (permeable paving) published by SIRIA.
 2. Environment Agency's Pollution Prevention Guidelines (PPG)3 'Use and design of oil separators in surface water drainage systems'

The Development shall not be occupied until the approved system/separator, or similar, has been constructed/installed ready for operation. The system/separator, or similar, shall be retained at all times thereafter and shall be maintained in accordance with best practice guidelines to the satisfaction of the Local Planning Authority. In the event that a surface water drainage system can not be implemented in accordance with the above, full details and justification for the drainage system to be implemented shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full.
18. The hours of construction (and associated deliveries to the site) of the development hereby approved shall be restricted to 0730 to 1800 hours on Monday to Friday, 0800 to 1300 hours on Saturday, with no work at any other time including Sundays and Public Holidays.
19. The lifts on drawing ref 08-105-120 rev H (adjacent to the reception/admin room and adjacent to bedroom 23 on the ground floor, which will service the first and second floors) shall be provided prior to the first occupation of the building, unless alternative lift details are submitted to and agreed in writing with

the Local Planning Authority. The details which are approved shall be carried out in full and shall be retained in accordance with the approved details thereafter.

The following informatives were also recommended to be included:-

1. This reserved matters application be submitted with reference to outline application 09/1300M. It is necessary for the applicant(s) to ensure that all pre-commencement conditions of application 09/1300M have been discharged prior to the commencement of any works on the site.
2. Attention was also drawn to the contents of the letter from United Utilities dated 23rd March 2010. The applicant/developer should seek to ensure that any statutory requirements contained in the letter are satisfied.

200 **AMENDMENTS TO SECTION 106 AGREEMENT FOR PLANNING APPLICATION P06/1001 FOR OUTLINE APPLICATION FOR REDEVELOPMENT AND RELOCATION OF EXISTING GARDEN CENTRE FACILITIES, A1 AND A3 RETAIL UNITS, CONSTRUCTION OF CLASS C3 RESIDENTIAL DEVELOPMENT, B1 OFFICE DEVELOPMENT, CAR PARKING, ANCILLARY FACILITIES AND ASSOCIATED INFRASTRUCTURE AT STAPELEY WATER GARDENS, LONDON ROAD, STAPELEY**

Consideration was given to the above report.

(Councillor R Walker, the Ward Councillor and Mr Adams, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

To issue permission in respect of outline planning application P06/1001 for the redevelopment of Stapeley Water Gardens subject to conditions as detailed in the decision by the Development Control Committee of the former Crewe and Nantwich Borough Council on 20th September 2007 and subject to the applicant completing and signing a Section 106 Agreement to secure:-

- (1) the provision of 33% affordable housing on the site with:-
 - (a) a minimum provision of 26% for the development of Stapeley Manor site (Phase 1) on the basis that the level of provision for

each phase will be identified in the first reserved matters application and that the overall provision will be 33% and

(b) one third 1-bed units, one third 2-bed units and one third 3-bed units across the whole site or the option for the provision of twelve 1-bed units, nineteen 2-bed units and nineteen 3-bed units and 50% social rented dwellings and 50% shared ownership/ Rent to Homebuy dwellings in all phases of residential development,

(2) phasing of the development and submission of a master plan to ensure that the site is brought forward as a mixed use development together with the provision and continuity of the relocated Water Gardens,

(3) commuted payments for off site highways works as per report P06/1001 (to include signage to direct traffic away from Nantwich town centre, contributions to the Willaston to Nantwich cycle link, contributions to works for the signalised junction at Wellington Road/ Park Road junction, contributions to traffic calming in London Road and Wellington Road, a sum for completion of a cycle link on South Crofts/ Monks Lane),

(4) the provision of an equipped play space to be provided in phase 1 of the residential development, and shared recreational open space and play space. A maintenance scheme for all areas of open space/ play equipment to be submitted.

(5) a maintenance scheme for ecological mitigation areas.

The meeting commenced at 2.00 pm and concluded at 3.58 pm

Councillor H Gaddum (Chairman)

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