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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 24th October, 2018 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor G Merry (Chairman)
Councillor M J Weatherill (Vice-Chairman)

Councillors D Brown, B Burkhill, J Clowes (Substitute), S Edgar, P Groves,
D Hough, J Jackson, J Macrae and B Roberts

OFFICERS IN ATTENDANCE

Mr A Crowther (Major Applications-Team Leader), Ms S Dillon (Planning
Lawyer), Mr P Hurdus (Highways Development Manager), Mr D Malcolm
(Head of Planning (Regulation)), Mrs P Radia (Senior Planning Officer-
Minerals & Waste) and Mr P Wakefield (Principal Planning Officer)

50 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors T Fox and J
Hammond.

51 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 18/3348N, Councillor
D Hough declared that he had spoken at the Local Plan enquiry regarding
the total employment allocation for Alsager, however the site under
discussion had been carried over from the Crewe and Nantwich Local
Plan. He had spoken to Councillor R Fletcher in respect of whether or not
he should speak at the meeting as well as with the Vice Chairman of the
Alsager Neighbourhood Plan who had sent in her comments as a resident
rather than as a member of the Neighbourhood Plan group. He had not
discussed the application or given his opinion at any of those meetings.
He had attended the joint CCC Ward Member Neighbourhood Plan
meeting with Adrian Fisher, however he had not taken part in any debate
on the application with the Town Council and therefore felt able to take
part in the debate on the application.

In the interest of openness in respect of application 18/1369N, Councillor
B Roberts declared that he was a Member of Crewe Town Council,
however he had not attended any planning meetings of the Town Council
in respect of the application.

In the interest of openness in respect of application 18/4156C, Councillor
G Merry declared she was a Member of Sandbach Town Council, however

she had not attended any planning meetings of the Town Council and had not discussed the application.

In the interest of openness in respect of application 18/4449C, Councillor D Brown declared that he was a Member of Congleton Town Council and had attended Planning meetings of the Town Council but had not taken part in any of the debates.

It was noted that all Members had received correspondence in respect of application 18/1369N.

52 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 26 September 2018 be approved as a correct record and signed by the Chairman.

53 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

54 18/1182C- HYBRID PLANNING APPLICATION FOR THE CONSTRUCTION AND OPERATION OF 8 NO. B2/B8 UNITS (TOTAL GIA 22.918 M2) COMPRISING TWO PHASES:- PHASE 1 - AN APPLICATION FOR FULL PLANNING PERMISSION FOR SITE RE-PROFILING, NEW SITE ACCESS OFF POCHIN WAY AND CONSTRUCTION OF 2 B2/B8 UNITS TOTALLING 9.266M2 (GIA) FLOORSPACE WITH ASSOCIATED INFRASTRUCTURE (INCLUDING HARD AND SOFT LANDSCAPING); AND PHASE 2 - AN APPLICATION FOR OUTLINE PLANNING PERMISSION (WITH ALL MATTERS RESERVED) FOR SITE RE-PROFILING AND CONSTRUCTION OF 6 NO. B2/B8 UNITS TOTALLING 13.652M2 WITH ASSOCIATED INFRASTRUCTURE (INCLUDING HARD AND SOFT LANDSCAPING), PLOT 63, MIDPOINT 18, HOLMES CHAPEL ROAD, MIDDLEWICH FOR TOTAL DEVELOPMENTS (NW) LTD

Consideration was given to the above application.

(Councillor B Walmsley, the Ward Councillor attended the meeting and spoke in respect of the 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 the completion of a Section 106 agreement for the contribution of £687,540.00 to the Middlewich Eastern Bypass in priority and/or transport schemes to Town Bridge, the

A54 corridor and Croxton Lane, with two x50% payment triggers before first occupation under the detailed and before occupation of phase 2.

And subject to the following conditions:-

Full Planning Permission

1. Standard time limit (3 years)
2. Accordance with plans
3. Accordance with submitted materials
4. Parking provided prior to first use
5. Access constructed in accordance with submitted details prior to first use
6. Prior to commencement a detailed GCN Mitigation Strategy to be submitted for approval and implemented
7. Survey for nesting birds
8. Submission of an updated Badger survey prior to commencement of development
9. Submission of a lighting scheme in relation to impact on bats
10. Submission of a strategy for the incorporation of features to enhance biodiversity, including features for nesting birds including House Sparrow and roosting bats and brash/deadwood piles and native species planting.
11. Submission of a Construction Environmental Management Plan (including piling)
12. Submission of Travel Plans for occupiers of the buildings
13. Provision of fast electric vehicle charging points for units 1 and 2
14. Provision of low emission boilers
15. Phase II Contaminated Land Report
16. Verification and mitigation measures (if necessary) for contaminated land
17. Testing for soil and soil forming materials being brought onto the site
18. Compliance with the Flood Risk Assessment
19. Submission of drainage strategy
20. Detailed landscaping proposals to be submitted
21. Landscape implementation

Outline Planning Permission

22. Outline time limit
23. Reserved matters submission time limit
24. Reserved matters to include access, layout, scale, landscape and appearance
25. Approved plans
26. Parking provided prior to first use
27. Access constructed in accordance with details to be submitted with reserved matters application prior to first use
28. Prior to commencement a detailed GCN Mitigation Strategy to be submitted for approval and implemented

29. Survey for nesting birds
30. Submission of an updated Badger survey prior to commencement of development
31. Submission of a lighting scheme in relation to impact on bats
32. Submission of a strategy for the incorporation of features to enhance biodiversity, including features for nesting birds including House Sparrow and roosting bats and brash/deadwood piles and native species planting.
33. Submission of a Construction Environmental Management Plan (including piling)
34. Submission of Travel Plans for occupiers of the buildings
35. Provision of fast electric vehicle charging points for each unit
36. Provision of low emission boilers
37. Phase II Contaminated Land Report
38. Verification and mitigation measures (if necessary) for contaminated land
39. Testing for soil and soil forming materials being brought onto the site
40. Compliance with the Flood Risk Assessment
41. Submission of a drainage strategy

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) of 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 this application be the subject of an appeal, authority be delegated to the Head of Planning (Regulation) in consultation with the Chairman of the Strategic Planning Board 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.

55 18/3348N-OUTLINE APPLICATION FOR PROPOSED COMMERCIAL DEVELOPMENT (B1C, B2 & B8 USE, INCLUDING ANCILLARY B1 OFFICES) COMPRISING CIRCA 32,980 SQ.M FLOOR SPACE , VEHICULAR ACCESS, SERVICE YARDS,CAR AND CYCLE PARKING, DRAINAGE, EXTERNAL LIGHTING, LANDSCAPING AND ASSOCIATED WORKS, FORMER BAE SITE, RADWAY GREEN ROAD, RADWAY GREEN FOR CORBALLY HOLDINGS LIMITED

Consideration was given to the above application.

(Councillors R Fletcher, the Ward Councillor, Town Councillor Sue Helliwell, representing Alsager Town Council and Andy Plant, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report the application be approved subject to the completion of a Section 106 Agreement securing £5,000 towards road signage.

And subject to the following conditions:-

1. Outline time limit
2. Reserved matters submission time limit
3. Reserved matters to include layout, scale, landscape and appearance.
4. Approved plan
5. Parking provided prior to first use
6. Survey for nesting birds
7. Submission of a lighting scheme in relation to impact on bats
8. Submission of a strategy for the incorporation of features to enhance biodiversity
9. Submission of a Construction Environmental Management Plan (including piling)
10. Submission of Travel Plans for occupiers of the buildings
11. Provision of fast electric vehicle charging points
12. Provision of low emission boilers
13. Remediation Strategy for contaminated land
14. Verification Report in accordance with the Remediation Strategy
15. Implementation and continued maintenance of the mitigation measures as recommended in the submitted acoustic report
16. Compliance with the Flood Risk Assessment
17. The reserved matters shall include full drainage details
18. The reserved matters shall include a comprehensive package of arboricultural information relevant to the final layout, including a tree survey, arboricultural impact assessment and details of protective measures for retained vegetation
19. The reserved matters shall include details of existing and proposed ground levels and proposed floor slab levels.
20. Should the proposed development be implemented before the proposed roundabout at the Crewe Road/ Radway Green Road/Butterton Lane junction is in place, the signal improvements to the traffic signals at this junction, as detailed in the Transport Assessment dated 27th June 2018, shall be carried out prior to the first occupation of any of the units hereby approved.

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in her absence the Vice Chairman) of 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.

(Councillor D Hough requested that his decision to abstain from voting on the application be recorded within the minutes).

(The meeting was adjourned for lunch from 12.45pm until 1.15pm).

56 18/1369N-DEMOLITION OF REDUNDANT OUTBUILDINGS AND THE ERECTION OF A 6 STOREY MULTI-STOREY CAR PARK WITH UP TO 243 SPACES INCLUDING A CAR WASH TO THE REAR, ROYAL HOTEL, 7, NANTWICH ROAD, CREWE FOR PROPERTY CAPITAL PLC

Consideration was given to the above application.

(Councillor D Flude, Ward Councillor, Pete Lazenby, a supporter, Steve Bratt, supporter and Mark Murphy, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

The application was deferred for reconsideration of the design and external appearance of the building and for further highway information.

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

57 18/4156C-VARIATION OF CONDITION 34 ON APPLICATION 12/3948C, LAND BOUNDED BY OLD MILL ROAD & M6 NORTHBOUND SLIP ROAD, SANDBACH FOR BARRATT HOMES

Consideration was given to the above application.

(Councillor S Corcoran, the Ward Councillor and Richard Pettitt, representing the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of Councillor B Moran.)

RESOLVED

That for the reasons set out in the report variation to condition 34 be granted subject to the completion of a Section 106 Agreement securing the following:-

- Financial contribution towards primary education of £292,850
- Financial contribution towards secondary education of £539,309
- Contribution of £10,000 (air quality mitigation) towards implementation of Air Quality Action Plan in Sandbach
- The provision of a NEAP facility (comprising a minimum of 8 items of equipment) and a minimum of 4000sqm of open space to be provided on site. One area shall be a minimum of 2000 sqm.
- Management details for the maintenance of all amenity greenspace / public open space, public footpaths and greenways within the site, play areas, and other areas of incidental open space not forming private gardens or part of the adopted highway in perpetuity.

- Provision of 15% affordable housing with 50% to be provided as social rent and 50% provided as intermediate tenure
- Phasing of affordable housing
- Area of land across wildlife corridor transferred to Highway Authority
- Financial contribution of £500,000 towards bridge to cross wildlife corridor
- Clawback mechanism (in the event additional monies become available)

And subject to the following conditions:-

1. Development in accord with approved plans
2. Protection from noise during construction (hours of construction)
3. Approval of construction method statement
4. Approval of ground levels submitted with reserved matters application
5. Approval of refuse storage facilities
6. Approval of Environmental Management Plan
7. Approval of external lighting
8. Updated contaminated land Phase II report
9. Noise mitigation measures
10. Approval of travel plans
11. Energy from decentralised and renewable or low-carbon energy sources / energy reduction
12. Scheme to limit the surface water runoff
13. Scheme to manage the risk of flooding from overland flow of surface water
14. Scheme to dispose of foul and surface water
15. Wildlife corridor buffer zone to be provided
16. Approval of arboricultural details
17. Site to be drained on a separate system
18. Provision of electric car charging points
19. Incorporation of public right of way routes in layout
20. Provision for pedestrians and cyclists
21. Written scheme of archaeological investigation
22. Hedgerow retention and enhancement
23. Phasing of whole development and associated roundabout
24. Public access to wildlife corridor to be provided
25. Prior to the occupation of the 80th dwelling hereby approved, the roundabout which is the subject of planning permission 16/5850C shall be completed in accordance with the details approved under that permission.
26. No more than 50% of the dwellings shall be occupied until 25% of the non residential (commercial) land has been serviced*. No more than 75% of the dwellings shall be occupied until 50% of the non residential (commercial) land has been serviced*. No more than 90% of the dwellings shall be occupied before an access road is provided from the new roundabout access on Old Mill Road to within 20m of the south eastern boundary of the site. All services /

access roads shall be carried out in accordance with a scheme of details which has first been submitted to and approved in writing by the Local Planning Authority.

*For the purposes of this condition "serviced" is defined as the provision of access, electricity and / or gas, water, drainage and telecommunications

In the event of any changes being needed to the wording of the Board'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) has 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 Board's decision.

(The meeting was adjourned for a short break. Councillor J Jackson left the meeting and did not return).

58 18/4449C-RE- PLAN OF 119 PLOTS AND ASSOCIATED WORKS. ORIGINAL PLAN APPROVAL16/5156C. THIS WAS 170 NOW 203, LAND OFF BLACK FIRS LANE, CONGLETON FOR MS LIGHTFOOT, BARRATT & DAVID WILSON HOMES NORTH WEST

Consideration was given to the above application.

(Andrew Taylor, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the written update to the Board, the Board, the application be approved subject to revised plans, referral to Jodrell Bank and to a Section 106 Legal Agreement to Secure the requirements of the existing Section 106, incorporating the changes necessitated by the additional 33 units:

- 30% of the dwellings to be affordable.
- The tenure split of the affordable housing required is 25% social or affordable rent, 75% intermediate tenure.
- Affordable Homes should be pepper-potted (in clusters is acceptable) 25% of the affordable dwellings to be built to meet Lifetime Homes standards, and these properties should be bungalows, maisonettes or adaptable houses. The affordable dwellings should be built to meet Code for Sustainable Homes Level 3.
- The affordable homes to be provided no later than occupation of 50% of the market dwellings unless the development is phased, in which case 80% of the market dwellings can be occupied.

- Provision of a LEAP with 5 pieces of equipment specification to be submitted and agreed and in accordance with that set out in the Greenspaces Officer consultation response. Management plan for all open space in perpetuity (including, inter alia, the LEAP, allotments if provided, woodland, general amenity open space, village green, nature conservation area, drainage areas, ponds and any other areas of incidental open space not within private gardens or the adopted highway).
- Commuted sum of £55,610.00 to be used to deliver off-site habitat creation/enhancement as per the report.
- Commuted sum of £272,748 in lieu of Primary, Secondary and SEN education with an additional £146,791 for the additional units.
- Contribution of £850,000 towards capacity improvements of the A34 Rood Hill Traffic Signals or the A34 West Street roundabout OR alternative measures that offer congestion relief benefits to the A34 corridor through Congleton.
- Contribution of £50,000 towards the improvement and accessibility of Local Bus Stop Infrastructure.
- Additional £7,000 for consultation/investigation into speed reduction on Chelford Road

And subject to the following conditions

1. Standard 3 year consent
2. Approved Plans
3. Materials
4. Landscaping
5. Implementation of landscaping
6. Tree/Hedgerow Protection Measures
7. The hours of construction of the development (and associated deliveries to the site) shall be restricted to: Monday – Friday 08:00 to 18:00 hrs Saturday 09:00 to 14:00 hrs Sundays and Public Holidays Nil
8. Noise insulation measures
9. Individual Travel plans
10. Travel Information packs to be provided for residents
11. Electric Vehicle Infrastructure
12. Submission of a Contaminated Land Phase II investigation.
13. Control over imported soils
14. Requirement to inform LPA if unexpected contamination found
15. Submission of Construction and Environmental Management Plan
13. Bin storage.
14. 10% renewable provision
15. Submission of detailed design for wildlife corridors together with proposals for the fencing off of the wildlife corridors during the construction phase.
16. Implementation of Great Crested Newt Reasonable Avoidance Measures
17. Updated badger survey to be undertaken and submitted to the LPA prior to the commencement of development.

18. Hedgehog access.
19. Submission of details for the incorporation of wildlife kerbs, bat and bird boxes (as per section submitted ecological mitigation strategy).
20. Safeguarding of nesting birds
21. Submission of 10 year habitat management plan
22. Creation of wildlife hibernacula as specified in section 4.65 of the submitted ecological mitigation strategy.
23. Bat lighting condition
24. Detailed design of ponds to be submitted with reserved matter application
25. Archaeological programme of works
26. Scheme of appropriate surface water drainage
27. Detailed design of surface water drainage
28. Provision and implementation of Travel Plan
29. Sewer easement as detailed in United Utilities response
30. All the affordable dwellings should be provided no later than occupation of 80% of the open market dwellings
31. Finished floor levels
32. Details of the gym/outdoor play equipment including trim trail

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

(During consideration of the application, Councillor B Burkhill left the meeting and did not return).

59 WITHDRAWN-18/3654N-CERTIFICATE OF APPROPRIATE ALTERNATIVE DEVELOPMENT, JUBILEE FARM, CHORLTON LANE, CHORLTON FOR MR & MRS S WILLIAMS

This item was withdrawn prior to the meeting.

The meeting commenced at 10.30 am and concluded at 4.30 pm

Councillor G Merry (Chairman)