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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 17th November, 2021 in the The Capesthorne Room -
Town Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors S Akers Smith, A Critchley, B Burkhill, S Edgar, P Groves,
S Hogben, B Murphy, B Puddicombe, P Redstone and J Weatherill

OFFICERS IN ATTENDANCE

Adrian Crowther (Major Applications Team Leader), Mr T Evans (Neighbourhood Planning Manager), Nicky Folan, (Planning Solicitor), Paul Hurdus (Highways Development Manager), David Malcolm (Head of Planning) and Andrew Poynton (Planning and Highways Lawyer)

46 APOLOGIES FOR ABSENCE

There were no apologies for absence.

47 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of agenda item 7-Crewe Hub Area Action Plan Update, Councillor S Gardiner declared that he was a friend of Sue Helliwell, however he had not discussed the item with her. In addition he declared he was a Member of the Corporate Policy Committee whereby an item on HS2 was considered. He voted against the recommendations including proposals to approve the formal withdrawal of the CHAAP; however he did not believe it prejudiced his position.

In the interest of openness in respect of agenda item 8-Final Draft Housing Supplementary Planning Document, Councillor S Gardiner declared that he knew several of the participants in the consultation including Emery Planning and Barton Willmore both of whom were previous employers of his. He was also part of their pension schemes, however he had not discussed the item with either company. Further to this he was well known to Knutsford Residents Association who had also made contributions but again he had not discussed the matter with them. Barratts and David Wilson Homes had made representations and whilst he was working with both companies on a separate work project he had not discussed the matter. Finally in the past he had been acquainted with CPRE who had also made representations.

In the interest of openness in respect of application 20/5760C, Councillor S Edgar declared that he was the Vice Chair of the Public Rights of Way Committee, however he had not discussed the matter.

In the interest of openness in respect of application 20/5760C, Councillor S Hogben declared that he was a non-Executive Director of ANSA however he had not discussed the application or made any comments on it.

In the interest of openness in respect of agenda item 7-Crewe Hub Area Action Plan Update, Councillor S Hogben declared he had previously opposed the Southern link road bridge with the decision on this now being deferred for the time being.

In the interest of openness in respect of agenda item 7-Crewe Hub Area Action Plan Update, Councillor P Redstone declared that he was known to Sue Helliwell.

In the interest of openness in respect of agenda item 7-Crewe Hub Area Action Plan Update, Councillor P Groves declared that he was a Member of the Environment and Communities Committee whereby an item on the Withdrawal of the Crewe Hub Area Action Plan was considered. He declared he had voted against the recommendations contained within the report.

In the interest of openness in respect of application 20/5760C, Councillor M Hunter declared that he was a non-Executive Director of ANSA he was also a member of the ANSA Liaison Committee, however he had not discussed the application or made any comments on it.

In the interest of openness in respect of agenda item 7-Crewe Hub Area Action Plan Update, Councillor M Hunter declared that he was a friend of Sue Helliwell.

48 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 13 October 2021 be approved as a correct record and signed by the Chair.

49 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

50 20/5760C-RESERVED MATTERS APPLICATION FOR 178NO DWELLINGS INCLUDING ASSOCIATED ROADS, CAR PARKING AND

LANDSCAPING WORKS, RADNOR GREEN, LAND OFF BACK LANE, CONGLETON FOR MR BEN SUTTON, STEWART MILNE HOMES

Consideration was given to the above application.

(David Major, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the written and verbal update to the Board, the application be delegated to the Head of Planning in consultation with the Chair of the Strategic Planning Board to approve subject to the resolution of minor amendments to address the tree proximity issues as highlighted by the Forestry Officer and subject to the following conditions:-

1. Approved plans
2. Tree retention
3. Tree Protection
4. Arboricultural method statement
5. Levels survey – Trees
6. Services drainage layout - Trees
7. Updated badger survey and mitigation strategy submitted prior to commencement.
8. Implementation of hedgehog mitigation measures.
9. Submission of proposals for the fencing off of the woodland buffer zones during the construction phase of the development.
10. Submission of bat friendly lighting scheme.
11. Safeguarding of nesting birds.
12. Ecological enhancement.
13. Submission and implementation of 30 year habitat management plan.
14. The hedgerow identified as TN 1 on the submitted 2020 Phase One Habitat Plan to be retained with the exception of any unavoidable losses associated with the access.
15. 10 year maintenance condition for frontage landscaping
16. Drainage management/maintenance
17. Details of play areas and incidental open space, including the areas around the apartment blocks, to be agreed
18. Details of external storage, cycle and bin storage including for apartments required.
19. Planting plans 10339 Dwg 0004, 5 and 6 are not approved, and shall be re-submitted and approved in writing with the Local Planning Authority.
20. Tree planting as approved under the Congleton Link Road scheme to be carried out.
21. Scheme of lighting to be approved for the footpath/cycleway link to the River Dane.
22. The design of the SUDS basin is not approved.
23. SUDS scheme to service this development only

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, Councillor A Critchley left the meeting and returned. In accordance with the Code of Conduct he did not take part in the debate or vote on the application. Prior to consideration of the following item, the meeting was adjourned for a short break).

51 DRAFT JODRELL BANK OBSERVATORY SUPPLEMENTARY PLANNING DOCUMENT

Consideration was given to the above report.

Members made the following comments:-

- That the Environment and Communities Committee be recommended to extend the consultation period to the middle of January 2022;
- In respect of paragraph 6.1 it was commented that officers needed to be mindful a significant proportion of the new and existing houses would be moving to electric vehicles which would be charged from their properties and therefore likely to have a far greater impact than the items contained within the table;
- In respect of paragraph 6.30 of the document, reference was made to pre application advice. It was noted that as the Council had not been providing pre application advice for nearly two years the document should be amended to remove references to this service;
- Mitigating measures could be used by house builders to protect Jodrell Bank;

RESOLVED

1. That the comments as outlined above be noted.
2. That the draft JBO SPD (Appendix A) of the report be noted.
3. That the associated Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report ("SEA") (Appendix B) of the report be noted.
4. That the associated Equalities Impact Assessment Screening Report ("EQIA") (Appendix C) of the report be noted.

52 CREWE HUB AREA ACTION PLAN UPDATE

Consideration was given to the above report.

(A statement was read out on behalf of Sue Helliwell who was unable to attend the meeting and speak on the item).

Members made the following comments:-

- Preparation for the next Local Plan and the commencement of work on this;
- Development of the Crewe station area needed to be embraced within the Council's planning policy;
- A document which was an alternative to the Crewe Hub Area Action Plan needed to be developed within the existing plan period and included within the next Local Plan;
- The view of local Councillors was Southern link road bridge was not necessary;
- Consideration should be given to traffic management measures which could form part of the consultation process when developing the next Local Plan;
- Requirement for the redevelopment within Crewe and any development should be linked to the network railway and railway heritage of the town;
- A copy of a supplementary planning document should be considered by the Board before it went out to public consultation;
- Decision to remove the Hub station from the Plan could be seen to show a lack of ambition;
- The bridge and junction improvements would have in their own right acted an independent project to deliver significant transport and environmental benefits to Crewe in terms of improvements to traffic flow, reduced congestion, improved air quality and so forth.

RESOLVED

1. That the decision of the Corporate Policy Committee on 4 November 2021 to withdraw the CHAAP and the Crewe SLRB preferred route be noted.

2. That the proposal to prepare a Supplementary Planning Document for Central Crewe be noted.

(During consideration of the item, Councillor S Gardiner left the meeting and returned).

53 FINAL DRAFT HOUSING SUPPLEMENTARY PLANNING DOCUMENT

Consideration was given to the above report.

Members made the following comments:-

- Clarification on the number of homes built since 2010;

- Assurances that those policies in the SADPD, which were retained by the examiner, be considered as part of any future review of the SPD;
- Disappointed by some of the comments from professionals in relation to supporting those sections of society with a disability;
- Like to see the document brought back to the Board before it is considered by the Environment and Communities Committee;
- Possibility of changing some of the descriptions used to describe bedrooms;
- Clarification on the purpose of the document and whether its purpose was to increase rural housing for people who needed it or was it to restate existing policy;
- Inequality Impact Assessment didn't appear to be complete.

RESOLVED

1. That the comment outlined above be noted.
- 2.. That the feedback received to the draft Housing SPD public consultation exercise held between the 26 April 2021 and Monday 07 June 2021 and how it had been addressed in the Report of Consultation (appendix 1) of the report be noted.
3. The final draft Housing SPD (appendix 2) of the report be noted.
4. That the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report ("SEA") (appendix 3) of the report be noted.
5. That the publication of the final draft Housing SPD (appendix 2) of the report and report of consultation (appendix 1) of the report for public representations for a period of a minimum of four weeks be agreed.

The meeting commenced at 10.00 am and concluded at 1.25 pm

Councillor M Hunter (Chair)