

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 26th October, 2022 in the The Capesthorne Room -
Town Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors S Akers Smith, S Edgar, D Edwardes, P Groves, S Hogben,
B Murphy, B Puddicombe and J Weatherill

OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning
Robert Law, Planning Team Leader
Richard Taylor, Principal Planning Officer
Paul Hurdus, Highways Development Manager
James Thomas, Planning Lawyer
Rachel Graves, Democratic Services Officer

17 APOLOGIES FOR ABSENCE

Apologies were received from Councillor A Critchley.

18 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness the following declarations were made:

Councillor S Edgar declared he was the Vice Chair of the Public Rights of Way Sub Committee. The Public Rights of Way Team were a consultee on the applications being considered, however he had not discussed the applications or commented on the them.

Councillor S Hogben and Councillor M Hunter declared that they were a non-Executive Director of ANSA who were a consultee on the applications being considered, however they had not discussed the applications or made any comments on them.

In respect of applications 22/0670C, Councillor S Gardiner declared that he knew the applicant's agent but had not discussed the application with them.

In relation to application 22/0607C Councillor S Akers Smith declared that she had received correspondence from the applicant but did not discuss the application with them. She also declared that she was a member of the Public Rights of Way Sub Committee.

It was noted that all Members had received correspondence in respect of Application 21/1249M.

During consideration of application 21/1249M, Councillor S Gardiner declared that he had previously met Mr Hayes, Trustee of The Lyme Green Settlement, in a professional capacity.

During consideration of application 21/6385N, Councillor S Gardiner declared that he in his professional capacity he had regular meetings with representatives of Breck Homes Ltd but had not discussed the application with them.

19 PUBLIC SPEAKING

The public speaking procedure was noted.

20 21/1249M - LAND WEST OF LONDON ROAD AND SOUTH OF, GAW END LANE, LYME GREEN: FULL PLANNING PERMISSION FOR THE ERECTION OF 42 DWELLINGS INCLUDING ACCESS AND ASSOCIATED WORKS

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application: Councillor Andrew Gregory (ward councillor), Sutton Parish Councillor Michael Horrox, Mr Ian Hayes (Trustee of The Lyme Green Settlement), and Mr Jonathan Ainley (agent).

RESOLVED:

That the application be REFUSED for the following reason:

The proposed residential development would result in a cramped form of development which would undermine the visual amenity of the area and the landscaping of the site contrary to Policies LPS 17, SE 1, SD 2 and SC 4 of the Cheshire East Local Plan Strategy, saved Policy DC41 of the Macclesfield Borough Local Plan as well as the Councils Design Guide and advice within National Planning Policy Framework.

Informative:

The Committee wished it to be noted that as a result of the development, the proposals would not secure appropriate onsite provision of public open space / play provision.

(This decision was contrary to the report recommendation)

The meeting adjourned for 10 minutes.

21 **21/6385N - LAND EAST OF BROUGHTON ROAD AND NORTH OF, BIDVALE WAY, CREWE: CONSTRUCTION OF 104 AFFORDABLE HOMES WITH NEW ACCESS FROM BROUGHTON ROAD AND ANCILLARY OPEN SPACE**

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application:
Mr Paul Williams (agent).

RESOLVED:

That for the reasons set out in the report and update report the application be APPROVED subject to the prior completion of a S106 Agreement to secure the following:

	Requirement	Triggers
Affordable Housing	100% provision (47% Affordable Rent/ 53% Intermediate)	Prior to commencement to
Biodiversity Net Gain – Off Site Ecological Mitigation	Off-site habitat creation to deliver 12.11 biodiversity units.	Prior to commencement
Open Space	Management Scheme for POS and landscaped areas	Prior to occupation
Recreation & Outdoor Sports Contribution	£1,000 per family (2+bed) dwelling and £500 per 2+bed apartment	Prior to commencement
Education	Total education contribution: £208,194 Primary £162,694 – towards mitigation measure as local schools forecast to be cumulatively oversubscribed SEN £50,000 – Due to significant shortage of SEN placements across the Borough	50% Prior to first occupation 50% at occupation of 50 th dwelling
Healthcare	Total: £84,456	50% Prior to first

	Towards local healthcare infrastructure/provision	occupation 50% at occupation of 50 th dwelling.
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and subject to the following conditions:

- 1 Commencement of development (3 years)
- 2 Development in accordance with approved plans
- 3 Details of materials and finishes - to include detailing, features particularly for maisonettes
- 4 Surfacing treatments
- 5 Details of ground and finished floor levels
- 6 Submission of landscaping scheme
- 7 Implementation of landscaping scheme
- 8 Design details, specification and implementation of LEAP/play features and infrastructure within POS including seating and interpretation/
information boards
- 9 Submission of Landscape Management Plan
- 10 Details of Boundary treatment
- 11 Tree Protection
- 12 "No dig" hard surface construction specification
- 13 Entry into Great Crested Newt District Level Licencing scheme
- 14 Tree felling in accordance with bat mitigation measures
- 15 Safeguarding of nesting birds
- 16 Implementation of submitted amphibian, reptile mitigation and hedgehog mitigation
- 17 Implementation of submitted lighting scheme
- 18 On site habitat creation and 30-year habitat management plan
- 19 Ecological enhancement Strategy
- 20 Provision of Electric Vehicle Infrastructure
- 21 Provision of Ultra Low Emission Boilers
- 22 Contaminated Land – soil testing
- 23 Measures to deal with unexpected contamination
- 24 Implementation of CEMP - to include on site construction compound/ vehicle parking
- 25 Details and Provision of Cycle Storage and Cycle Storage for apartments
- 26 Details and Provision of Bin Stores
- 27 Pedestrian connection to the northern site boundary
- 28 Provision of footway link along Stoneley Road
- 29 Details of drainage system
- 30 Removal of permitted development rights (Part1 Classes A-E)
- 31 Outdoor storage for dwellings

In order to give 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.

The meeting adjourned for 10 minutes.

22 22/0670C - LAND EAST OF VIKING WAY, CONGLETON, CW12 1TT: RESERVED MATTERS APPLICATION PROPOSING DETAILS FOR THE APPEARANCE, SCALE, LAYOUT AND LANDSCAPING FOR A RESIDENTIAL DEVELOPMENT AT VIKING WAY, CONGLETON. AN ENVIRONMENTAL IMPACT ASSESSMENT WAS SUBMITTED TO THE LOCAL PLANNING AUTHORITY AS PART OF THE OUTLINE

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application:
Mr Jon Suckley (agent).

RESOLVED:

That for the reasons set out in the report and update report 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 the outstanding issues relating to the reviewing of juxtaposition of house type on plots 1 and 2 at entrance to the site, confirmation of some affordable units being relocated, investigation of potential for additional pedestrian connection down slope for E/W greenway and ANSA comments, 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 Bird nesting season
- 8 Implementation of the recommendations in the acoustic report
- 9 ANSA requirements of
 - Central open space including landscaping and design of NEAP
 - Infrastructure – seating, accessible inclusive pathways, interpretation panels, playful interactive way finders and art
 - Greenway public art scheme and timetable
- 10 Levels
- 11 A ped/cycle link to be provided to the PROW at the southern end of the site
- 12 Submission of Landscape Details
- 13 Landscaping Conditions (Implementation)
- 14 Boundary Treatments
- 15 Submission of Landscape Management Plan
- 16 Details of lighting to be submitted / in accordance with plans
- 17 Approval of facing and roofing materials (including treatment of key focal and landmark buildings)

- 18 Submission of details of wayfinding, interpretation and public art (including the detail of the various installations and their location)

Informatives:

- Water Course & Bylaw 10
- EP Standard informs

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refuse) 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 Committee's decision.

The meeting commenced at 10.00 am and concluded at 2.00 pm

Councillor M Hunter (Chair)