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## CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Strategic Planning Board**  
held on Friday, 2nd October, 2020

### PRESENT

Councillor S Gardiner (Chairman)

Councillors A Critchley, S Edgar, A Farrall, JP Findlow (Substitute), S Hogben, D Jefferay, J Nicholas (Substitute), P Redstone, J Weatherill and P Williams

### OFFICERS IN ATTENDANCE

Ms S Dillon (Planning Lawyer), Mr P Hurdus (Principal Development Manager) and Mr D Malcolm (Head of Planning)

### 34 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors P Groves, M Hunter and R Moreton.

### 35 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of item 4 - Site Allocations and Development Policies Document – Revised Publication Draft, Councillor D Jefferay declared that he had received an email from Peter Yates who was speaking on the item. He had acknowledged the email to say he had received it but had not pre-determined the application.

In the interest of openness in respect of item 4 - Site Allocations and Development Policies Document – Revised Publication Draft, Councillor J Nicholas declared that he had received an email from Peter Yates who was speaking on the item but had not responded.

In the interest of openness in respect of item 4 - Site Allocations and Development Policies Document – Revised Publication Draft, Councillor S Gardiner declared in addition to knowing the three Cheshire East Councillors speaking on the application he also knew Sue Helliwell, Peter Yates and Town Councillor Derek Hough who were also speaking on the item.

In the interest of openness in respect of item 4 - Site Allocations and Development Policies Document – Revised Publication Draft, Councillor P Williams declared that he was a member of Alsager Town Council and was known to Sue Helliwell and Town Councillor Derek Hough who were both speaking on the item.

In the interest of openness in respect of item 4 - Site Allocations and Development Policies Document – Revised Publication Draft, Councillor P Redstone declared that he was a member of the Conservative Committee and knew Sue Helliwell who was also a member and who was speaking on the item.

### **36 PUBLIC SPEAKING-VIRTUAL MEETINGS**

#### **RESOLVED**

That the public speaking procedure be noted.

### **37 SITE ALLOCATIONS AND DEVELOPMENT POLICIES DOCUMENT – REVISED PUBLICATION DRAFT**

(Councillor R Bailey, Councillor D Brown, Councillor B Murphy, Sue Helliwell, Elaine Mitchell, Gary Wilson, Andrea Ives, Michael Burdekin, Andrew Wilkinson, John Stewart, Kevin Whaites, Peter Yates and Town Councillor D Hough attended the virtual meeting and spoke in respect of the item).

Members welcomed the allocation of land for gypsy and travellers sites, welcomed the content of chapter four of the document, welcomed the increased robustness of viability assessments and the adjustments to policy HOU4 particularly the limitations on the number of HMO's. Concerns were raised regarding windfall sites and how such sites would provide the necessary growth, the need to retain housing development to sustain facilities and services in towns and villages and the option of removing areas of safeguarded land from the green belt which was felt to be unjustified.

It was agreed that Cabinet should be specifically recommended to look further at:-

(i) The 'soundness' of housing land supply position: whether the evidence supporting the proposed change in the revised publication draft SADPD to remove the previously proposed allocation of housing sites at LSCs was robust;

(ii) The consistency between the policies of Neighbourhood Plans and the SADPD to ensure there was no conflict on matters such as settlement and town/village centre boundaries;

(iii) The need for safeguarded land in the SADPD, with reference to robust evidence, and with a particular focus on Bollington, Disley and Prestbury.

#### **RECOMMENDED**

(1) The Revised Publication Draft version of the Site Allocations and Development Policies Document (Appendix 1), its Sustainability Appraisal (Appendices 2 and 2a) and Habitats Regulation Assessment (Appendix 3)

be approved for publication so that representations could be made about them over a period of six weeks.

(2) That alongside the documents listed in 2.1.1 of the report Cabinet be recommended to approve and publish the draft Plan's supporting evidence base (listed in Appendix 6), including the draft Statement of Common Ground (Appendix 8).

(3) That Cabinet consider the following matters:-

(i) The 'soundness' of housing land supply position: whether the evidence supporting the proposed change in the revised publication draft SADPD to remove the previously proposed allocation of housing sites at LSCs was robust;

(ii) The consistency of approach between the policies of Neighbourhood Plans and the SADPD to ensure there was no conflict, on matters such as settlement and town/village centre boundaries;

(iii) The need for safeguarded land in the SADPD, with reference to robust evidence, and with a particular focus on Bollington, Disley and Prestbury.

(During consideration of the item, connection was lost and the virtual meeting was adjourned from 11.15am until 11.45am. In addition Councillor A Critchley lost connection towards the end of the virtual meeting and therefore did not take part in the vote. A further adjournment took place for a short break from 1.55pm until 2.10pm).

The meeting commenced at 10.00 am and concluded at 3.27 pm

Councillor S Gardiner (Chairman)

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