

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 31st January, 2024 in the Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

## **PRESENT**

Councillor B Puddicombe (Chair)  
Councillor S Gardiner (Vice-Chair)

Councillors S Edgar, D Edwardes, K Edwards, T Jackson, G Marshall,  
H Moss, H Seddon and L Smetham

## **OFFICERS IN ATTENDANCE**

David Malcolm, Head of Planning  
Adrian Crowther, Senior Planner  
Daniel Evans, Principal Planning Officer  
Richard Taylor, Principal Planning Officer  
Paul Griffiths, Major Projects Officer  
James Thomas, Senior Planning and Highways Lawyer  
Sam Jones, Democratic Services Officer

## **31 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor M Brooks.

## **32 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness the following declarations were made:

Councillor Edgar declared that, in relation to application 21/4283C, he was a Member of the Cheshire Brine Subsidence Compensation Board, but the application had not been discussed.

Councillor Marshall declared that, in relation to application 21/4283C, he was a Member of the Cheshire Brine Subsidence Compensation Board, but the application had not been discussed.

Councillor Gardiner declared that, in relation to application 22/1930C, he regularly communicated with Torus, but not in relation to the planning application.

Councillors Edgar and Seddon declared that, in relation to item 22/1930C, Councillors had been presented with additional documentation from a Hulme Walfield and Somerford Booths Parish Councillor prior to the meeting.

Councillor Gardiner declared that, in relation to application 23/2566N, he was known to the planning agent when he was a practicing planner, but the application had not been discussed.

### 33 MINUTES OF THE PREVIOUS MEETING

#### **RESOLVED:**

That the minutes of the meeting held on 20 December 2023 be approved as a correct record, subject to the following amendment:

Councillor Gardiner requested that the wording in paragraph 1 of his supplied Declaration of Interest, in relation to application 21/3100M, be changed from “appointment” to “employment”.

### 34 PUBLIC SPEAKING

The public speaker procedure was noted.

### 35 **21/4283C - REPORT - LAND OFF, WARMINGHAM LANE, MIDDLEWICH: RESERVED MATTERS APPLICATION (INCLUDING APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR THE DEVELOPMENT OF 235 DWELLINGS AND ASSOCIATED INFRASTRUCTURE OUTLINE PLANNING PERMISSION NOT SUBJECT TO EIA**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Jan Lourens (on behalf of the applicant)

#### **RESOLVED:**

For the reasons set out in the report, the application be **APPROVED** as recommended, subject to the following conditions:

1. Approved plans
2. External Lighting
3. Materials to be submitted and approved
4. Boundary Treatment to be submitted and approved
5. Hard surfacing as approved
6. This permission does not grant permission for an entrance statement
7. At least 30% of dwellings in housing developments should comply with requirement M4 (2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings
8. At least 6% of dwellings in housing developments should comply with requirement M4 (3)(2)(a) Category 3 of the Building Regulations regarding wheelchair adaptable dwellings.

9. SUDS Basin design to support toads
10. Updated bat surveys of trees prior to removal.
11. Safeguarding of nesting birds.
12. Air Source Heat Pump Provision
13. Landscaping scheme to include additional native species hedgerow planting within the site
14. Submission of a strategy for the diversion of rainwater to the existing ponds supported by detailed evidence on the volume of water required to maintain the ponds and how this would be achieved.
15. Submission of a Revised Landscape Scheme
16. Implementation of Landscaping
17. Tree Protection to be submitted and approved

And the additional conditions:

18. Great crested newts – the developer to enter into the Natural England District Licensing Scheme prior to commencement.
19. Fencing and protection around SuDS Basin
20. No conservatories approved for the dwellings (excluding those which may be constructed under Permitted Development after occupation)
21. No permitted development for bungalows by virtue of Class(es) AA, B and C of Part 1 of the General Permitted Development Order
22. Hedgerow protection

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/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 Committee's decision.

**36 22/1930C - REPORT - MOUNT PLEASANT FARM, GIANTSWOOD LANE, HULME WALFIELD, CHESHIRE, CW12 2JJ: THE DEMOLITION OF CERTAIN EXISTING BUILDINGS AND THE ERECTION OF RESIDENTIAL DWELLINGS (USE CLASS C3) WITH ACCESS, CAR PARKING, LANDSCAPING, PUBLIC OPEN SPACE AND ASSOCIATED INFRASTRUCTURE.**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Councillor Vic Brown (Parish Councillor), Colin Bodimeade (supporter) and Stuart Andrew (on behalf of the applicant).

## **RESOLVED:**

For the reasons set out in the report, and the update report, the application be **APPROVED** as recommended, subject to the signing of a Section 106 Agreement and the following conditions:

1. Standard 3 year consent
2. Approved Plans
3. Materials
4. Landscaping
5. Implementation of landscaping
6. Submission of Landscape and Ecology Management Plan
7. Tree and hedgerow protection and special construction measures as identified in the latest AIA/AMS
8. No Dig - Non Standard for areas involving hard surfacing adjacent to retained trees
9. Site Supervision – Non Standard following recommendations of AIA/AMS
10. Noise mitigation in accordance with the acoustic report
11. Electric Vehicle Infrastructure
12. Low Emissions Boilers
13. Submission of a Contaminated Land Phase II investigation.
14. Submission and approval of a Verification report
15. Control over imported soils
16. Requirement to inform LPA if unexpected contamination found
17. Submission of Construction and Environmental Management Plan to include hours of construction
18. 10% renewable provision
19. No dewatering to take place within 66m of the Field at Hulme Walfield Local Wildlife Site.
20. Fencing to be erected on site prior to commencement of development in accordance with submitted plans.
21. Proposals for the interpretation of the retained Field at Hulme Walfield Local Wildlife Site and the provision and maintenance of dog waste bags to be submitted and agreed.
22. Submission and implementation of a CEMP including measures to safeguard all potentially affected Local Wildlife Sites identified in the ES.
23. Implementation of Great Crested Newt Reasonable Avoidance Measures.
24. Updated badger survey and mitigation method statement to be submitted prior to commencement of development.
25. Submission of wildlife friendly lighting scheme designed to safeguard bat foraging and commuting habitat and the retained Local Wildlife Site.
26. Safeguarding of nesting birds.
27. Submission and implementation of a habitat creation method statement, 30 year habitat and monitoring plan to deliver the BNG

- in the submitted BNG Report including control of non-native invasive species.
28. Strategy for the incorporation of features to enhance the biodiversity value of the proposed development.
  29. Archaeological programme of works
  30. Scheme of appropriate surface water drainage
  31. Detailed design of surface water drainage
  32. The development shall be carried out in accordance with the submitted Flood Risk Assessment
  33. Finished floor levels
  34. Details of Emergency Access onto Giantswood Lane to be submitted and approved
  35. Street lighting scheme for Barn Road
  36. Detailed design of the footpath/cycleways through the site to be submitted and approved
  37. Details of the stopping up of the stub farm access from Giantswood Lane to be agreed (Grampian condition as off site)
  38. Submission of a Public Right of Way Management Plan
  39. Detailed design of play areas

And the additional condition:

40. Jodrell Bank submission and approval of electronic shielding mitigation measures

A Section 106 Agreement is required to secure the following:

<b>S106</b>	<b>Amount</b>	<b>Trigger</b>
Affordable Housing – On site provision	<ul style="list-style-type: none"> <li>- 17.5% or 30% of total number of dwellings shall be affordable (rounded up) depending on parcels as Parcels A &amp; B make a CLR contribution</li> <li>- Affordable Housing split 65% and Affordable Rented Housing and 35% Intermediate Dwellings</li> <li>- Retained as Affordable</li> </ul>	To be completed before 50% of the market housing is sold or let
Education contribution	£1,175,376.02 towards Secondary and SEN provision	50% on first occupation, 50% on 50% occupation
NHS Healthcare contribution	£515,950 towards primary healthcare in local GP practices N/B Figure may need a slight revision as number of units has been revised downwards since submission.	50% on first occupation, 50% on 50% occupation
Congleton Link Road	£15,000 per dwelling (for Parcels A & B)	50% on first occupation, 50% on 50% occupation.
Congleton Greenway	£450,000	Prior to first occupation

Passenger transport Service	£400,000	50% on first occupation, 50% on 50% occupation
Bus Stops	£25,000	Prior to first occupation
Open Space – On site delivery	<ul style="list-style-type: none"> <li>- Submission/approval of an Open Space Scheme in accordance with Parameters Plan/s</li> <li>- Provision of community orchard, management &amp; maintenance</li> </ul>	<p>Prior to commencement</p> <p>Prior to occupation of no more than 50% of the dwellings</p>
Open Space – Management	<ul style="list-style-type: none"> <li>- Submission/approval of Management and Maintenance Plan</li> <li>- Establishment of a private management company to manage &amp; maintain the relevant POS in perpetuity.</li> </ul>	<p>Prior to commencement</p> <p>Prior to first occupation</p>
Outdoor Sport contribution	£1000 per family dwelling and £500 per 2+ bed apartment towards additions, improvements and enhancements in line with the Council's Playing Field Strategy or subsequent adopted policies	Prior to first occupation

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/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 Committee's decision.

**37 23/2566N - REPORT - LAND AT PETER DESTAPLEIGH WAY, STAPELEY, NANTWICH (PHASE 2): RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION REF: 12/3747N FOR THE APPEARANCE, SCALE, LAYOUT, AND LANDSCAPING FOR PHASE 2 MIXED-USE DEVELOPMENT INCLUDING EMPLOYMENT DEVELOPMENT (COMPRISING OFFICE AND WAREHOUSE AND LIGHT INDUSTRIAL BUILDINGS) AND LOCAL CENTRE WITH PARKING, SERVICE YARDS AND ASSOCIATED INFRASTRUCTURE.**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Jon Suckley (on behalf of the applicant).

## **RESOLVED:**

For the reasons set out in the report, the application be **APPROVED** as recommended, subject to the following conditions:

1. In accordance with outline permission
2. In accordance with approved plans
3. Submission/approval of facing and roofing materials
4. Submission/approval of details of hard surfacing treatments
5. Submission/approval of ground level and finished floor levels
6. Development in accordance with tree protection and special construction measures of AIA & Method Statement
7. Implementation of landscape scheme
8. Landscape Management Plan - 30 years
9. Details of Cycle Storage provision
10. Details of road junction cycle crossings
11. Implementation of Noise mitigation in accordance with NIA
12. Operations, Opening Hours and Deliveries for retail units to be restricted to 0700 -2300 hours (Sunday- Monday)
13. Details of Odour Control
14. Contaminated land – soil testing
15. Measures to deal with unexpected contamination

And the following conditions:

16. No deliveries shall be made to the commercial units within Local Centre between the hours of 8.00am - 9.15am and 2.45pm - 4.00pm

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/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 Committee's decision.

The meeting commenced at 10.00 am and concluded at 1.41 pm

Councillor B Puddicombe (Chair)