

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 11th July, 2012 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor H Davenport (Chairman)
Councillor D Hough (Vice-Chairman)

Councillors C G Thorley, J Hammond, P Hoyland, J Jackson, P Mason,
B Murphy and S Wilkinson

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Lawyer), Miss S Edge (Senior Environmental Health Officer), Mr D Evans (Principal Planning Officer), Mr A Fisher (Strategic Planning and Housing Manager), Mr S Irvine (Development Management and Building Control Officer), Mr N Jones (Principal Development Officer) and Miss B Wilders (Principal Planning Officer)

16 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Bailey, P Edwards, G Walton and J Wray.

17 DECLARATIONS OF INTEREST/PRE DETERMINATION

In relation to application 12/1959N-Outline Planning Application for the Erection of a Building to use within Use Class B8 (Storage and Distribution) / B2 (General Industrial and B1 (Light Industrial/Office) with Ancillary Offices, Construction of Access Roads, Ecological Mitigation Works and Associated Structural Landscaping and Car Parking, Land North of A500 Off Crewe Road Basford West Development Site, Crewe, Cheshire for Goodman, Councillor J Hammond declared that he had attended Ward and Parish Council Member briefings in relation to the Basford sites together with Officers and when the applicant has also been present. However he confirmed that he had never expressed any views about the specific application.

In relation to the same application, Councillor D Brickhill, the visiting Councillor declared the same information.

Councillor S Wilkinson declared a personal interest in application 12/1147M-Extension of Time to Application 08/0332P, Land to East Of, Hall Lane, Ollerton, Knutsford, Cheshire for A Coutts & Sons by virtue of the fact that he was acquainted with the applicants and in accordance with

the Code of Conduct he remained in the meeting during consideration of the application.

18 MINUTES OF THE PREVIOUS MEETING

RESOLVED

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

19 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

20 12/1959N-OUTLINE PLANNING APPLICATION FOR THE ERECTION OF A BUILDING TO USE WITHIN USE CLASS B8 (STORAGE AND DISTRIBUTION) / B2 (GENERAL INDUSTRIAL AND B1 (LIGHT INDUSTRIAL/OFFICE) WITH ANCILLARY OFFICES, CONSTRUCTION OF ACCESS ROADS, ECOLOGICAL MITIGATION WORKS AND ASSOCIATED STRUCTURAL LANDSCAPING AND CAR PARKING, LAND NORTH OF A500 OFF CREWE ROAD BASFORD WEST DEVELOPMENT SITE, CREWE, CHESHIRE FOR GOODMAN

Consideration was given to the above application.

(Councillor D Brickhill, a Neighbouring Ward Councillor and Hannah Richardson, 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 Officers update to Committee, that the application be approved subject to the completion of a Section 106 Agreement in relation to the following matters:-

- a) Define areas of landscaping and wildlife mitigation, including land along southern boundary as well as areas to the south east of the development. Mitigation areas to be phased in accordance with details approved pursuant to the S106 attached to the outline permission for the main part of the site.
- b) The extension of the Southern Boundary scheme to include screen planting, wildlife measures as well as ponds approved pursuant to the S106 attached to the outline permission for the main part of the site to the current application site. (Phase1 of the development of Basford West as a whole.)

- c) The extension of the ecological Framework approved pursuant to the S106 attached to the outline permission for the main part of the site to the current application site.
- d) Mitigation schemes for protected species, Great Crested Newts, bat and bird boxes.
- e) Timetable for phasing of the ecological works (to co-ordinate with the timetable for the ecological works on the wider site).
- f) Extension of the Management Plan approved pursuant to the s106 Agreement attached to the outline permission for the main part of the site, to the current application site, with monitoring for habitat/landscape areas in perpetuity.

And subject to the following conditions:-

- 1. Standard outline
- 2. Standard outline
- 3. 10 years for the submission of reserved matters
- 4. Approved plans
- 5. Uses of land and principles of development in accordance with each character area 5 as shown on drawing 2000-068/025B approved under the outline permission for the main part of the site except that building heights shall comply with limitations set in Basford West Development Brief.
- 6. Floor spacing not to exceed the limits of character area 5 as given on drawing 2000-068/025B the outline permission for the main part of the site.
- 7. No development to be brought into use, which exceeds 4,645 sq m of B1 floor space and 22,868 sq m of B8 floor space before works approved under the above condition in relation to junction 16 of M6 have been implemented.
- 8. Development on the application site, when combined with the land edged blue on the location plan not to exceed 4,645 sq m B1 offices, 18,580 sq m B2 and 120, 770 sq m B8 development at any time.
- 9. Reserved matters applications to include cross sections through the site and details of existing and proposed levels to demonstrate impact of the proposed development on the locality.
- 10. Extension of phasing plan to include access road
- 11. Scheme for development of rail linked units including levels and provision of rail links to all plots
- 12. Extension of principles of structure planting for whole development site to establish principles of landscaping and public art/ "landmark features" to be submitted as part of the first reserved matters application, together with a timetable for its implementation.

13. Implementation of structural planting in accordance with a timetable to be agreed.
14. Size/ dimensions of landscape bunds to be in accordance with submitted plans.
15. Habitat creation measures for protected species, to be submitted with first reserved matters application.
16. Strategic planting scheme to be submitted with first reserved matters application
17. Each reserved matters application to include a noise assessment and mitigation measures to be detailed in the application.
18. Building heights not to exceed 25m
19. Programme of archaeological work.
20. Protection to public right of way unless diversion/ alteration otherwise approved.
21. Details of changes of levels to be submitted as part of the first reserved matters.
22. Any infilling material to be non-leachate forming.
23. Surface water regulation scheme.
24. Oil interceptors.
25. Water from vehicle washing to foul sewer.
26. Scheme for storage and handling of fuels, oil, chemicals and effluents.
27. Driver overnight facilities at each individual unit or as may be agreed.
28. Provision of covered secure cycle parking at each development together with shower/changing facilities.
29. Extension of Framework construction management plan approved pursuant to outline approval of main site to cover application site to control works during construction to protect residential amenities. Detailed construction management plan to be submitted with first reserved matters application.
30. Flood Risk Assessment as part of the first reserved matters application for units.
31. Acoustic barrier in relation to rail activities.
32. Drainage to be based on principles of sustainable drainage.
33. Lighting Strategy to be submitted with the first reserved matters application.
34. New water course to include ecological measures to promote biodiversity.
35. Waste separation and storage facilities.
36. Translocation of Great Crested Newts to be in accordance with the approved details.
37. Basford Steering Group to be established.
38. Hours of construction to include 'floor floating', Monday-Friday 08:00 to 18:00 hours, Saturday 09:00 to 14:00 hours and Nil on Sundays and Bank Holidays

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 Development Management and Building Control Manager, in consultation with the Chairman of the Strategic Planning Board is delegated the authority to do so, provided that he does not exceed the substantive nature of the Board's decision.

21 12/1381N-ERECTION OF 146 DWELLINGS, PUBLIC OPEN SPACE, ACCESS AND ASSOCIATED WORKS, FORMER STAPELEY WATER GARDENS, LONDON ROAD, STAPELEY FOR DAVID WILSON HOMES NORTH WEST

This item was withdrawn prior to the meeting.

22 12/2074N-RESERVED MATTERS FOLLOWING OUTLINE APPROVAL OF 11/3089N, LAND ON NANTWICH ROAD, CALVELEY FOR UNION PENSION TRUSTEES LTD

Consideration was given to the above application.

(Howard Jones, 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 the Officers update to Committee, that the application be approved subject to the following conditions:-

1. Time limit for reserved matters
2. Details in full accordance with outline approval
3. Plan References
4. Tree Protection Measures
5. Landscaping Implemented

23 12/1147M-EXTENSION OF TIME TO APPLICATION 08/0332P, LAND TO EAST OF, HALL LANE, OLLERTON, KNUTSFORD, CHESHIRE FOR A COUTTS & SONS

Consideration was given to the above application.

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

RESOLVED

That for the reasons outlined in the report and in the Officers update to Committee, that the application be approved subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A02EX - Submission of samples of building materials
3. A01LS - Landscaping - submission of details
4. A04LS - Landscaping (implementation)
5. A15LS - Submission of additional landscape details
6. A16LS - Submission of landscape/woodland management plan
7. A13TR - Retention of existing trees
8. A02HA - Construction of access
9. A03HA - Vehicular visibility at access (dimensions)
- 10.A03HA_1 - Vehicular visibility at access (dimensions)
- 11.A01AP - Development in accord with approved plans
- 12.soft landscape works
- 13.Passing place
- 14.Layout of car park
- 15.Extraneous matter
- 16.No ancillary uses
- 17.Lighting
- 18.Control over additional lighting
- 19.Fencing/Netting
- 20.Opening times

(The meeting was adjourned from 11.45am until 1.30pm).

24 12/0893C-ERECTION OF UP TO 65NO. DWELLINGS (OUTLINE), LAND OFF, CREWE ROAD, ALSAGER FOR HOLLINS STRATEGIC LAND LLP

This item was withdrawn prior to the meeting.

25 12/1732N-DEVELOPMENT OF 165 HOUSES, ACCESS, LANDSCAPING, PUBLIC OPEN SPACE AND PARKING (RESUBMISISON OF 11/3171N), LAND AT GREY GREEN ROAD & CREWE ROAD, GREY, CREWE, CHESHIRE FOR BLOOR HOMES NORTH WEST

Consideration was given to the above application.

(Councillor D Brickhill, the Ward Councillor, Trevor Frizell, an objector, John Borrowdale, an objector representing Morning Foods, Alison Freeman, the agent for the applicant and Donald Quinn, the agent's acoustic consultant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

The Council acknowledge that housing applications should be considered in the context of the presumption in favour of sustainable development, the lack of a five year land supply of deliverable housing sites in Cheshire East, plus the planning benefits new housing would bring. However:

- The proposed development, by reason of the increased vehicular movements, would further worsen highway safety on Crewe Road, Gresty Road and Nantwich Road, contrary to Policy BE.3 (Access and Parking) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.
- The proposed development would create an unsatisfactory proximity and relationship with surrounding industrial uses and the railway. This would limit the future operation of the surrounding businesses and detrimentally affect the amenity of future residents because of noise and unsatisfactory living environment, contrary to Policy BE.1 (Amenity) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.
- These adverse impacts would significantly and demonstrably outweigh the benefits of the proposal and would therefore be contrary to the National Planning Policy Framework.

(This decision was contrary to the Officers recommendation of approval).

(Prior to consideration of the following item, Councillors P Hoyland and C Thorley left the meeting and did not return).

26 PROPOSED ALTERATIONS TO THE SECTION 106 AGREEMENT TO ALLOW MONEY TO BE USED FOR THE CONSTRUCTION OF A LAYBY AT LEIGHTON PRIMARY SCHOOL

Consideration was given to the above report.

RESOLVED

That the previous resolution in respect of application 11/1879N to read at "point 2" be amended as follows:-

“Provision of £300,000 towards highway improvements to the Remer Street corridor and the provision of a drop-off lay-by at Leighton Primary School”.

The meeting commenced at 10.30 am and concluded at 3.40 pm

Councillor H Davenport (Chairman)