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CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Strategic Planning Board**
held on Wednesday, 27th January, 2021

PRESENT

Councillor S Gardiner (Vice Chairman in the Chair)

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

Mrs N Folan (Planning Solicitor), Mr P Hurdus (Highways Development Manager) Mr R Law (Planning Team Leader), Mr D Malcolm (Head of Planning) and Mr J Owens (Development Planning Manager)

70 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor M Hunter.

71 DECLARATIONS OF INTEREST/PRE DETERMINATION

In respect of applications 19/3097M, 19/3098M and 20/2576N, Councillor S Edgar declared he was the Chairman of the Public Rights of Way Committee who had been a consultee on all three of the applications, however had he had not discussed the applications or made any comments on them.

In respect of applications 19/3097M and 19/3098M, Councillor S Hogben declared that he was a non-Executive Director of ANSA who had been consulted on the applications, however he had not discussed the applications or made any comments on them.

In respect of applications 19/3097M and 19/3098M, Councillor S Gardiner declared that he was knew the agent for the applicant speaking on the applications in a professional capacity, however he had not spoken to him for several months.

It was noted that all Members had received email correspondence in respect of applications 19/3097M and 19/3098M.

72 MINUTES OF THE PREVIOUS VIRTUAL MEETING

RESOLVED

That the minutes of the virtual meeting held on 15 January 2021 be approved as a correct record and signed by the Chairman.

73 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

74 19/3097M-RESERVED MATTERS APPLICATION FOR THE ERECTION OF 134NO. DWELLINGS, VEHICULAR ACCESS, ROADS AND FOOTWAYS, HARD AND SOFT LANDSCAPING, DRAINAGE AND OTHER ASSOCIATED WORKS FOLLOWING OUTLINE APPROVAL 17/4277M, LAND BETWEEN CHELFORD ROAD AND WHIRLEY ROAD, HENBURY FOR MR MATTHEW SHIPMAN, BELLWAY HOMES LIMITED (MANCHESTER DIVISION)

Consideration was given to the above application.

(Councillor L Smetham, the Ward Councillor, Councillor J Barber, the Ward Councillor, Councillor N Mannion, the neighbouring Ward Councillor, Parish Councillor Simon Browne, representing Henbury Parish Council, Town Councillor Fiona Wilson, representing Macclesfield Town Council, Richard Slater, an objector and Jon Suckley, the agent for the applicant attended the virtual meeting and spoke in respect of the application).

RESOLVED

That the application be deferred in order to review the design of the house-types (particularly the mock Tudor detailing) and housing mix and in order to secure further information regarding peat removal and its impacts on hydrogeology, landscaping and levels.

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.

(During consideration of the application, a one minute silence was held just after 11am in memory of all those who died in the holocaust. In addition at 12.40pm the virtual meeting was adjourned for a short break).

75 19/3098M-ERECTION OF 23NO. DWELLINGS, VEHICULAR ACCESS, ROADS AND FOOTWAYS, HARD AND SOFT LANDSCAPING, DRAINAGE AND OTHER ASSOCIATED WORKS, LAND BETWEEN CHELFORD ROAD HENBURY AND WHIRLEY ROAD MACCLESFIELD

CHESHIRE FOR MR MATTHEW SHIPMAN, BELLWAY HOMES LIMITED (MANCHESTER DIVISION)

As a result of the decision on the previous application, the Head of Planning made the decision to withdraw the application from the agenda.

(The virtual meeting was adjourned for a lunch break from 1.48pm until 2.20pm. Prior to consideration of the following application, Councillor A Critchley left the virtual meeting and did not return).

76 20/2576N-SOLAR FARM AND ASSOCIATED DEVELOPMENT, LAND ADJACENT TO DRURY LANE, WARMINGHAM FOR MOSS LANE FARM SOLAR LIMITED

Consideration was given to the above application.

(James Jamieson, the agent for 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. Time limit
2. Approved plans
3. Submission and implementation of a Landscaping Management Plan including height and management of hedgerows
4. Tree protection measures
5. Tree retention
6. Protection of breeding/nesting birds
7. Implementation of the reasonable avoidance measures detailed in the submitted Great Crested Newt Report
8. Submission and implementation of a Biodiversity Enhancement Strategy
9. Survey for the presence of hibernating Hedgehogs prior to removal of vegetation between 1st December and 31st March
10. Compliance with the submitted Flood Risk Assessment
11. Submission of a detailed strategy/design, associated management and maintenance for surface water drainage
12. The first 20m of the access to the site from Drury Lane shall be bound hardstanding. This shall be created prior to any other development commencing on site
13. The layby opposite the access to the site access shall be upgraded to current highway specifications and adoptable standards
14. The hours of construction and deliveries at the site shall be restricted to the following:
07:30 to 18:00 hours Monday to Friday
07:30 to 14:00 hours Saturday

No working on Sundays or public holidays

15. Within 40 years following the development being brought into use or within 12 months of cessation of electricity generation, whichever is sooner, all equipment and structures shall be dismantled and removed from the site and the land restored to agricultural use

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.

77 CHESHIRE EAST LOCAL DEVELOPMENT SCHEME 2020 - 2022

Consideration was given to the above application.

RESOLVED

That the report be noted and that the Portfolio Holder for Planning be recommended to approve and bring into effect the Local Development Scheme.

The meeting commenced at 10.00 am and concluded at 2.50 pm

Councillor S Gardiner
(Chairman)