

CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Strategic Planning Board**
held on Wednesday, 29th July, 2020

PRESENT

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

Councillors S Edgar, A Farrall, P Groves, S Hogben, I Macfarlane (Substitute),
R Moreton, P Redstone, J Weatherill and P Williams

OFFICERS IN ATTENDANCE

Mrs C Coombs (Principal Planning Officer), Ms S Dillon (Planning Lawyer), Mr
P Hurdus (Highways Development Manager), Mr D Malcolm (Head of
Planning)

8 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Critchley and
D Jefferay.

9 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 20/0246M, Councillor
M Hunter declared that he was a non-Executive Director of ANSA who
were a consultee on the application, however he had not discussed the
application or made any comments on it.

In the interest of openness in respect of application 20/0246M, Councillor
S Edgar declared that he was the Chairman of the Public Rights of Way
Committee, however he had not discussed the application or made any
comments on it or been consulted on it.

In the interest of openness in respect of application 20/0246M, Councillor
S Hogben declared that he was a non-Executive Director of ANSA who
were a consultee on the application, however he had not discussed the
application or made any comments on it.

In the interest of openness in respect of application 20/0246M, Councillor
S Gardiner declared that in his work he was involved with Barratt and
David Wilson Homes but had no involvement in the application.

In the interest of openness in respect of agenda item 6, Performance of
the Planning Enforcement Service 2019-2020, Councillor S Gardiner
declared that many years ago one of the sites referred to was adjacent to
a site he was acting on behalf of the owners for.

In the interest of openness in respect of application 20/0246M, Councillor R Moreton declared that the Councillor M Warren who was speaking on the application was a Member of the same political group, however he had not discussed the application with him.

It was noted that Members had been sent correspondence in respect of application 20/0246M.

10 MINUTES OF THE PREVIOUS VIRTUAL MEETING

RESOLVED

That the minutes of the meeting held on 24 June 2020 be approved as a correct record and signed by the Chairman.

11 PUBLIC SPEAKING-VIRTUAL MEETINGS

RESOLVED

That the public speaking procedure be noted.

12 20/0246M-APPROVAL OF RESERVED MATTERS, APPEARANCE, LANDSCAPING, LAYOUT & SCALE ON OUTLINE PLANNING APP 15/4287M, FOR PARTIAL CHANGE OF USE AND PARTIAL DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES, INCLUDING THE CHANGE OF USE OF FENCE HOUSE INTO 27 APARTMENTS, AND ERECTION OF 273 DWELLINGS, LANDSCAPING, SUPPORTING INFRASTRUCTURE AND MEANS OF ACCESS, THE KINGS SCHOOL, FENCE AVENUE, MACCLESFIELD FOR MR ANDREW TAYLOR, BARRATT & DAVID WILSON HOMES NORTH WEST AND HOMES

Consideration was given to the above application.

(Councillor M Warren, the Ward Councillor, Town Councillor Fiona Wilson, representing Macclesfield Town Council and Andrew Taylor, the agent for the applicant attended the virtual meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Head of Planning, in consultation with the Chairman and Vice Chairman of the Strategic Planning Board, to approve subject to:-

- (i) receipt of a satisfactory bat survey and, if appropriate, mitigation recommendations, and
- (ii) the following conditions:-

1. Time Limit
2. Development in accord with approved plans
3. Remediation Strategy Approval
4. The development hereby approved shall be carried out in accordance with the Affordable housing statement received 04.03.2020
5. Archaeological written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority
6. Details of the reservation, storage and re-use of site soils
7. Details of levels along gravel perimeter path, details of vehicular maintenance access to SUDs area, details of regrading and contouring of the area between main Avenue, the LEAP and the canal
8. Details of Hard Landscaping for the Green Street including street furniture, planters, sculptural screens, benches and bins
9. Details of all Boundary Treatments including Fence Avenue Frontage
10. Details of Soft Landscaping (softworks ornamental planting, swales, gravel footpath, Green Street and swales
11. Site soils management plan
12. Updated final Landscape Masterplan to be submitted to include all amendments and details of landscaping located to the rear of plots 293-300
13. Landscape Phasing Plan to be submitted
14. Landscape and Habitat Management Plan to include 25 year management plan for species rich grassland area
15. Landscaping details of earthworks
16. Surface materials (including social spaces) Samples to be approved prior to commencement of construction
17. Materials (Roof and Elevational) Samples to be approved prior to commencement of construction
18. Details of cycle storage for apartments and dwellings without garages
19. Details of bin storage (required at outline stage however full details not submitted)
20. Provision of features for bats and nesting birds
- 21 Updated badger mitigation strategy to be submitted to include proposals to mitigate the loss of the Badger Nest identified in the January 2020 Phase One Habitat Survey
22. Nesting bird survey
23. Details of lighting to be submitted prior to installation
24. The proposed development to proceed in accordance with the recommendations to safeguard Brown Hare detailed in paragraph 5.26 of the submitted Phase One Habitat Survey prepared by CES dated January 2020
25. Submission of a method statement for the creation of species rich grassland informed by the results of soil testing
26. Safeguarding of nesting birds
27. Implementation of protective fencing measures proposed by arb impact assessment
28. Tree protection
- 29 Construction Specification/Method Statement 1 – Trees
30. Construction Specification/Method Statement 2 – Trees

- 31. Site supervision - Trees
- 32. Access available for use before occupation

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 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 virtual meeting was adjourned for a short break. During consideration of the application, Councillor J Weatherill lost connectivity. As a result she was unable to take part in the debate or vote on the application).

13 PERFORMANCE OF THE PLANNING ENFORCEMENT SERVICE 2019-2020

Consideration was given to the above report.

(Councillors L Gilbert and A Kolker attended the virtual meeting and spoke in respect of the application).

RESOLVED

That the report be noted.

14 DRAFT HOUSES IN MULTIPLE OCCUPATION SUPPLEMENTARY PLANNING DOCUMENT

Consideration was given to the above report.

Members made the following comments:-

- (i) In respect of paragraph 5.16 of the document the text should be clarified to refer to a single person or two persons;
- (ii) All bedrooms should have at least one opening window;
- (iii) In respect of paragraph 5.22 of the document it should be amended to read as follows 'any proposed parking must not result in the loss of front gardens and/or boundary walls';
- (iv) In terms of Section 6 of the Licensing and Management document, could the Council consider licensing HMO's that accommodate less than five people;
- (v) The Council must have the ability to enforce the guidance particularly the signage aspect;

- (vi) The document was overly restrictive, applying to areas where it wasn't necessary;
- (vii) That the Council consider the inclusion of guidance with regard to the provision of sound insulation measures internally when assessing proposals for HMO's.

Members of the Board were advised that if approved by the Council's Portfolio Holder, the draft Supplementary Planning Document would be subject to six weeks public consultation, the precise method of consultation would take place in accordance with relevant legislation and the adopted Statement of Community Involvement in place at that time.

RESOLVED

- (1) That the Portfolio Holder for Planning, be recommended to approve the Draft HMO SPD, SEA and EQIA for public consultation for a period of six weeks.
- (2) That the comments outlined above be reported to the Portfolio Holder for Planning for her consideration.

The meeting commenced at 10.00 am and concluded at 1.30 pm

Councillor M Hunter (Chairman)