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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 9th March, 2022 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor S Gardiner (Chair)

Councillors S Akers Smith, A Critchley, B Burkhill, S Edgar, P Groves,
N Mannion (Substitute), B Murphy, B Puddicombe, P Redstone and
J Weatherill

OFFICERS IN ATTENDANCE

Mr D Evans (Planning Team Leader), Mr P Hurdus (Highways Development
Manager), Mr R Law (Planning Team Leader), Mr D Malcolm (Head of
Planning) Mrs P Radia (Senior Planning Officer) Mr R Taylor (Principal
Planning Officer) and Mr J Thomas (Planning Lawyer)

70 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M Hunter and S
Hogben.

71 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 21/4490N, Councillor
N Mannion declared that until May 2021 he was the Portfolio Holder at
Cheshire East Council with responsibility for assets and therefore whilst he
was aware of the proposals for such a development he had not been
involved in the drafting of the planning application and was only aware of
the details when he read the agenda.

In the interest of openness in respect of application 21/4434N, Councillor
S Edgar declared he was the Ward Councillor for Haslington and the
Parish Councillor for Weston & Basford Parish Council. He had attended a
pre application meeting but had made no comments on the application or
pre-determined it.

In the interest of openness in respect of application 20/5700C, Councillor
S Edgar declared that he was a member of the Cheshire Brine Subsidence
Compensation Board.

In the interest of openness in respect of applications 20/5700C, 21/4434N,
21/4490N and 21/2589M, Councillor S Edgar declared that he was a
member of the Public Rights of Way Committee (PRoW) however he had
not discussed the applications or made any comments on them.

In the interest of openness in respect of application 20/5700C, Councillor A Critchley declared he knew Councillor J Parry who was speaking on the application.

In the interest of openness in respect of application 21/2589M, Councillor S Gardiner declared that whilst he did not know the agent speaking on the application, the speaker did work for a company he also used to be employed by and was a member of their pension scheme.

In the interest of openness in respect of application 21/4490N, Councillor P Redstone declared he had previously been involved in the PV industry but was no longer involved and he had no connection with the company connected to the application.

In the interest of openness in respect of application 20/5700C, Councillor S Akers Smith declared that she had met with Town Councillor G Orme who was speaking on the application the previous week but she had not discussed the application with him.

It was noted all Members had received correspondence in respect of application 21/4434N.

72 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the previous meeting held on 2 February 2022 be approved as a correct record and signed by the Chair.

73 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

(Prior to consideration of the following application, Councillor B Murphy arrived to the meeting).

74 20/5700C-RESERVED MATTERS APPLICATION FOR APPEARANCE, LANDSCAPING, LAYOUT & SCALE FOLLOWING OUTLINE APPROVAL 13/3449C FOR 405 DWELLINGS, RETAIL UNIT, PUBLIC OPEN SPACE, AND ASSOCIATED WORKS, GLEBE FARM, BOOTH LANE, MOSTON, MIDDLEWICH FOR MR G BANCROFT, TAYLOR WIMPEY UK LTD

Consideration was given to the above application.

(Councillor Jonathan Parry, the Ward Councillor, Town Councillor Graham Orme, representing Middlewich Town Council and Brian O'Connor, the

agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred in order for the applicant to give further consideration to the housing mix notably the provision of 2 bedroom properties and for further clarification to be provided on the drainage and flooding issues.

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

- 75 **21/4434N-RESERVED MATTERS APPLICATION PROPOSING DETAILS OF LAYOUT, APPEARANCE, SCALE AND LANDSCAPING FOR THE RESIDENTIAL ELEMENT (C3 USE) OF THE OUTLINE DEVELOPMENT 15/1537N - OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED) FOR A MIXED-USE DEVELOPMENT COMPRISING RESIDENTIAL USE (USE CLASS C3) (UP TO 325 RESIDENTIAL DWELLINGS); EMPLOYMENT USE (USE CLASS B1), LOCAL CENTRE COMPRISING HEALTH CENTRE AND COMMUNITY FACILITY (USE CLASS D1), FOOD/NON FOOD RETAIL (USE CLASS A1), PUBLIC HOUSE/RESTAURANT (USE CLASS A4/A3) AND ASSOCIATED WORKS INCLUDING CONSTRUCTION OF A NEW ACCESS ROAD WITH ACCESS FROM THE CREWE GREEN LINK ROAD SOUTH, CREATION OF FOOTPATHS AND PROVISION OF PUBLIC OPEN SPACE AND LANDSCAPING, LAND TO THE WEST OF, DAVID WHITBY BAY, WESTON FOR ADAM DOHREN, TAYLOR WIMPEY UK LIMITED**

Consideration was given to the above application.

(Ian Harrison, 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 Broad (or in their absence the Vice Chair) to approve subject to receipt of evidence that the development is eligible to join Natural England's District level Licencing Scheme, the provision of additional ecological information to ensure the mitigation of protected species and habitat and the subject to the following conditions:-

1. In accordance with outline permission
2. In accordance with approved plans

3. Notwithstanding the plans hereby approved, no consent is given for the area hatched in orange adjacent to Crotia Mill. This shall be the subject of a further reserved matters application
4. Submission/approval of facing and roofing materials
5. Details of hard surfacing treatments
6. Implementation of landscaping
7. Tree Protection Scheme and Arboricultural Method Statement
8. Management of veteran trees
9. Noise mitigation – Implementation
10. Design detail, specification and implementation of play areas/features
11. Cycle storage details – Apartments
12. Provision of public art/interpretation
13. Inclusion of pedestrian crossing points on the main east-west spine and southern avenue
14. Submission of working design/details for SuDS basins and rain gardens
15. Details of lighting and street furniture to be submitted
16. 25-year landscape management period
17. 10 years maintenance/retention of roadside trees
18. Remediation of Unexpected Contamination
19. Importation of soils
20. Appointment of Ecological Clerk of works
21. Liaison Group

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 Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution before issue of the decision notice.

(Prior to consideration of the following item, the meeting was adjourned for a short break. Councillor B Murphy left the meeting and did not return).

- 76 **21/4490N-ERECTION OF AN UP TO 5 MW SOLAR PV ARRAY AND CIRCA 25MW BATTERY STORAGE, COMPRISING GROUND MOUNTED SOLAR PV PANELS, BATTERY STORAGE COMPOUND, VEHICULAR ACCESS FROM THE EXISTING SITE ENTRANCE WITH INTERNAL ACCESS TRACKS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE INCLUDING SECURITY FENCING AND CCTV CAMERAS, LEIGHTON GRANGE FARM, MIDDLEWICH ROAD, LEIGHTON FOR DANIEL GRIFFITHS, CHESHIRE EAST COUNCIL**

Consideration was given to the above application.

(Daniel Griffiths, the applicant attended the 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 habitat creation method statement and 30-year management plan
4. Entry into Natural England's District Licencing Scheme for Great Crested Newts
5. Protection for breeding/nesting birds
6. Tree retention
7. Tree protection measures
8. Compliance with the submitted Flood Risk Assessment
9. Programme of archaeological observation during the groundworks for the battery storage and sub-station
10. 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 Chair (or in their absence the Vice Chair) of the Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution before issue of the decision notice.

77 21/2589M-CONSTRUCTION OF AN ADVENTURE GOLF COURSE WITH ASSOCIATED WORKS (RE-SUBMISSION OF 20/2925M), ADLINGTON GOLF CENTRE, LONDON ROAD, ADLINGTON FOR ADLINGTON GOLF CENTRE LTD

Consideration was given to the above application.

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

RESOLVED

That the application be refused for the following reason:-

Green Belt - The site lies within the North Cheshire Green Belt. The proposed development, whilst not inappropriate development by definition, would lead to a loss of openness and encroachment in the Green Belt. The various structures, features and associated means of enclosure would have a material impact on openness and cause encroachment into the countryside thereby undermining the purposes of including land within the Green Belt. By reason of the harm to openness, the proposed development represents inappropriate development in the Green Belt. There are not considered to be material considerations that

clearly outweigh the harm to the Green Belt by reason of loss of openness. The proposal is therefore contrary to the National Planning Policy Framework, Policy PG 3 of the Cheshire East Local Plan Strategy and saved Policy GC1 of the Macclesfield Borough Local Plan.

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 Chair (or in his absence the Vice Chair) 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.

The meeting commenced at 10.00 am and concluded at 2.14 pm

Councillor S Gardiner (Chair)