

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 27th July, 2022 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors S Akers Smith, B Burkhill, L Crane (Substitute), S Edgar,
D Edwardes, A Harewood (Substitute), S Holland (Substitute),
B Puddicombe and J Weatherill

OFFICERS IN ATTENDANCE

Mr O Beddow (Civil Engineering Apprentice), D Evans (Planning Team
Leader), Mr P Hurdus (Highways Development Manager), Mr R Law
(Planning Team Leader), Mr D Malcolm (Head of Planning) Mr P Reeves
(Floor Risk Manager), Mr G Taylerson (Principal Planning Officer) and Mr
J Thomas (Planning Lawyer)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor A Critchley,
P Groves, S Hogben and B Murphy.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 20/5700C, 21/2412C,
21/0966M, 21/1249M and 21/5724C, Councillor S Edgar declared 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
applications or commented on the them.

In the interest of openness in respect of application 21/5724C, Councillor
S Edgar declared that as he had been involved in the application he would
exercise his right to speak as Ward Councillor under the public speaking
protocol and then withdraw from the meeting.

In the interest of openness in respect of applications 20/5700C, 21/2412C,
21/0966M, 21/1249M and 21/5724C, Councillor L Crane declared she was
the Chair of the Public Rights of Way Committee who were a consultee on
the applications, however she had not discussed the applications or
commented on the them.

In the interest of openness in respect of application 21/0966M, Councillor B Puddicombe declared that he was the neighbouring ward Councillor and had been offered an update on the application by the applicant which he declined.

In the interest of openness in respect of application 21/1249M, Councillor B Puddicombe declared that he had received correspondence from a resident in his ward giving her views on the application, however he had not responded.

In the interest of openness in respect of applications 20/5700C, 21/2412C, 21/0966M, 21/1249M and 21/5724C, Councillor S Akers Smith declared she was a member of the Public Rights of Way Committee who were a consultee on the applications, however she had not discussed the applications or commented on the them.

In the interest of openness in respect of 21/5742C, Councillor S Gardiner declared he was a friend of Councillor S Edgar who was speaking on the application, however he had not discussed the application with him and that he was known to Sue Helliwell who was an objector also speaking on the application.

In the interest of openness in respect of applications 20/5700C, 21/2412C and 21/0966M, Councillor M Hunter declared he was non-Executive Director of ANSA who were a consultee on the applications, however he had not discussed or commented on the applications.

In the interest of openness in respect of application 21/5724C, Councillor D Edwardes declared that reference was made within the report to a previous application which had been considered by the Strategic Planning Board of which had attended as a substitute.

It was noted that all Members had received correspondence in respect of application 21/5724C.

3 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the previous meeting held on 4 May 2022 be approved as a correct record and signed by the Chair.

4 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

5 **20/5700C-RESERVED MATTERS APPLICATION FOR APPEARANCE, LANDSCAPING, LAYOUT & SCALE FOLLOWING OUTLINE APPROVAL 13/3449C FOR 390 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 J Parry, the Ward Councillor and Andy McLaren, the agent for 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 verbal update to the Board the application be delegated to Head of Planning in consultation with the Chair of the Strategic Planning Board to approve subject to resolution of the outstanding issues relating to the impact upon the SSSI and SP Energy and subject to the following conditions:-

1. Approved plans
2. Remove Permitted Development Rights – roof alterations/dormers plots 280, 281, 289 and 290
3. Obscure glazing side windows – plots 265, 270 and 271
4. Obscure glazing rear rooflights – plots 280, 281, 289 and 290
5. Submission and implementation of Measures to safeguard retained ponds and marshy grassland during the construction process.
6. Submission and implementation of a 30-year habitat management plan.
7. Implementation of measures recommend in the submitted 'Invertebrate and Hedgehog Mitigation Scheme' version 1.1.
8. Parking areas in areas where water will be directed to retained ponds should be constructed from permeable paving.
9. Prior to the commencement of development the consented development is to be entered into Natural England's District Licensing Scheme for Great Crested Newts.
10. Updated badger survey to be undertaken and submitted prior to commencement of development. If any evidence of badgers is recorded the submitted report to include mitigation and compensation measures
11. Entry into Natural England's District Level licensing scheme.
12. Ecological mitigation features are to be provided on site as detailed on submitted layout plan. Where features are associated with a dwelling these are to be installed prior to first occupation of that dwelling. All features to be permanently retained.
13. Replacement ponds on site are to be provided in accordance with submitted plans

14. Measures to safeguard the hydrology of the retained ponds to be implemented in accordance with the recommendations of the submitted Pond Hydrology Review.
15. External Lighting
16. Implementation of the proposed landscaping
17. Notwithstanding the approved plans – materials to be submitted and approved
18. Notwithstanding the approved plans – Boundary Treatment to be submitted and approved
19. Notwithstanding the approved plans – Surfacing Details to be submitted and approved
20. Details of the design of both the LEAP/NEAP and surrounding open space
21. Implementation of the noise mitigation measures within the acoustic report
22. Bin/cycle stores for the proposed apartments and convenience store to be secure and covered
23. Development to be carried out in compliance with the submitted AMS
24. Construction & Environment Management Plan to include wheelwash and on site compound

Members also requested that discussions take place outside of the meeting in respect of the provision of a crossing on Booth Lane.

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 (or Vice Chair in their absence) provided that the changes do not exceed the substantive nature of the Board's decision.

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

6 21/2412C-RESERVED MATTERS FOR APPROVAL OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOLLOWING OUTLINE APPROVAL 14/1193C FOR THE ERECTION OF 160 DWELLINGS, CAR PARKING, PUBLIC OPEN SPACE AND ASSOCIATED WORKS, LAND SOUTH OF, OLD MILL ROAD, SANDBACH FOR MR C R MULLER, MULLER PROPERTY GROUP

Consideration was given to the above application.

(A statement was read out by Mrs S Baxter, the Democratic Services Officer on behalf of Councillor S Corcoran, the Ward Councillor and Patrick Downes, the agent for the application attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. This is a prominent site in Sandbach. The Council has undertaken a Building for Life Assessment which finds that the proposed development does not result in the creation of a high quality, beautiful and sustainable place and on this basis the development should be refused. The proposed development is contrary to Policy SE1, SD1 and SD2 of the Cheshire East Local Plan Strategy, Policy H2 of the Sandbach Neighbourhood Plan and guidance contained within the NPPF.
2. The application site is of a very challenging topography in a prominent location. The application includes an engineered retaining wall and minimal landscape mitigation. Furthermore, the application does not include sections information in relation to the proposed development and further retaining structures may be required. The development would not work with the flow and grain of the landscape and cause harm to the character and appearance of the area. This approach runs counter to the need to work with topography and landscape as described by the National Design Guide, Building for Life, the Cheshire East Borough Design Guide and Policies SD2, SE1 and SE4 of the Cheshire East Local Plan Strategy, PC2 of the Sandbach Neighbourhood Plan and guidance contained within the NPPF.
3. The proposed Public Open Space is located adjacent to the A534 and is sited at a lower level to the proposed dwellings which generally back onto the open space. The proposed development does not integrate the open space/play area into the development and the area is likely to be the subject of anti-social behaviour. The proposed development is contrary to Policies SE6, SE1, SD1 and SD2 of the Cheshire East Local Plan Strategy, and Policy H2 of the Sandbach Neighbourhood Plan.
4. The proposed development will result in a significant change to the character of footpath FP19 which would be heavily influenced by the urban character of the development, particularly where it runs along the spine road and through the open space. As a result, there would be conflict with Policies SE1 and CO1 of the Cheshire East Local Plan Strategy, Policy GR16 of the Congleton Local Plan, and Policy PC5 of the Sandbach Neighbourhood Plan as the development has not taken into account the existing footpath network, would not achieve a high-quality public realm that enhances conditions for pedestrians, would not be pleasant to access on foot.
5. The proposed development does not provide a full mix of open market housing to help support a mixed, balanced and inclusive community. The proposed development is contrary to Policies SC4 of the Cheshire East Local Plan Strategy, H3 of the Sandbach Neighbourhood Plan (Second Edition) and HOU1 of the Cheshire East Site Allocations and Development Policies Document.

In order to give proper effect to the Board`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning in consultation with the Chair of Strategic Planning Board (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).

7 21/0966M-RESERVED MATTERS APPLICATION FOR 306 DWELLINGS, FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE, PURSUANT TO CONDITION 2 OF THE OUTLINE PLANNING PERMISSION 18/3245M. THE OUTLINE CONSENT (18/3245M) WAS NOT AN ENVIRONMENTAL IMPACT ASSESSMENT APPLICATION AND THEREFORE NO ENVIRONMENT STATEMENT WAS SUBMITTED TO CHESHIRE EAST COUNCIL AT THAT TIME, LAND AT, GAW END LANE, LYME GREEN FOR MS JACKIE EDWARDS, VISTRY HOMES

Consideration was given to the above application.

(Councillor A Gregory, the Ward Councilor, Claire Britton, the agent for the applicant and Ben Graham, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. Accordance with Amended / Approved Plans
2. Accordance with submitted Affordable Housing Scheme
3. Facing materials to be submitted and approved including galvanised metal adjacent to the canal
4. Updated Public Open Space Management Plan to be submitted
5. Detailed specification of LEAP to be submitted
6. Details of levels to be submitted
7. Landscaping scheme to be submitted including details of hard surfacing materials and details of mitigation planting for loss of hedgerow to be to be submitted, approved and implemented
8. Implementation of landscaping scheme
9. Further details of boundary treatments to be submitted
10. Updated landscaping scheme to be submitted and approved
11. Implementation of approved landscaping scheme
12. Removal of permitted development rights classes A-E for selected plots
13. Obscured glazed on selected plots with no further openings to be created
14. Updated Arboricultural Impact Assessment / Method Statement to be submitted, approved and implemented

15. Updated Tree Protection Plan to be submitted, approved and implemented
16. Submission and implementation of a method statement for the safeguarding of Protected Open Space and retained habitats during the construction phase
17. Scheme of Public Realm work to the canalside to be submitted, approved and implemented
18. Submission and implementation of a method statement for the safeguarding of Protected Open Space and retained habitats during the construction phase
19. Submission and implementation of a habitat creation method statement and seeding and planting specification for the proposed woodlands, ponds, grassland habitats and scrapes
20. A timetable for implementation of features within the shallow scrape to be submitted, approved and implemented
21. Footway scheme to front of site to be 3m in width

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.

(Prior to consideration of the following item, the meeting was adjourned from 1.50pm until 2.30pm for lunch).

8 21/1249M-FULL PLANNING PERMISSION FOR THE ERECTION OF 42 DWELLINGS INCLUDING ACCESS AND ASSOCIATED WORKS, LAND WEST OF LONDON ROAD AND SOUTH OF, GAW END LANE, LYME GREEN FOR MORRIS HOMES & THE TRUSTEES, OF THE LYME GREEN SETTLEMENT

Consideration was given to the above application.

(Councillor A Gregory, the Ward Councillor and Jonathan Ainley, the agent for applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for further discussions to take place with officers to review the scheme in order to clarify the site edged red / removal of substation; address matters of overdevelopment; provision of play/open space; housing mix and pepper potting; improvements to the boundary to the nature reserve and to seek clarification regarding flooding mitigation.

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

9 **21/5724C-OUTLINE PLANNING PERMISSION FOR THE CONSTRUCTION OF EMPLOYMENT FLOORSPACE UP TO 94,761SQ.M (1,020,000 SQ.FT) FOR USE WITHIN USE CLASSES B2, B8 AND ANCILLARY USE CLASS E(G) OF THE USE CLASSES ORDER (AS AMENDED), INCLUDING DETAILED APPROVAL OF MEANS OF ACCESS AT RADWAY GREEN ROAD, LAND OFF, RADWAY GREEN ROAD, RADWAY GREEN FOR TILSTONE RADWAY LIMITED**

Consideration was given to the above application.

(Councillor S Edgar, the Ward Councillor, Councillor P Williams, the adjacent Ward Councillor, Parish Councillor J Cornell, representing Weston and Basford Parish Council, Sue Helliwell, an objector and Jeremy Hinds, the agent for 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 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 clarification of the biodiversity net gain / ecological mitigation scheme, subject to the provision of a S106 agreement securing a £507k highway contribution works along the A500 corridor and travel plan / monitoring and subject to the following conditions:-

1. Standard Outline 1
2. Standard Outline 2
3. Standard Outline 3
4. Approved Plans
5. Implementation of the approved Landscaping Buffer
6. Implementation of noise mitigation measures
7. Details of piling methods
8. Details of dust suppression measures
9. Details of floor floating
10. Details of electric vehicle charging points
11. Reporting of any contamination not previously identified
12. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation
13. Any reserved matters application shall include a Public Rights of Way scheme of management to be submitted and approved by the Local Planning Authority in liaison with the Public Rights of Way team as the Highway Authority
14. Site access roundabout to constructed and operational prior to occupation
15. Prior to Occupation an Internal road link to be provided to link to Phase 1 development 20/3382N.

16. Ghost right turn lane – Junction of Radway Green Rd Barthomley/ B5078 prior to commencement
 17. Signage at the Junction of Radway Green Rd Barthomley/ B5078 to indicate no through HGV traffic prior to commencement
 18. Prior to occupation the Pedestrian and Cycle signage to use the internal road network of the site to be submitted and approved by the LPA.
 19. Prior to occupation a 3m shared pedestrian/Cycle path to be constructed on the eastern side from the BAE access to the junction of Crewe Rd/Butterton Lane
 20. Updated bat survey in support of any future reserved matters application
 21. Any future reserved matters application to include proposals for the creation of wildlife ponds to compensate for any ponds lost to the development
 22. Any future reserved matters application to be supported by an updated badger survey and mitigation strategy. Mitigation measures to be informed by mitigation proposals submitted in support of the outline application.
 23. Submission of Biodiversity CEMP
 24. Offsite habitat creation to achieve Biodiversity Net Gain (secured by legal agreement once metric agreed)
 25. On site habitat creation method statement, 30 year habitat management plan and monitoring strategy
 26. Reserved matters application to be supported by strategy for the incorporation of features to enhance the biodiversity value of the development (bat and bird boxes etc).
 27. Maximum building height
 28. The reserved matters application and subsequent phasing shall be supported by an Arboricultural Impact Assessment in accordance with para 5.4 of BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations which shall include a Tree Protection (TPP) and Arboricultural Method Statement (AMS).
 29. Details of levels to be provided
 30. Drainage Strategy to be provided
 31. Reserved matters to include modelling of water courses
 32. Construction & Environment Management Plan to include traffic routing and signage.
 33. Establishment of a local Liaison group with Parish/Town Councils.
 34. Scheme for 10% renewable energy.
- In addition it was requested that an informative be included in respect of a request for innovative design features such as green walls, solar panels and green travel plan.

In order to give proper effect to the 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.

The meeting commenced at 10.00 am and concluded at 4.40 pm

Councillor M Hunter (Chair)