

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 25th May, 2011 at The Assembly Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

Councillor H Davenport (Chairman)
Councillor C G Thorley (Vice-Chairman)

Councillors Rachel Bailey, P Edwards, D Hough, Jackson, J Macrae, Murphy,
G M Walton, R West, S Wilkinson and J Wray

OFFICERS PRESENT

Mr J Baggaley (Nature Conservation Officer), Mr A Fisher (Head of Planning and Housing), Mrs R Goddard (Senior Lawyer), Mr N Jones (Principal Development Officer, Highway Development Control), Mr S Irvine (Planning and Development Manager), Ms S Orrell (Principal Planning Officer) and Miss K Swindells (Landscape Officer)

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Brown and J Hammond.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillors W J Macrae, C Thorley and G Walton declared personal interests in application 11/0637M-Erection of a New Bat House; Freestanding, Single Storey with Roof Void. Gross Internal Area (GIA): 72.4 Sq M, Gross External Area (GEA): 85.3 Sq M Land at Stamford Lodge, Altrincham Road, Wilmslow for Waters Realty Holdings Ltd and application 11/0644M-Demolition of Stamford Lodge-The Erection of New Mass Spectrometry HQ Building, Offices and Ancillary Accommodation Plus Roof Top Plant Room, Car Parking and new Landscaping, new road access to Altrincham Road, Land at Stamford Lodge, Altrincham Road, Wilmslow for Waters Realty Holdings Ltd by virtue of the fact that the Ecologist speaking in relation to the applications was also an advisor on the Cheshire Compensation Brine Board of which they were all Members and in accordance with the Code of Conduct they remained in the meeting during consideration of the application.

Councillor R E West declared a personal interest in the same applications by virtue of the fact that he had been acquainted with some of the people representing the applicant in his former career working for Astra Zeneca and in accordance with the Code of Conduct he remained in the meeting during consideration of the application.

3 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman.

4 **PUBLIC SPEAKING**

In accordance with the public speaking procedure the Chairman in conjunction with the remaining Members of the Board exercised their right to extend the public speaking time to a maximum of ten minutes for each speaker. This extension was allowed due the exceptional circumstances surrounding the nature of the application.

RESOLVED

That the extension to the public speaking time be approved.

(Prior to consideration of the application, Councillor S R Wilkinson arrived to the meeting).

5 **11/0637M-ERECTION OF A NEW BAT HOUSE; FREESTANDING, SINGLE STOREY WITH ROOF VOID. GROSS INTERNAL AREA (GIA): 72.4 SQ M, GROSS EXTERNAL AREA (GEA): 85.3 SQ M LAND AT STAMFORD LODGE, ALTRINCHAM ROAD, WILMSLOW FOR WATERS REALTY HOLDINGS LTD**

(During consideration of the application, Councillor J Wray arrived to the meeting and in accordance with the Code of Conduct he did not take part in the debate or vote on the application).

The Committee considered a report regarding the above planning application and an oral report of the site inspection.

(Sacha Rogers, an Ecologist for the applicant attended the meeting and spoke in respect of the application).

REOLVED

That the application be approved subject to the following conditions:-

1. Detail on plan overridden by condition
2. Commencement of development (3 years)
3. Details of materials to be submitted
4. Amending materials - no UPVC
5. Bat survey results to be sumbmitted as per Environmental Report
6. Prior to the demolition of Stamford Lodge the applicant to submit a scheme, including scheduling, to the Local Planning Authority for the reuse of timbers from Stamford Lodge in the bat house as approved and for the translocation of bat droppings from Stamford Lodge into the bat house. Such proposals shall be implemented in full accordance with the approved scheme unless otherwise agreed in writing.

7. The demolition of Stamford Lodge shall not commence until one full bat maternity season has passed after the completion of the replacement bat house hereby approved and in full accordance with the details specified in the Environmental Appraisal for the bat house dated April 2011.
8. The results of all bat monitoring surveys undertaken at the replacement bat house together with any remedial mitigation shall be submitted to and agreed by the LPA for a period to be agreed with the Local Planning Authority in conjunction with Natural England. Thereafter the works shall be implemented in full accordance with the details as approved.
9. No development hereby approved shall commence until full details of the proposed surface water drainage from the bat house have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented in full before the building is first occupied or brought into use.

6 11/0644M-DEMOLITION OF STAMFORD LODGE-THE ERECTION OF NEW MASS SPECTROMETRY HQ BUILDING, OFFICES AND ANCILLARY ACCOMMODATION PLUS ROOF TOP PLANT ROOM, CAR PARKING AND NEW LANDSCAPING, NEW ROAD ACCESS TO ALTRINCHAM ROAD, LAND AT STAMFORD LODGE, ALTRINCHAM ROAD, WILMSLOW FOR WATERS REALTY HOLDINGS LTD

The Committee considered a report regarding the above planning application, a written update and an oral update by the Principal Planning Officer.

(Councillor D Stockton, a Cheshire East Borough Councillor, Town Councillor J B Crockatt, representing Wilmslow Town Council, Chris Wigley, representing CycleWilmslow, Terry Shortt, agent representing the applicant and Anthony Ridgway, agent representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated for approval to the Head of Planning and Housing in consultation with the Chairman subject to the following conditions:-

10. Provision of car parking
11. Construction of access
12. Commencement of development (3 years)
13. Vehicular visibility at access
14. Provision of cycle parking
15. Landscaping (implementation)
16. Provision of shower, changing, locker and drying facilities
17. Materials as application

18. Protection for breeding birds
19. Landscaping to include details of boundary treatment /Sunken Garden
20. Submission of additional landscape details routes of footpaths and cycleway to the frontage
21. Submission of landscape/woodland management plan
22. Protection from noise during construction (hours of construction)
23. Details of ground levels to be submitted
24. Protection of highway from mud and debris
25. Submission of construction method statement
26. no devt within 30m of an identified sett
27. compliance with waste audit to be submitted
28. drainage to be in accordance with the plans approved by the Environment Agency
29. remediation of site
30. plans as per the application
31. remediation statement
32. 10% decentralised energy supply
33. BREEAM very good certification within 6 mnth 1st occupation
34. Lighting of site as per the application
35. Pre Construction Badger survey to be submitted as per submitted Badger report
36. 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 which has been submitted by the applicant and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.

And subject to the completion of a S106 Legal Agreement comprising of the following Heads of Terms and to address and further issues raised in the consultation:-

1. **Public Open Space – Amenity Contribution** - the sum of £42,190.00 to be paid to the Council for enhancements, additions and improvements to offsite amenity open space, at Jim Evison playing fields and Burnt Hey Wood for improvements and additions to the footpath and access network, and it's amenity and the creation of a fitness/trim/exercise trail and equipment.

2. **Public Open Space – Recreation Contribution** – the sum of £139, 380.00 to be paid to the Council for use at Jim Evison playing fields and pavilion, access and parking.
3. **Multi User Route Contribution – The Carrs** – the sum of £37, 500 to provide enabling funding for the creation of a multi user route (pedestrian and cycling) and connecting spurs through the Carrs park, including spend on consultation, professional fees and project management costs.
4. **Footpath linking the site to Wilmslow** – the sum of £107,000.00 to be paid to the Council to provide a link for use by pedestrians and allow the site to be reached by alternative modes to the car , this £107,000.00 includes £30,000.00 to cover the costs of acquiring the private drive on the playing field side of Altrincham road and part of the field on the opposite side of the road where the footway crosses over. In addition, £45,000.00 to be paid to the Council to provide a safe crossing point for users of the footpath on Altrincham Road in the form of a toucan crossing. This makes a total highways commuted sum of £152,000.00.
5. **Completion of Bat Roost** – to complete the new Bat Roost prior to any demolition works to Stamford Lodge.
6. **Travel Plan** - To produce and operate a travel plan for the development, which has been produced in accordance with local and national standards, guidance and best practice and has regard to the nature of the development, the accessibility of the site and local transport provision, and the requirement to pay the Highway Authority's costs associated with the monitoring and review of the travel plan.
7. **Ecological and Landscape Management Plan** - a plan for the management of landscapes and habitat within the site for 15 years from occupation in accordance with a set of management principles to ensure the long term management of the areas including the species mix within the site
8. **Monitoring costs** - To pay the Councils monitoring costs
9. **National Trust Bridge** – To pay £16,000 as a contribution to a footbridge crossing the River Bollin into Styal Country Park to create link with the wider public network. After 12 years, if the contribution is not utilized, then the contribution is to be repaid to the applicant.

The meeting commenced at 2.00 pm and concluded at 4.35 pm

Councillor H Davenport (Chairman)