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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 24th April, 2019 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, H Davenport, M Deakin (Substitute), S Edgar,
T Fox, P Groves, S Hogben, J Jackson and B Roberts

OFFICERS IN ATTENDANCE

Mr A Crowther (Major Applications-Team Leader), Ms S Dillon (Senior
Lawyer), Mr D Evans (Principal Planning Officer), Mr K Foster (Principal
Planning Officer), Mr D Malcolm (Head of Planning (Regulation)) and Mr N
Jones (Principal Development Officer)

106 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor J Macrae.

107 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 18/5833C, Councillor
M Deakin declared that whilst he had spoken against the previous
application, this was a new application and after seeking Legal advice he
declared that he had come to the meeting with an open mind and had not
pre determined the application.

In the interest of openness in respect of application 19/0032M, Councillor
S Hogben declared that he was a Director of ANSA who had been a
consultee, however he had not made any comments nor discussed the
application.

In the interest of openness in respect of application 18/5833C, Councillor
S Edgar declared that he was a member of the Cheshire Brine Board who
were a consultee, however he had not made any comments on the
application.

In the interest of openness in respect of application 18/5833C, Councillor
G Merry declared that whilst she was a member of Sandbach Town
Council she was not on the Town Council's Planning Committee and had
not discussed the application.

It was noted that Members of the Board had received correspondence in respect of application 19/0529C.

108 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED

That the minutes of the meeting held on 27 March 2019 be approved as a correct record and signed by the Chairman.

109 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

110 **18/5833C-PROPOSED TWO-WAY SINGLE CARRIAGEWAY ROAD SCHEME TO BYPASS MIDDLEWICH AND REFERRED TO AS THE 'MIDDLEWICH EASTERN BYPASS', TOGETHER WITH ASSOCIATED HIGHWAY AND LANDSCAPING WORKS, LAND AT, POCHIN WAY, MIDDLEWICH FOR MR CHRIS HINDLE, CHESHIRE EAST COUNCIL**

Consideration was given to the above application.

(Councillor B Walmsley, the Ward Councillor, Town Councillor W Walmsley, representing Middlewich Town Council, Parish Councillor Nixon, representing Moston Parish Council and Richard Hibbert, representing 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 verbal update given to the Board, power be delegated to the Head of Planning (Regulation) to approve the application unless further consultation responses raising new issues are received by Monday 29th April 2019 and subject to the following conditions:-

1. 5 year start time
2. Development to proceed in accordance with the approved plans/report recommendations.
3. Landscaping
4. Landscape implementation & maintenance (5 years)
5. Prior to the commencement of development a Tree Protection Scheme is to be submitted and approved
6. Prior to the commencement of development an Arboricultural Method Statement for tree retention is to be submitted and approved

7. Prior to the commencement of development a scheme for arboricultural supervision is required to be submitted and approved
8. Submission of proposals for the safeguarding of LWS quality habitats located adjacent to permanent and temporary works. Updated protected species surveys and mitigation method statements for felling of any trees with bat roost potential lost as a result of the scheme and for otter, badgers and Lesser Silver Diving beetle. Mitigation and compensation proposals to be informed by the proposals included with the ES.
9. Notwithstanding the proposals detailed in section 2.1 of the submitted Appendix K.2: Landscape and Ecology Supporting Information a Habitat Creation method statement is to be submitted for the creation of the species rich grassland and the grassland mitigation areas.
10. Updated Kingfisher survey to be undertaken prior to the implementation of any watercourse crossings.
11. Design of mammal ledges under culverts to be agreed with the Council and EA.
12. Timing of works to Safeguarding Nesting Birds.
13. Method statement for the reinstatement of habitat for Little Ringed plover following the removal of the Temporary Works Compound. Method statement for the creation of species rich grassland
14. Time table for the implementation of habitat creation measures.
15. Grampian condition to secure off site barn owl habitat provision and management.
16. Submission and implementation of an ecological monitoring strategy. If any deficiencies in the agreed ecological mitigation/compensation then revised proposals are to be submitted to the LPA for agreement and then implemented in full.
17. Submission of a 25 year habitat and landscape management plan. To include proposals for the management of woodland planting, species rich grassland ponds, lesser silver diving beetle, non-native invasive plant species, hedgerows and the control of non-native invasive plant species. The management plan should also include a strategy to secure the long term future of the created habitats such as transfer to an appropriate body such as the Land Trust.
18. Prior to the commencement of development a Construction Environment Management Plan is to be submitted and approved – to include dust suppression measures & measures to avoid contamination of the canal.
19. Implementation of great crested newt mitigation.
20. Submission of bat friendly lighting scheme.
21. Submission of a reptile mitigation method statement.
22. Contaminated land remediation strategy to be submitted.
23. Measures to deal with unsuspected contamination.
24. No infiltration of surface water drainage into the ground/ measures to avoid contamination of the canal
25. Verification report for contaminated land.
26. Works to be carried out in accordance with the FRA
27. Detailed strategy/design of surface water runoff to be agreed

28. Scheme to remove suspended solids from surface water drainage.
29. Method statement to be submitted to protect UU assets was required.
30. Agreement on material finishes for the bridge crossings, new towpath access and associated landscaping for the canal bridge crossing.
31. PROW
32. Archaeology

Informatives;

- Public Rights of Way
- Water Course - Land Drainage Act
- Contaminated Land
- Canal & Rivers Trust

In the event of any changes being needed to the wording of the Boards' 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 Development Management 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.

111 **19/0032M-OUTLINE PLANNING APPLICATION WITH MEANS OF ACCESS TO BE DETERMINED (ALL OTHER MATTERS RESERVED FOR SUBSEQUENT APPROVAL) FOR THE ERECTION OF UP TO 60 DWELLINGS (CLASS C3); UP TO 7.5 HECTARE BUSINESS PARK (CLASS B1); LANDSCAPING AND OPEN SPACE; A NEW ROUNDABOUT ON MANCHESTER ROAD, NEW INTERNAL HIGHWAYS, CAR PARKING AND FACILITIES FOR PEDESTRIANS AND CYCLISTS INCORPORATING PUBLIC RIGHT OF WAY (FP2); SUSTAINABLE DRAINAGE MEASURES; AND ALL ANCILLARY ENABLING WORKS, LAND WEST OF, MANCHESTER ROAD, KNUTSFORD FOR MR STEVE MELLIGAN, THE CROWN ESTATE**

Consideration was given to the above application.

(Councillor S Gardiner, the Ward Councillor, Terry Griffiths, representing Knutsford's Nether Ward Community Group and Stephen Hawkins, representing 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 and verbal update to the Board the application be approved subject to the completion of a Section 106 Agreement securing the following:-

S106	Amount	Triggers
Affordable	30%	In accordance with phasing

Housing	(65% Affordable Rent / 35% Intermediate)	plan. No more than 80% open market occupied prior to affordable provision in each phase.
Education	£45,500 SEN	50% Prior to first occupation 50% at occupation of 50% of dwellings
Health	£60,480 to additional GP provision in Knutsford. (amount based on occupancy)	50% Prior to first occupation 50% at occupation of 50% of dwellings
Indoor Recreation	£10,400 – Knutsford Leisure Centre	On first occupation
Recreation Open Space	(£1000 per market dwelling and £500 per 1 / 2 bed market apartment). Plus additional contribution depending on the nature of the commercial floorspace brought forward.	The contributions will be paid as follows for the residential and commercial development; 50% Prior to first occupation 50% at occupation of 50% of development
Public Open Space	Management Company for future maintenance. Children's play area with amenity green space to be provided.	On first occupation
Highway Improvements	*£663,000 towards highway improvements to the Adams Hill and Hollow Lane junctions, and towards widening the A50 along King Edward Road to remove the single lane and provide two lanes in each direction. * Power is delegated to the Head of Planning (Regulatory) to review scheme costs and adjust this figure before completion of the Agreement.	£290,000 would be required on occupation of the residential development and £579,000 is required upon occupation of the B1 development.
Travel Plan Monitoring	£5000	On first occupation.
Newt Mitigation	Off-site mitigation to be agreed or a financial contribution to be agreed with Natural England	Mitigation or contribution to be provided before development commences.

1. Standard contaminated land condition

2. Importation of soil
3. Unexpected contamination
4. Time period to implement permission
5. Approve reserved matters details
6. Plans
7. Details of surface water drainage in accordance with the submitted FRA
8. Submission and implementation of Travel Plan
9. Submit arboricultural impact assessment
10. Levels
11. Submission of design code
12. Construction environment management plan
13. Ecological enhancement strategy
14. Landscape and habitat management plan
15. boundary details
16. Provision of Electric Vehicle Charging Points
17. Noise Impact Assessment
18. Implement landscaping scheme
19. Numbers of dwellings to be built to be a maximum of 60
20. Details of materials
21. Details of play area
22. Retention of hedgerows
23. Broadband
24. Details and implementation of cycle way and footpath
25. Submission of a verification report
26. Details of diversions or protection of the PROW
27. Updated badger survey and mitigation as part of RM application
28. Retention of trees that support roosting bats
29. Updated newt survey and mitigation as part of RM application and implement mitigation
30. Details of replacement ponds
31. Implement the approved access before site is first occupied
32. No tree removal during the bird nesting season
33. Improvements at Canoute Place implement before occupation of 1000m² of commercial floorspace

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 Development Management 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 from 12.20pm until 1.00pm for lunch).

112 **19/0529C-APPLICATION SEEKING OUTLINE PLANNING PERMISSION FOR UP TO 19,236 SQM OF EMPLOYMENT FLOORSPACE (USE CLASS B1C/B2/B8) WITH ANCILLARY (INTEGRAL) OFFICE FLOORSPACE (USE CLASS B1A), ASSOCIATED**

PARKING, LANDSCAPING AND REPROFILING OF SITE. MATTERS OF ACCESS, LAYOUT, LANDSCAPING AND SCALE ARE APPLIED FOR IN DETAIL, WITH APPEARANCE RESERVED FOR FUTURE DETERMINATION, LAND TO THE SOUTH OF, CREWE ROAD, ALSAGER FOR BAE SYSTEMS (PROPERTY INVESTMENTS)

Consideration was given to the above application.

(Councillor D Hough, the Ward Councillor, Councillor R Fletcher, the Ward Councillor, Town Councillor Philip Williams, representing Alsager Town Council, Town Councillor Sue Helliwell, representing Alsager Town Council, Sarah Anderson, an objector, Sylvia Dyke, an objector, Michael Unett, an objector and Chris Argent, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

The Local Planning Authority considers that the proposed development by reason of its layout and massing does not allow sufficient space for landscaping to mitigate the adverse impacts of the development, or ensure a design solution which achieves a sense of place by protecting and enhancing the quality, distinctiveness and character of Alsager. As a result the proposed development is contrary to Policies SE 1 (Design), SE 4 (The Landscape) and LPS 25 (Radway Green North, Alsager) of the Cheshire East Local Plan Strategy and the NPPF.

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 Development Management 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.

If the application is subject to an appeal approval is given to enter into a S106 Agreement with the following Heads of Terms:-

S106	Amount	Triggers
Bus Infrastructure/Pedestrian Crossing Connectivity	£120,000	50% prior to commencement and 50% prior to first occupation.

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

113 **UPDATE FOLLOWING THE RESOLUTION TO APPROVE APPLICATION 18/3766N - DUELLING OF THE EXISTING 3.3KM STRETCH OF THE A500 BETWEEN JUNCTION 16 & MEREMOSS ROUNDABOUT)**

Consideration was given to the above report.

RESOLVED

That the mitigation period in condition 18 be revised to 25 years with no changes to the Heads of Terms or remaining planning conditions.

After the 25 year period for ecological/landscaping mitigation, the applicant was advised to make best endeavours for the land to be transferred to a relevant body for the future maintenance of the land to ensure its ecological/landscape function such as the Woodland Trust etc.

Note of thanks

Prior to the close of the meeting, the Chairman thanked Members and Officers for their assistance over the year and wished those Members not standing for re-election the very best.

The meeting commenced at 10.30 am and concluded at 2.30 pm

Councillor G Merry (Chairman)