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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 26th February, 2020 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor M Hunter (Chairman)
Councillor S Gardiner (Vice-Chairman)

Councillors S Edgar, A Farrall, P Groves, S Hogben, D Jefferay, P Redstone,
J Weatherill and P Williams

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Lawyer), Mr D Evans (Principal Planning Officer), Mr T
Evans (Neighbourhood Planning Manager), Ms C Fenghour (Senior Planning
Officer), Mr P Hurdus (Principal Development Manager), Mr D Malcolm,
(Acting Head of Planning) and Ms S Orrell (Principal Planning Officer)

Prior to the start of the meeting the Chairman expressed his sadness at the
death of Councillor B Roberts who had been a Member of the Strategic
Planning Board for a number of years. He informed Members that a book of
condolence was available in the foyer of the municipal building at Crewe for
anyone who wished to sign.

Further to this the Chairman expressed his disappointment at the low number
of attendees at recent site visits. He reminded the Board of the importance of
attending site visits and whilst he acknowledged there were genuine reasons
for Members not being able to attend he reiterated that they were an essential
part of the decision making process.

67 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Critchley and R
Moreton.

68 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 18/0083C, 19/2513M
and 19/5736C, Councillor S Hogben declared that he was a was a Director
of ANSA who were a consultee on the applications, however he had not
made any comments nor discussed the applications.

In respect of application 18/0083C, Councillor M Hunter declared that he
had predetermined the application. In accordance with the Code of
Conduct he left the room prior to consideration of the application.

In the interest of openness in respect of application 18/0083C, Councillor S Edgar declared that he was a member of the Cheshire Brine Subsidence Compensation Board who had been a consultee on the application, however he had not made any comments nor discussed the application.

69 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 29 January 2020 be approved as a correct record and signed by the Chairman subject to the inclusion of Councillor S Hogben's declaration of interest which was omitted from the minutes as follows:-

In the interest of openness in respect of applications 19/1068M and 19/1392M, Councillor S Hogben declared that he was a Director of ANSA who were a consultee on the applications, however he had not made any comments nor discussed the applications.

70 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

71 19/5736C LAND SOUTH OF OLD MILL ROAD, SANDBACH: THE CONSTRUCTION OF 57 DWELLINGS AND ERECTION OF A PETROL FILLING STATION (SUI GENERIS) AND ASSOCIATED CONVENIENCE STORE (CLASS A1), DRIVE-THROUGH RESTAURANT (CLASS A3 / A5), DRIVE THROUGH CAFÉ (CLASS A1 / A3), OFFICES, (CLASS B1(A)) ALONG WITH THE CREATION OF ASSOCIATED ACCESS ROADS, PARKING SPACES AND LANDSCAPING FOR C MULLER, MULLER PROPERTY GROUP

Consideration was given to the above application.

(Councillor M Benson an adjoining Ward Councillor attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of the Ward Councillor S Corcoran).

RESOLVED

That the application be refused for the following reasons:-

1.This is an important gateway location and prominent site in Sandbach. The commercial buildings are standard generic designs that pay little regard to Sandbach as a place whilst the design of the proposed residential dwellings/apartments would create a poor focal point to the development. Consequently the development will not suitably integrate and add to the overall quality to the area in architectural terms.

Furthermore the topography of the site is not conducive to a large floorplate/car park format and would result substantial engineered retaining structures. The proposed development fails to take the opportunities available for improving the character and quality of the area and is contrary to Policies SE1 and SD2 of the CELPS, Policy H2 of the SNP and guidance contained within the NPPF.

2.The application site is of a very challenging topography including an escarpment that runs along the central part of the site. The submitted information demonstrates that the development will require engineered retaining walls with minimal landscape mitigation along the western boundary, whilst there would also be minimal landscape mitigation within the site. On this basis the development would not achieve a sense of place and would be harmful to the character of the area. The proposed development is therefore contrary to Policies SD2, SE1 and SE4 of the CELPS, PC2 of the Sandbach Neighbourhood Plan and guidance contained within the NPPF.

3.The commercial part of the development would be car dependent and Old Mill Road would act as a barrier between the application site and Sandbach Town Centre. Furthermore the development would not encourage linked trips and is not considered to be sustainable. The proposed development is contrary to Policies SD1, SD2, CO1 and CO2 of the CELPS, Policies GR9, GR10 and GR13 of the Congleton Local Plan and Policies H5 and JLE1 of the Sandbach Neighbourhood Plan and guidance contained within the NPPF.

4.The application contains insufficient information to demonstrate that the development would provide the required 30% affordable housing provision. The proposed development is contrary to Policy SC5 of the CELPS, Policy H3 of the Sandbach Neighbourhood Plan and the NPPF.

5.The proposed development cannot accommodate the number of dwellings proposed together with the required level of Open Space/Green Infrastructure/Childrens playspace. As such the proposed development is contrary to Policy SE6 of the CELPS, Policy GR22 of the Congleton Local Plan and guidance contained within the NPPF.

6.The proposed development would affect PROW Nos 17, 18 and 19. The PROW would be diverted along estate roads or pavements (which is an extinguishment of the public right of way) or accommodated at the side of residential properties affording limited natural surveillance and the potential for anti-social behaviour. The proposed development would be contrary to Policy CO1 of the CELPS, Policy GR16 of the Congleton Local Plan, Policies PC5 and JLE1 of the Sandbach Neighbourhood Plan and guidance contained within the NPPF.

In order to give proper effect to the Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Development Management in consultation with the Chair (or in their

absence the Vice Chair) 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
Affordable Housing	30% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan to be submitted at the reserved matters stage. No more than 80% open market occupied prior to affordable provision in each phase.
Education	For a development of 85 dwellings; 15 x £11,919 x 0.91 = £162,694.00 (primary) 13 x £17,959 x 0.91 = £212,455.00 (secondary) 1 x £50,000 x 0.91 = £45,500.00 (SEN) Total education contribution: £420,649.00	SEN – Full amount prior to first occupation of the housing development Secondary – Full amount prior to first occupation of 30 dwellings Primary – Full amount prior to first occupation of 50 dwellings
Health	Contribution of £72,972	Full amount to be paid prior to the commencement of the housing/care home
Indoor recreation	Contribution of £29,531	Full amount to be paid prior to the commencement of the housing/care home
Outdoor recreation	Contribution of £1,000 for a family dwelling or £500 per 2 bed apartment space	Full amount prior to first occupation of 50 dwellings
Public Open Space	Private Management Company Provision of a NEAP and the	On first occupation On occupation of 50% of the

	open space (amount based on calculation within Policy SE 6) – to include 30m buffer from NEAP to the nearest housing.	dwellings
Highways Contribution for works between the The Hill junction and the site access roundabout	Contribution of £200,000	50% prior to the commencement 50% prior to the first occupation/use of any part of the development
Ecology	Submission and implementation of off-site mitigation for Sandbach Wildlife Corridor (including a time-table of implementation and a 25 year management plan)	Submission – prior to the commencement of development and implemented in accordance with the approved timetable and management plan

(During consideration of the following item, Councillor S Gardiner arrived to the meeting , however in accordance with the Code of Conduct he did not take part in the debate or vote on the application).

72 19/2513M FORMER MERE FARM QUARRY, CHELFORD ROAD/ALDERLEY ROAD, NETHER ALDERLEY, CHESHIRE SK10 4SZ: DELIVERY OF WATERSPORTS AND OUTDOOR ACTIVITY CENTRE ON THE NORTH LAKE OF THE FORMER MERE FARM QUARRY, INCLUDING NEW VEHICULAR ACCESS, CAR PARKING, AND MULTI-USE BUILDING FOR ADV. HOLDINGS LTD

Consideration was given to the above application.

(Parish Councillor Brian Brindley, representing Chelford Parish Council, Steve Barber, an objector and Jonathan Vose, 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 update to the Board, the application be approved subject to the following conditions:-

1. Three year time limit
2. Accordance with the approved plans
3. Materials as per application
4. Removal of all structures, supporting infrastructure, decking and hardstanding on cessation of use
5. Lighting strategy for neighbour amenity and ecology
6. Loud speaker limited to emergency use only

7. No external music or speakers, apart from in accordance with condition
8. Tree protection plan
9. Submission of updated landscaping plan
10. Implementation of landscaping plan
11. Boundary treatments
12. Updated plan ecological mitigation and compensation measures - detailed design, details of implementation, management and monitoring. Management to continue for the operational life of the development
13. Implementation of agreed ecological mitigation and compensation measures
14. Updated badger survey if development has not commenced by 28 January 2021
15. Safeguarding of birds during nesting season
16. Submission of plan to accompany Bird Management Plan
17. Compliance with Bird Management Plan
18. Removal of PD for means of enclosure
19. Provision of parking and access
20. Provision of electric vehicle charging points
21. Details and provision of cycle storage
22. Details and provision of refuse storage
23. Submission of a public rights of way management scheme
24. Submission of detailed SUDS scheme
25. Compliance with Surface Water Drainage Strategy
26. Testing of soils for contamination
27. Hours of Operation
28. No motorised vehicles

(The meeting was adjourned for lunch from 12.20pm until 1.00pm).

73 18/0083C LAND EAST OF WARMINGHAM LANE, MOSTON, MIDDLEWICH: PROPOSED ERECTION OF 84 RESIDENTIAL DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED WORKS FOR MR MICHAEL ORGILL, SEDDON CONSTRUCTION

(Prior to consideration of the application, Councillor M Hunter vacated the Chair and Councillor S Gardiner took over as Chairman for the item).

Consideration was given to the above application.

(Lewis Evans, 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 the application be approved subject to the following conditions:-

1. Commencement

- 2.Plans
- 3.Materials as submitted
- 4.Prior to occupation the provision of a frontage footway on Warmingham Lane as indicated on Dwg VN70839-102 to be implemented
- 5.Removal of permitted development rights – means of enclosure forward of building line
- 6.Removal of permitted development rights for extension for the 3 no affordable dwellings
- 7.The developer shall agree with the LPA an Environmental and Construction Management Plan (EMP) with respect to the construction phase of the development. The EMP shall identify all potential dust sources and outline suitable mitigation/ pile driving methods and hours of pile driving / storage of materials/car parking for workers/compound. The plan shall be implemented and enforced throughout the construction phase.
- 8.Imported soil
- 9.Unforeseen contamination
- 10.Development to be undertaken in accordance with Flood Risk Assessment (FRA) (3870/FRA/Final/v1.2/2018-09-03, v.1.2 by Weetwood) dated September 2018
- 11.No development shall take place until an overall detailed strategy / design limiting the surface water runoff generated by the proposed development, associated management / maintenance plan and managing any overland flow routes for the site has been submitted to and approved in writing by the Local Planning Authority. The drainage design must also include information about the design storm period and intensity (1 in 30 & 1 in 100 (+% allowance for Climate Change)) & any temporary storage facilities included, to ensure adequate drainage is implemented on site.
- 12.Existing and proposed levels, inc FFL
- 13.Electric vehicle charging
- 14.Raft/ ring beam Foundations as detailed in Wardell Armstrong Drawing No. LE13532-005.
- 15..Tree and hedge protection – non standard
- 16.Arbicultural Method Statement
- 17.Tree Retention
- 18.Drainage/services layout for trees
- 19.Non –standard construction trees
- 20.Residential travel packs
- 21.Retention and protection of hedgerows.
- 22.Scheme to link site with adjoining development of Glebe Farm allocation
- 23.Phasing of development to form part of 1st reserved matters
- 24.Superfast broadband provision
- 25.Hedgehog Gaps
- 26.Bird nesting season
- 27.Updated badger survey
- 28 Features for breeding birds/bats
- 29.Strategy for the safeguarding and enhancement of invertebrate habitat.
- 30.Bike store for flats
- 31.Environment/highways management plan for construction phase

32. Newt mitigation scheme to be submitted

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 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.

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
Affordable housing including Overage clause to also include education contribution	13%	50% upon 1 st occupation. 50% at occupation of the 43 rd unit
Contribution to Middlewich Eastern Relief Road	£437388	Phased contributions with 40% upon 1 st occupation of the 1 st dwelling; a further 30% upon occupation of the 40 th unit; remainder payable upon occupation of 60 th unit
Management Company to maintain all open space in perpetuity (including, inter alia, general amenity open space, nature conservation area, drainage areas, ponds and any other areas of incidental open space not within private gardens or the adopted highway).		Upon occupation

(Prior to consideration of the following item, Councillor M Hunter retook the Chair).

74 CREWE HUB AREA ACTION PLAN REPORT - PUBLICATION DRAFT PLAN

Consideration was given to the Crewe Hub Area Action Plan.

Members made the following points:-

- That an update on progress on the Hybrid Bill through Parliament be provided;
- That it be made known how much was available already through existing S106 contributions to improve the junctions identified in the plan;
- Actively involve Ward Councillors in addressing issues (especially parking and traffic) for the areas west of Gresty Road;
- Ensure policies were in place relating to provision of green infrastructure and green links;

- Ensure that opportunities to make use of geothermal energy were referenced;
- Ensure that future engagement and consultations actively pursued for the residents in the areas adjoining the plan;
- Ensure the plan included the appropriate approach to climate change.

RESOLVED

1. That the publication Draft version of the Crewe Hub Area Action Plan (Appendix 1), its Sustainability Appraisal (Appendix 2) and Habitats Regulation Assessment (Appendix 3), Crewe Hub AAP Development Strategy and Further Options - Summary of Consultation Responses (Appendix 4) and the suite of documents which form the supporting evidence base (Appendix 5) be considered.

2. That Cabinet be recommended to approve the above documents for publication and public consultation, under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, for a period of six weeks from 17th March to 30th April 2020.

3. That the Head of Planning be authorised to make any additional non-material changes to the consultation documents or supporting information ahead of the consultation and prepare any additional explanatory information to support the consultation.

4. That it be noted that a Cabinet decision is required to implement consultation on the Publication Draft Crewe Hub Area Action Plan.

5. That it be noted that Full Council approval will be sought to implement the submission of the Area Action Plan to the Secretary of State.

75 CHESHIRE EAST LOCAL PLAN: AUTHORITY MONITORING REPORT 2018/19

Consideration was given to the Cheshire East Local Plan: Authority Monitoring Report 2018/19.

RESOLVED

That the report be noted.

The meeting commenced at 10.00 am and concluded at 3.17 pm

Councillor M Hunter (Chairman)

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