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## CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Strategic Planning Board**  
held on Wednesday, 14th October, 2020

### PRESENT

Councillor S Gardiner (Chairman)

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

### OFFICERS IN ATTENDANCE

Mr A Crowther (Major Applications-Team Leader), Ms S Dillon (Planning Lawyer), Mr T Evans (Neighbourhood Planning Manager), Mr N Jones (Principal Development Officer), Mr D Malcolm (Head of Planning) and Emma Williams (Principal Planning Officer)

### 38 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor M Hunter.

### 39 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 19/5934N, Councillor S Edgar declared that he was a member of Weston & Basford Parish Council.

In the interest of openness in respect of applications 19/2173W and 20/2162C, Councillor S Edgar declared that he was the Chairman of the Public Rights of Way Committee, who had been consulted on the application, however had had not discussed the application or made any comments on 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.

It was noted all Members had received correspondence in respect of application 19/5934N.

### 40 MINUTES OF THE PREVIOUS TWO VIRTUAL MEETINGS

### RESOLVED

That the minutes of the previous two virtual meetings which took place on 23 September 2020 and 2 October 2020 be approved as a correct record and signed by the Chairman.

In respect of application 20/2326C which was considered at the meeting on 23 September 2020, Councillor P Redstone queried if Alsager Town Council would be consulted on the hours of operation in relation to the lighting issue. In response the Chairman stated it was not a requirement of the condition but given the willingness of the developer to co-operate on other matters he saw no reason why discussions could not take place with the Town Council.

#### **41 PUBLIC SPEAKING-VIRTUAL MEETINGS**

##### **RESOLVED**

That the public speaking procedure be noted.

#### **42 19/5934N-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, PHASE 1 BASFORD EAST LAND, DAVID WHITBY WAY, WESTON FOR MR ROB STRATTON, LANE END DEVELOPMENTS**

Consideration was given to the above application.

(Parish Councillor John Cornell, representing Weston and Basford Parish Council and Steve Heverin representing the applicant attended the virtual meeting and spoke in respect of the application).

##### **RESOLVED**

That the application be Delegated back to Head of Planning in consultation with the Chairman/Vice Chairman of the Strategic Planning Board to approve subject to a condition to enable the dropping off zone to be reviewed, including an in/out access, traffic calming and crossing alongside the school proposals should they be required and subject to the following conditions:-

1. In accordance with outline permission
2. In accordance with approved plans
3. Submission/approval of facing and roofing materials Implementation of highway surfacing treatment

4. Submission/approval of detailed specification of hard/soft landscape scheme for feature squares and spaces, and courtyards including surfacing treatment, lighting and street furniture for each phase
5. Specification of planting along secondary streets on a plot by plot basis within each phase
6. Submission of details of landscaping for each phase
7. Implementation of landscaping
8. Details of construction and specification of landscaped bunding
9. Details of boundary treatment and retaining gabion walls
10. Noise mitigation – Implementation
11. Implementation of ecological mitigation detailed in the Ecological Management Plan
12. Updated badger survey to be submitted prior to commencement.
13. Hedgehog mitigation measures – Implementation
14. Submission of CEMP for the safeguarding of water courses during the construction phase.
15. Submission of detailed designs of the ponds.
16. Details of lighting – minimize impact on bats
17. Details of Community gardens including parking provision
18. Design detail, specification and implementation of MUGA, NEAP and play area/features
19. Arrangements to enable future provision of school drop-off area
20. Cycle storage details – Apartments
21. Details of specification, surfacing and lighting of pedestrian /cycleway and PROW

In order to give proper effect to the Strategic Planning Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

(The virtual meeting was adjourned for a short break).

**43 19/2173W-EXTENSION TO BENT FARM QUARRY FOR THE EXTRACTION OF SAND AND PROGRESSIVE RESTORATION, BENT FARM QUARRY, WALLHILL LANE, BROWNLOW, CONGLETON FOR MARIA COTTON, SIBELCO**

Consideration was given to the above application.

(Lewis Williams, the applicant attended the virtual 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. Timescales for commencement and notification of commencement
2. Approved Plans
3. Restrictions on depth of working
4. Limits on timescales for extraction and restoration
5. Hours of working
6. Vehicles arriving and leaving the site restricted to using the existing access only, and maintenance of a notice advising drivers to turn right out of the site
7. Wheel cleaning and no deposit of material on the highway
8. Sheeting of vehicles
9. Restrictions on HGV numbers and timing of movements, and records kept of vehicle movements
10. Restrictions on the import of material and restrictions on the quantity of material imported for processing
11. Provision of new quarry access prior to commencement of phase 1, requirement for its use by all vehicles, plant and machinery accessing the extension area and use of a banksman at all times
12. All mineral to be transferred to processing plant by conveyor tunnel
13. Soil handling as per the method statement and MAFF guidance
14. No soil export without prior approval of the LPA
15. Advanced planting within first planting season
16. Set noise limits for all activities
17. Noise monitoring scheme
18. Implementation of noise mitigation including provision of bund and acoustic fence, orientation of plant and restrictions on timing of works in phase 5 at Wallhill Cottages
19. Maintenance of plant and machinery
20. Implementation of dust management plan including dust monitoring
21. Implementation of archaeological watching brief
22. Network of monitoring boreholes established prior to excavation commences and maintained during the development; and updated water management plan incorporating recommendations from hydrological assessment and Environment Agency.
23. Control on storage of contaminants
24. Method to deal with unexpected contamination
25. Implementation of flood risk and drainage strategy
26. Implementation of surface movement monitoring scheme
27. Tree protection and arboricultural method statement including provision for landscape mitigation, replacement planting, management strategy for retained vegetation and landscape enhancement
28. Translocation method statement for invertebrates
29. Protection of nesting birds
30. Updated badger survey prior to commencement of each phase
31. Detailed proposals for habitat creation and habitat creation method statement
32. Implementation of great crested newt mitigation strategy and detailed specification of amphibian protection fencing
33. Details of any proposed lighting to be agreed

- 34. Site restored in accordance with restoration plans
- 35. Provision of aftercare and habitat management plan within 12 months of the date of the permission and implementation of aftercare for 5 years

**44 20/2162C-PROPOSED ADDITIONAL AREAS ASSOCIATED WITH THE APPROVED ROAD SCHEME (18/5833C), REFERRED TO AS THE 'MIDDLEWICH EASTERN BYPASS' AND CONSISTING OF ECOLOGICAL AND LANDSCAPE MITIGATION AND A REVISED FARMER'S UNDERPASS, LAND AT, POCHIN WAY, MIDDLEWICH FOR MR CHRIS HINDLE, CHESHIRE EAST COUNCIL**

Consideration was given to the above application.

(Neil Grundy, representing the applicant attended the virtual 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. 5 year start date
2. Development to proceed in accordance with the approved plans/report recommendations.
3. Landscaping
4. Landscape implementation & maintenance (5 years)
5. Submission of proposals for the safeguarding of LWS quality habitats located adjacent to permanent and temporary works. Updated protected species surveys and mitigation method statements for felling of any trees with bat roost potential lost as a result of the scheme and for otter, badgers and Lesser Silver Diving beetle. Mitigation and compensation proposals to be informed by the proposals included with the ES.
6. Notwithstanding the proposals detailed in section 2.1 of the submitted Appendix K.2: Landscape and Ecology Supporting Information a Habitat Creation method statement is to be submitted for the creation of the species rich grassland and the grassland mitigation areas.
7. Timing of works to Safeguard Nesting Birds.
8. Method statement for the reinstatement of habitat for Little Ringed plover following the removal of the Temporary Works Compound. Method statement for the creation of species rich grassland
9. Time table for the implementation of habitat creation measures.
10. Grampian condition to secure off site barn owl habitat provision and management.
11. Confirmation of the location of the proposed artificial badger sett prior to commencement of the development.
12. Submission and implementation of an ecological monitoring strategy. If any deficiencies in the agreed ecological mitigation/compensation then revised proposals are to be submitted to the LPA for agreement and then implemented in full.

13. Submission of a 25 year habitat and landscape management plan. To include proposals for the management of woodland planting, species rich grassland ponds, lesser silver diving beetle, non-native invasive plant species, hedgerows and the control of non-native invasive plant species. The management plan should also include a strategy to secure the long term future of the created habitats such as transfer to an appropriate body such as the Land Trust.
  14. Prior to the commencement of development a Construction Environment Management Plan is to be submitted and approved – to include dust suppression measures & measures to avoid contamination of the canal.
  15. Great crested newts – entry into Natural England’s District Licensing Scheme.
  16. Submission of a reptile mitigation method statement.
  17. Contaminated land remediation strategy to be submitted.
  18. No infiltration of surface water drainage into the ground/ measures to avoid contamination of the canal
  19. Verification report for contaminated land.
  20. Works to be carried out in accordance with the FRA
  21. Detailed strategy/design of surface water runoff to be agreed
  22. Method statement to be submitted to protect UU assets was required.
  23. Archaeology
  24. Works to be carried out alongside approved works under application 20/2064C except ecological mitigation works which need to be carried out in advance.
- 45 **20/0860C-THE PROPOSED DEVELOPMENT IS FOR A SINGLE INDUSTRIAL UNIT, USE CLASS B1, B2, B8, TOTALLING 123,000 SQ. FT. WHICH WILL INCORPORATE WAREHOUSE SPACE, AND OFFICES ON THE FIRST AND SECOND FLOORS. THE DEVELOPMENT WOULD ALSO INCORPORATE:. CAR PARKING PROVISION. A COMPLIMENTARY SCHEME OF SOFT LANDSCAPING;. PEDESTRIAN ACCESS PATHS;. CYCLE STORES;. BIN STORE;. SELF-CONTAINED SERVICE YARD, PLOT 63 (PHASE 2), POCHIN WAY, MIDDLEWICH FOR C.O AGENT**

Consideration was given to the above application.

## **RESOLVED**

That for the reasons set out in the report the application be approved subject to the completion of a Section 106 Agreement to secure a contribution of £337,260.00 to the Middlewich Eastern Bypass in priority and/or transport schemes to Town Bridge, the A54 corridor and Croxton Lane and subject to the following conditions:

1. Time limit (3 years)
2. Development in accordance with the approved plans
3. Implementation and retention of the recommended mitigation set out in the Noise Impact Assessment
4. Submission and implementation of an Electric Vehicle Infrastructure plan
5. Submission and approval of details ultra-low emission boilers

6. Submission of Phase I Preliminary Risk Assessment and if required, a Phase II ground investigation and risk assessment, if Phase II indicates remediation is necessary, submission of a remediation strategy
7. Submission and approval of a verification report in accordance with the remediation strategy
8. Testing of soil and soil forming materials to be brought on to the site
9. Ceasing of works if during the course of development, contamination not previously identified is found
10. Development to be carried out in accordance with the submitted Flood Risk Assessment
11. Submission of detailed drainage strategy
12. Submission and approval of details of ground levels and finished floor levels
13. Submission and implementation of a detailed landscape plan
14. Submission and implementation of proposals to safeguard the Sandersons brook corridor during the construction phase
15. Protection of nesting birds
16. Submission and approval of external lighting details
17. Submission of an updated Badger Survey prior to commencement of development
18. Submission and approval of a 25 year habitat management plan
19. Submission and approval of an ecological enhancement strategy
20. Submission and implementation of a programme of archaeological works
21. Provision of a minimum of 10% of the predicted energy requirements of the development from decentralised and renewable or low carbon sources
22. Submission of details that demonstrate that heating and cooling equipment is capable of connection to a district heating network in the future
23. Restriction of uses under the new Class E of the Use Classes Order to E(g)(i) (Offices), E(g)(ii) (Research and Development) and E(g)(iii) (industrial processes)

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chairman (or in their absence the Vice Chairman) of the Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should this application be the subject of an appeal, authority be delegated to the Head of Planning in consultation with the Chairman (or in their absence the Vice Chairman) of the Strategic Planning Board to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

(During consideration of the virtual meeting, Councillor R Moreton left the virtual meeting and therefore did not vote on the application. He returned prior to consideration of the following item).

#### **46 WHITE PAPER: PLANNING FOR THE FUTURE**

Consideration was given to the above report.

Whilst Members felt there were some positives to be taken from the paper for example the strengthening of enforcement, the acknowledgement that marginalised communities were not well communicated with and the improved approach to gypsy and traveller communities there were concerns that the document sought to reduce the democratic accountability, there was no reference to affordable housing, that Local Plans were being simplified and Government was seeking to take control over new settlements for example the Handforth village.

It was also felt that the proposals would lead to a reduction in community involvement and that there would be a detrimental impact on the levelling up agenda in respect of the algorithm proposed to calculate the housing numbers would lead to significant building in South East which would then impact on the housing needed to re-engage the North of England. Furthermore it was noted that there seemed to be insufficient protection for heritage assets and that the involvement of the community in significant planning applications should not be removed as was being proposed. Planning mistakes could not be easily rectified and as a Council there should be a push to ensure the public had a role to play in the development taking place around their homes.

## **RESOLVED**

That the draft consultation response that would be finalised in consultation with the Head of Planning and the Portfolio Holder for Planning, prior to submission by the 29 October 2020 be noted.

The meeting commenced at 10.00 am and concluded at 1.47 pm

Councillor S Gardiner (Chairman)