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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 20th November, 2019 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor M Hunter (Chairman)

Councillors M Benson (Substitute), L Braithwaite, S Edgar, A Farrall,
P Groves, S Hogben, D Jefferay, R Moreton, P Redstone and J Weatherill

OFFICERS IN ATTENDANCE

Mrs C Coombs (Principal Planning Officer), Ms S Dillon (Senior Lawyer), Mr N
Jones (Principal Development Officer), Mr D Malcolm (Acting Head of
Planning) and Ms S Orrell (Principal Planning Officer)

44 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S Gardiner, B
Roberts and P Williams.

45 DECLARATIONS OF INTEREST/PRE DETERMINATION

None.

46 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 23 October 2019 be approved as
a correct record and signed by the Chairman.

(During consideration of the item, Councillor P Redstone arrived to the
meeting).

47 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

48 16/3724C-RESERVED MATTERS APPLICATION ON OUTLINE APPLICATION 08/0492/OUT FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE WITH RESPECT TO 138 DWELLINGS. (REVISED DESCRIPTION), VICTORIA MILLS, MACCLESFIELD ROAD,

HOLMES CHAPEL FOR MR MATTHEW TUDOR-OWEN, ANWYL HOMES

Consideration was given to the above application.

(Councillor Les Gilbert, the Ward Councillor, Parish Councillor Brian Bath, representing Holmes Chapel Parish Council, Robert Green, an objector, Anthony Garnett, a supporter and Connor Vallely, the agent for 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 application be approved subject to the following conditions:-

1. Approved Plans
2. Jodrell Bank Materials
3. Revised boundary treatments (1.8m high close boarded fence to all rear garden boundaries)
4. Scheme of hedgehog gaps in boundary fences/walls
5. Facing/ Hard surfacing Materials to be approved – notwithstanding submitted details
6. Elevations/layout of bin/bike store for apartments/ electricity sub-station to be provided
7. Materials for frontage car parking to be approved/ revised
8. Removal of permitted development rights for affordable units PLOTS 65-67(class A); PLOT 8 (class A), plots 30-47 (classes A and B) and for all dwellings re walls/means of enclosure forward of front building line (open plan estate)
9. LEAP equipment specification to be approved
10. Additional tree planting scheme in key positions in street scene

- 49 **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 36, MIDPOINT 18, HOLMES CHAPEL ROAD, MIDDLEWICH FOR TOTAL DEVELOPMENTS (NW) LTD**

This application was withdrawn by officers prior to the meeting.

50 WITHDRAWN BY OFFICERS-19/2202M-APPLICATION FOR RESERVED MATTERS APPROVAL (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR THE ERECTION OF 217 DWELLINGS, LANDSCAPING, PUBLIC OPEN SPACE, INTERNAL ACCESS ROADS, GARAGES, CAR PARKING, AND ASSOCIATED INFRASTRUCTURE, LAND BETWEEN CLAY LANE AND SAGARS ROAD, HANDFORTH FOR ALEX WIGFIELD, ANWYL HOMES

This application was withdrawn by officers prior to the meeting.

51 PROPOSED ARTICLE 4 DIRECTIONS FOR SMALL HOUSES IN MULTIPLE OCCUPATION

Consideration was given to a report inviting the Strategic Planning Board to recommend to Cabinet that three non-immediate Article 4 Directions to withdraw permitted development rights for the conversion of individual dwellings (Use Class C3) to small Houses in Multiple Occupation (HMOs) (Use Class C4) are made in parts of Crewe.

Having discussed various questions, points and issues arising, Members welcomed the report and;

RESOLVED

1. That the content and conclusions of the report and associated documents be noted.

2. That Cabinet be recommended to authorise the making of three non-immediate Article 4 Directions for the areas shown on the maps attached at Appendix A (Nantwich Road area, Crewe), Appendix B (West Street area, Crewe) and Appendix C (Hungerford Road area, Crewe).

The meeting commenced at 10.00 am and concluded at 12.35 pm

Councillor M Hunter (Chairman)

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