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## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 22nd December, 2021 in the The Capesthorne Room -  
Town Hall, Macclesfield SK10 1EA

### PRESENT

Councillor S Gardiner (Chair)

Councillors S Akers Smith, B Burkhill, S Edgar, P Groves, S Hogben,  
B Puddicombe, P Redstone and L Smetham (Substitute)

### OFFICERS IN ATTENDANCE

Adrian Crowther (Major Applications Team Leader), Paul Hurdus (Highways  
Development Manager) and David Malcolm (Head of Planning)

### 54 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Critchley, M  
Hunter, B Murphy and J Weatherill.

### 55 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 21/2240C and  
20/4020M Councillor S Edgar declared that he was the Vice Chair of the  
Public Rights of Way Committee who were a consultee on the  
applications, however he had not discussed the matter.

In the interest of openness in respect of application 21/2240C, Councillor L  
Smetham declared that she was a Member of Eaton Parish Council who  
were a consultee, how she had not discussed the application with the  
Parish Council or made any comments on it.

In the interest of openness in respect of application 21/2240C, Councillor  
S Hogben declared that he was a non-Executive Director of ANSA who  
were a consultee, however he had not discussed the application or made  
any comments on it.

In the interest of openness in respect of application 20/4020M , Councillor  
P Redstone declared that he kept horses, however was not connected to  
the application.

### 56 MINUTES OF THE PREVIOUS MEETING

### RESOLVED

That the minutes of the meeting held on 17 November 2021 be approved as a correct record and signed by the Chair.

## 57 PUBLIC SPEAKING

### RESOLVED

That the public speaking procedure be noted.

## 58 21/2240C-APPLICATION SEEKING DETAILED CONSENT VIA RESERVED MATTERS APPROVAL FOLLOWING OUTLINE APPLICATION 17/1000C FOR 454 DWELLINGS AND THE ASSOCIATED INFRASTRUCTURE AND OPEN SPACE ON LAND OFF GIANTSWOOD LANE AND MANCHESTER ROAD, CONGLETON. LAND BETWEEN MANCHESTER ROAD AND, GIANTSWOOD LANE, HULME WALFIELD FOR MICHAEL BLACKHURST, REDROW HOMES

Consideration was given to the above application.

(Michael Blackhurst, the agent for the applicant attended the meeting and spoke in respect of the application).

### RESOLVED

That the application be deferred for the following reasons:-

1. Further details to be looked at with regard to housing sizes for affordable units to ensure they were in accordance with national standards.
2. To address the disparity between those property sizes of the affordable units and those for sale and to ask the Housing Officer to look at the issues raised and confirm whether this was considered acceptable.
3. Details of the SUD's system to be brought back.
4. The location of the affordable housing to be reconsidered.
5. Further consideration of the introduction of a 20mph zone.

(Prior to consideration of the following item, the meeting was adjourned for a short break).

## 59 20/4020M-CHANGE OF USE FROM AGRICULTURE TO MIXED-USE AGRICULTURE AND EQUESTRIAN. CONSTRUCTION OF STABLES AND ASSOCIATED STORAGE BUILDINGS (RETROSPECTIVE) MEADOWBROOK FARM, SPODE GREEN LANE, LITTLE BOLLINGTON FOR THE GEORGE LEECH TRUST

Consideration was given to the above application.

(Mike Reed, representing Little Bollington Parish Council attended the meeting and spoke in respect of the application).

### RESOLVED

That for the reasons set out in the report and in the verbal and written update to the Board, the application be approved subject to the following conditions:-

1. The development hereby approved shall be carried out in total accordance with the approved plans numbered Location Plan (unnumbered) received by the Local Planning Authority on 26-October-2020, JL/10/02a received by the Local Planning Authority on 01-December-2020, JL/10/01A (Buildings G, H and L) received by the Local Planning Authority on 15-September-2021, and the revised site plan (un-numbered) received by the Local Planning Authority on 8<sup>th</sup> December 2021, except where varied by other conditions of this permission.
2. The materials to be used shall be in strict accordance with those specified on the approved plans unless different materials are first agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

In addition it was agreed that an informative be included advising no structures to be built without further planning permission.

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 Chair of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

The meeting commenced at 10.00 am and concluded at 12.40 pm

Councillor S Gardiner (Chair)

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