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## CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Strategic Planning Board**  
held on Wednesday, 26th August, 2020

### PRESENT

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

Councillors A Critchley, S Edgar, A Farrall, S Hogben, D Jefferay, R Moreton,  
P Redstone, L Smetham (Substitute), J Weatherill and P Williams

### OFFICERS IN ATTENDANCE

Ms S Dillon (Planning Lawyer), Mr P Hurdus (Highways Development  
Manager), Mr D Malcolm (Head of Planning), Mr J Owens (Development  
Planning Manager) and Mr G Taylerson (Principal Planning Officer)

(Due to technical issues the start of the meeting was delayed by 30 minutes).

### 15 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor P Groves.

### 16 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 19/5934N, Councillor  
S Edgar declared that he was the Parish and Ward Councillor, however  
had not been consulted on the application or pre-determined it.

In respect of application 20/1709N, Councillor S Edgar declared that he  
had pre-determined the application and therefore would leave the virtual  
meeting prior to its consideration.

In the interest of openness in respect of application 19/4759M, Councillor D  
Jefferay declared that he had taken part in a pre-application meeting last  
year and that he had advised via email a representative of the agent who  
to contact at Wilmslow High School also copying Cheshire East Council in.  
He had also correspondence on a different matter with the representative  
of the agent however her not discussed the application or pre-determined  
it.

In the interest of openness in respect of application 19/5934N, Councillor  
S Hogben declared that he was a non-Executive Director of ANSA who  
had been consulted 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 19/5934N, Councillor M Hunter declared that he was a non-Executive Director of ANSA who had been consulted on the application, however he had not discussed the application or made any comments on it.

In respect of item 8-Brooks Lane (Middlewich) Development Framework Supplementary Planning Document, Councillor M Hunter declared that he had pre-determined the application and therefore would leave the virtual meeting prior to its consideration.

In the interest of openness in respect of application 20/1709N, Councillor L Smetham declared that she was a member of the Cheshire Wildlife Trust who had been consulted on the application, however she had not discussed the application or made any comments on it.

In the interest of openness in respect of item 8-Brooks Lane (Middlewich) Development Framework Supplementary Planning Document, Councillor S Gardiner declared that he was a former employee of Barton Whilmore, the company referred to by the officer in his presentation and was also a member of their pension scheme.

## **17 MINUTES OF THE PREVIOUS VIRTUAL MEETING**

### **RESOLVED**

That the minutes of the virtual meeting held on 29 July 2020 be approved as a correct and signed by the Chairman.

## **18 PUBLIC SPEAKING-VIRTUAL MEETING**

### **RESOLVED**

That the public speaking procedure be noted.

## **19 19/5934N - PHASE 1 BASFORD EAST LAND, DAVID WHITBY WAY, WESTON: APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL 14/4025N - OUTLINE APPLICATION FOR THE ERECTION OF UPTO 490 RESIDENTIAL DWELLINGS AND A PRIMARY SCHOOL - 2000M2 (D1) A PUMPING STATION, SUBSTATION, RECREATIONAL OPEN SPACE, ECOLOGICAL MITIGATION AREA, INTERNAL ACCESS ROUTES, GROUND MODELING AND DRAINAGE WORKS, PARKING PROVISION, FOOTPATHS, CYCLE ROUTES, LANDSCAPING AND ASSOCIATED WORKS INCLUDING DETAILS OF ACCESS AT THE BASFORD EAST SITE CREWE**

Consideration was given to the above application.

(Parish Councillor J Cornell representing Weston & Basford Parish Council and Rob Loughenbury, Director of Strategy, representing the applicant attended the virtual meeting and spoke in respect of the application).

## **RESOLVED**

That the application be deferred for more detailed plans of house types/character, greater clarity of future school proposals/drop off area and numbers on roll, further consideration of traffic calming adjacent to the school, consideration of a different access to serve the school and a further review by the officer who dealt with the character assessment.

(The virtual meeting was adjourned from 1.00pm until 1.30pm for lunch. Councillor A Critchley left the virtual meeting and did not return).

### **20 19/4759M - LAND TO THE WEST OF, PENDLETON WAY, WILMSLOW: OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS FOR THE ERECTION OF UP TO 17,162M<sup>2</sup> OF B1 OFFICE FLOORSPACE AND ANCILLARY AMENITY SPACE, CAR PARKING, CYCLE HUB, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE**

Consideration was given to the above 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 following conditions:-

1. Time Limit.
2. Development in accord with approved plan.
3. Submission of reserved matters.
4. Limitation on use (B1) removal of permitted development rights to other use classes.
5. A construction management plan to be submitted prior to commencement.
6. Refuse storage facilities to be provided as part of reserved matters.
7. Submission of materials.
8. Submission of a scheme at the reserved matters stage showing that 10% of the energy required is from decentralised and renewable or low carbon sources, unless it is demonstrated robustly that this is unfeasible.
9. Low emission Travel Plan.

10. Restriction of floorspace to 17,162 square metres.
11. Network Rail – trespass proof fencing details to be submitted.
12. Network Rail – details of scaffolding works within 10m of railway boundary to be submitted.
13. Network Rail – vibro-impact works risk assessment and method statement to be submitted.
14. Surface Water Drainage Scheme to be submitted.
15. Full details of ground levels, earthworks and excavations details to be submitted.
16. A sustainable drainage management and maintenance plan for the lifetime of the development to be submitted to include a preference for open water SUDS.
17. Surface Water Drainage Scheme to be submitted.
18. Foul and surface water shall be drained on separate systems.
19. Plant Noise Emission Limits in acoustic report to be implemented.
20. Electric Vehicle Charging Points.
21. Low Emission Boilers to be installed.
22. Phase II Ground Investigation Report to be submitted.
23. Contaminated land verification report to be prepared.
24. Soil to be tested prior to importation onto site.
25. Grampian condition to ensure biodiversity net gain on offsite area identified on blue line plan. Detailed Habitat Creation and Management Plan to be submitted.
26. Updated badger survey is carried out no more than 3 months prior to the commencement of works.
27. Breeding Birds survey prior to the removal of any vegetation.
28. Hedgehog Survey to be submitted prior to the removal of any vegetation.
29. Reserved matters application should be supported by details of proposed lighting scheme.

30. Any future reserved matters application to include a strategy for Incorporation of features to enhance biodiversity value of the development.
31. Any future reserved matters application to include a method statement to protect the watercourse as a wildlife corridor.
32. Scheme for the protection of retained trees to be submitted with any reserved matters application.
33. Grampian condition pedestrian/cycle infrastructure to be implemented prior to commencement of development.
34. Offsite works on Prestbury Road to be carried out as identified in transport assessment.
35. Access to the site to be provided prior to occupation.
36. Details of cycle parking facilities to be provided as part of any reserved matters application.
37. The development hereby approved shall be used as B1 and for no other purpose of the Schedule to the Town and County Planning (Use Classes) Order 1987 or after 1st September 2020 shall be used as Class E (g) only, not including any other purpose in Class E of the Schedule to the Town and County Planning (Use Classes) (Amendment) (England) Regulations 2020 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that order, with or without modification.

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.

**21 20/1709N - A500 NEWCASTLE ROAD, BARTHOMLEY: DUALLING OF THE EXISTING 3.3KM STRETCH OF THE A500 BETWEEN JUNCTION 16 & MEREMOOR MOSS ROUNDABOUT (RESUBMISSION OF PLANNING PERMISSION REF. 18/3766N INCLUDING PROPOSED AMENDMENTS TO THE APPROVED DESIGN)**

Consideration was given to the above application.

(Councillor Mary Addison, the Ward Councillor, Parish Councillor Teresa Clerk, Chairman of Barthomley Parish Council, Parish Councillor John Cornell, representing Weston and Basford and Weston Parish Council,

and Andrew Marginson, representing the applicant attended the virtual meeting and spoke in respect of the application).

## **RESOLVED**

That the application be delegated to Head of Planning in consultation with the Chairman of Strategic Planning Board to approve subject to confirming the final amount of biodiversity off-setting with Ecology officers.

And subject to referral to the Secretary of State.

And subject to the following conditions:-

1. Time limit
2. Plans
3. Materials
4. Drainage strategy
5. Contaminated land
6. Remediation strategy
7. Verification report
8. Ongoing contamination
9. Foundation Design / Piling
10. Management scheme of the PROW
11. Landscaping scheme provided
12. Landscaping scheme implementation
13. Tree Protection measures
14. Retention of existing trees/shrubs
15. Detailed tree felling / pruning specification
16. Programme of archaeological work
17. Full design and construction details of any required improvements to M6 junction 16
18. Carried out in accordance with the Flood Risk Assessment
19. Construction Management Plan
20. Wildlife friendly lighting scheme
21. Implementation of the proposed ecology scheme/measures in accordance with the Environmental Master Plans included with the Addendum ES.
22. Submission of a traffic management plan
23. Liaison Committee with Parishes to be established for construction phase
24. Submission of ecological mitigation and compensation method statement, informed by the ES produced in support of the application, which includes:
  - Construction mitigation method statement in respect of safeguarding of the *Town House Farm Wetland and Monneley Meadows Potential Local Wildlife Sites*
  - Habitat creation method statement for species rich and marshy grassland.
  - Specification for the re-establishment of in channel vegetation in the watercourses affected by the proposed development.

- Water vole mitigation and compensation strategy including de-culverting works and detailed design for habitat creation.
- Submission of detailed mitigation method statement of the removal of trees supporting bat roosts.
- Detailed design of new wildlife ponds.
- Timing of works to safeguard nesting birds
- Pre-commencement badger survey and submission of resided mitigation strategy.
- Detailed design for culverts to maximise permeability by wildlife including bats, water vole and otter.
- Submission of Construction Environmental Management plan to include: dust mitigation measures, restriction of working hours to avoid night time working, appointment of an on-site ecological clerk of works.
- Provision of Wych Elm as a food plant for White Letter hairstreak
- Inclusion of planting of larger specimen trees on southern side of carriageway at Bat Crossing Point 5 to form bat hop over.
- Detailed planting specification for delivery of tall woodland planting where the road is at grade or within an embankment to function as a deterrent to low flying barn owls and for bat hop overs.
  
- Submission and implementation of a 25 year habitat management plan and ecological monitoring strategy. For the avoidance of doubt this plan to include management to the Town House Farm Wetland Potential Local Wildlife Site.
- Wildlife friendly lighting scheme (as above).
- Implementation of the scheme in accordance with the Environmental Master Plans (Rev. 3 dated 4<sup>th</sup> August 2020).

In addition it was requested that an informative be included reference FP4 to divert under the existing footpath.

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.

(During consideration of the application, Councillor A Farrall left the virtual meeting and did not return. Prior to consideration of the following item, Councillor M Hunter vacated the Chair and Councillor S Gardiner took over as Chairman for the remainder of the virtual meeting).

## **22 BROOKS LANE (MIDDLEWICH) DEVELOPMENT FRAMEWORK SUPPLEMENTARY PLANNING DOCUMENT**

Consideration was given to the above report.

(Councillor M Hunter attended the virtual meeting and spoke in respect of the item).

Councillor M Hunter requested that the document be amended to include the provision of a marina for up to 50 berths. The Board considered this request and agreed to the amendment.

## **RESOLVED**

1. The Board considered and noted the comments made on the final draft of the Brooks Lane (Middlewich) Development Framework SPD and the corresponding modifications proposed as set out in the Report of Consultation (Appendix 1).
2. That Cabinet be recommended to adopt the Brooks Lane (Middlewich) Development Framework (Masterplan) (Appendix 2) as Supplementary Planning Document subject to any reference within the document to the provision of a circa 20-berth marina being amended to the provision of a marina for up to 50 berths.

The meeting commenced at 10.00 am and concluded at 3.50 pm

Councillor M Hunter (Chairman)