

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 24th October, 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, Rachel Bailey, D Brown, P Hoyland,  
J Jackson, P Mason, B Murphy, G M Walton and J Wray

### **OFFICERS IN ATTENDANCE**

Ms S Dillon (Senior Lawyer), Mr A Fisher (Strategic Planning and Housing  
Manager), Mr B Haywood (Principal Planning Officer), Mr S Irvine  
(Development Management and Building Control Manager), Mr N Jones  
(Principal Development Officer), Mr R Law (Principal Planning Officer), Ms S  
Orrell (Principal Planning Officer) and Mr P Wakefield (Principal Planning  
Officer)

### **72 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor S Wilkinson.

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

In the interest of openness it was noted that all Members had received by  
email a statement from Councillor Mrs J Clowes in relation to applications  
12/1578M and 12/1627M.

In the interests of openness with regard to application 12/0831M  
Councillor Hammond declared that he was Chairman of the Maw Green  
Landfill Site Community Liaison Group.

Councillor Mrs R Bailey declared a non pecuniary interest regarding item 8  
the Erection Of 43 Dwelling Houses (Including 5 Affordable Dwellings),  
Creation Of New Access To Sheppenhall Lane, Aston as enabling  
development to secure the restoration of Combermere Abbey as she was  
the Heritage Champion for Cheshire East. In addition she had attended  
meetings of the Parish Council when the application had been discussed  
and had meetings with the Leader of the Council and the applicant in the  
presence of an Officer.

### **74 MINUTES OF THE PREVIOUS MEETING**

RESOLVED

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

**75 PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

**76 12/1578M-OUTLINE APPLICATION FOR A CONTINUING CARE RETIREMENT COMMUNITY (CARE VILLAGE) COMPRISING 58 BEDROOM CARE HOME, 47 CLOSE CARE COTTAGES AND 15 SHARED OWNERSHIP AFFORDABLE DWELLINGS, TOGETHER WITH ACCESS ROADS, PUBLIC OPEN SPACE, LANDSCAPING, CAR PARKING AND ANCILLARY DEVELOPMENT, LAND ADJACENT TO COPPICE WAY, HANDFORTH FOR MR PASQUALE NICOSIA, GREYSTONE (UK) LTD**

Consideration was given to the above application.

(Councillor B Burkhill, the Ward Councillor, Councillor D Mahon, the Ward Councillor, Parish Councillor Small, representing Handforth Parish Council and Mr Nicosia the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred to a future meeting for the following reasons:-

- 1) (A copy of) the appeal Inspector's decision
- 2) impact on local health services eg: appointment queues
- 3) Proposed boundary treatment, gated or other
- 4) Need for this type of close care eg: more detail regarding the sequential site search submitted

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

**77 12/1627M-OUTLINE APPLICATION FOR NEW VEHICULAR ACCESS WITH MEANS OF ACCESS, LAYOUT AND ASSOCIATED ENGINEERING WORKS FOR CONSIDERATION (WITH LANDSCAPING RESERVED FOR SUBSEQUENT APPROVAL), LAND ADJACENT TO COPPICE WAY, HANDFORTH FOR MR PASQUALE NICOSIA, GREYSTONE (UK) LTD**

Consideration was given to the above application.

RESOLVED

That the application be deferred to a future meeting for the following reasons:-

- 1) (A copy of) the appeal Inspector's decision
- 2) impact on local health services eg: appointment queues
- 3) Proposed boundary treatment, gated or other
- 4) Need for this type of close care eg: more detail regarding the sequential site search submitted

(In the light of the previous decision the Officers recommendation was amended from one of approval to one of deferral).

(The meeting adjourned for a short break at 12 noon and reconvened at 12.05pm).

**78 12/0831N-OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 165 DWELLINGS ON LAND TO THE NORTH AND SOUTH OF MAW GREEN ROAD, CREWE. ACCESS IS PROPOSED VIA A NEW ROUNDABOUT OFF MAW GREEN ROAD, LAND TO THE NORTH AND SOUTH OF MAW GREEN ROAD, COPPENHALL, CREWE FOR RICHBOROUGH ESTATES**

Consideration was given to the above report.

RESOLVED

That an amendment to trigger of Condition 48 and Section 106 payments from 50 dwellings to 73 dwellings be agreed.

**79 ERECTION OF 43 DWELLING HOUSES (INCLUDING 5 AFFORDABLE DWELLINGS), CREATION OF NEW ACCESS TO SHEPPENHALL LANE, ASTON AS ENABLING DEVELOPMENT TO SECURE THE RESTORATION OF COMBERMERE ABBEY**

Consideration was given to the above report.

RESOLVED

That the Borough Solicitor be authorised to complete a Section 106 Legal Agreement to secure:

- the delivery of the heritage benefits of the scheme including the restoration of the Abbey
- affordable housing comprising 3 x 2 bed units and 2 x 3 bed units, to be delivered on a discounted for sale basis at a discount of 40% from open market value or as another form of intermediate tenure housing which is offered at the same level of affordability and complies with the requirements the Councils Interim Statement on Affordable Housing.

- An education contribution of £30,000
- Great Crested Newt Hibernacula
- A total of 40 days per annum in total when the Abbey is open to the public for Guided Tours
- 6 open days a year when there will be public access to the gardens.
- 2 days each year for both Newhall Parish Council and Dodcott-cum-Wilkesley Parish Council to hold local events in the Abbey or gardens.
- A commuted sum payment in respect of off-site open space/recreation provision of £10,000 to be spent on upgrading current facilities or the provision of new facilities within Aston or Wrenbury.
- A financial contribution of £8000 towards the cost of implementing a speed limit on the A530 through Aston and the extension of the existing 30mph limit on Sheppenhall Lane to beyond the application site southern boundary.
- Provision of permissive footpath within the Combermere Estate in accordance with submitted plan.

(The meeting adjourned for lunch at 12.50pm and reconvened at 1.30pm).

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

**80 12/1670C-ERECTION OF 30 DWELLINGS (INCLUDING 10 AFFORDABLE DWELLINGS), VEHICULAR ACCESS AND ASSOCIATED LANDSCAPING, LAND ON HASSALL ROAD, ALSAGER FOR SEDDON HOMES LTD**

Consideration was given to the above application.

(The Officer reported to the Board that there was an amendment in that the scheme was to include 9 affordable houses and not 10).

(Alderman Bould, an objector and Roy Spruce, the Agent for the Applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be refused for the following reason:-

The proposed development, by reason of incursion of built form into the open countryside would detract from the generally open character of the west side of Hassall Road. This would be a harmful effect which would fail to take account of the different roles and character of different areas or recognise the intrinsic character and beauty of the countryside and would be contrary to policy within the NPPF and would be an adverse impact which would significantly and demonstrably outweigh the benefits in terms of housing land supply.

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

**81 12/1998C-ERECTION OF 39NO. DWELLINGS AND ASSOCIATED WORKS INCLUDING FOUL WATER PUMPING STATION, LAND OFF HASSALL ROAD, SANDBACH FOR MR D MAJOR, STEWART MILNE HOMES/ MULLER PROPERTY GROUP**

Consideration was given to the above application.

(Mr Cresswell, representing Save Our Sandbach, Martin Styles, an Objector and Carl Davey, representing the Applicant attended the meeting and spoke in respect of the application. In addition to this a statement was read out by the Head of Planning and Policy on behalf of Councillor S Corcoran, the Ward Councillor and Councillor B Moran, the neighbouring Ward Councillor as well as a letter submitted by Fiona Bruce MP).

**RESOLVED**

For the reasons set out in the report and the update to Board the application was approved subject to the completion of Section 106 Legal Agreement to secure the following:-

- 30% affordable housing (12no. units), split on the basis of 65% social or affordable rent and 35% intermediate tenure as per the requirements of the interim planning statement.
- £11,354.68 (not time limited) and £36,715.50 (25 years) for the upgrading and maintenance of an existing children's play facility at Mortimer Drive
- Provision for a management company to maintain the on-site amenity space
- Upgrade of Bus Stop on Hassall Road
- £65,078 towards future primary school education provision and £81,713 towards future secondary school education provision
- £20,000 for provision of highway traffic table on Hassall Road

And subject to the following conditions

1. Standard Time limit – 3 years
2. Amended / Approved Plans
3. Accordance with vehicular visibility at access (dimensions)
4. Materials
5. Submission of an Environmental Management Plan
6. Hours of construction to be limited
7. Details of pile driving operations to be limited
8. Submission of details of bin storage
9. Details of drainage (SUDS) to be submitted

10. Scheme to limit surface water runoff and overland flow
11. Discharge of surface water to mimic that of the existing site
12. Only foul drainage to be connected to sewer
13. Retention of important trees
14. Tree and hedgerow protection measures
15. Arboricultural Specification/Method statement
16. Landscape scheme to include replacement native hedgerow planting and boundary treatments
17. Implementation of landscaping scheme
18. Retention of tree T4 or submission of updated ecological survey
19. Timing of the works and details of mitigation measures to ensure that the development would not have a detrimental impact upon breeding birds.
20. Hedgerows to be enhanced by 'gapping up' as part of the landscaping scheme for the site
21. Removal of permitted development rights for classes A-E
22. Removal of Permitted Development Rights for windows/openings for plots 15, 17, 18, 23, 27, 28, 31
23. Obscured glazing for first floor windows in flanking elevations
24. Submission of details of Travel Pack for each dwelling
25. Details of design / surfacing of proposed footpath links to site frontage
26. Details of ground levels to be submitted
27. Submission of a construction method statement

(The meeting adjourned for a short break from 3.30pm until 3.40pm).

(Prior to consideration of the following item, Councillor G Walton left the meeting and did not return).

## **82 REVISED INTERIM PLANNING POLICY ON RELEASE OF HOUSING LAND**

Consideration was given to the above report.

### **RESOLVED**

That Cabinet be recommended to:-

1. Note the Consultation responses to the Revised Interim Planning Policy as set out in Appendix 1.
2. Agree that the revisions to the Interim Planning Policy should not be continued with, in accordance with the reasons set out in the report, and that the Policy approved in February 2011 remains unaltered.

### **83 EXCLUSION OF THE PUBLIC AND PRESS**

RESOLVED - That the press and public be excluded from the meeting during consideration of the following items pursuant to Section 100(A) 4 of the Local Government Act 1972 on the grounds that they involved the likely disclosure of exempt information as defined in Paragraph 5 of Part 1 of Schedule 12A of the Local Government Act 1972 and public interest would not be served in publishing the information.

### **84 PROPOSED ALTERATION TO THE COMMITTEE RESOLUTION AS PART OF DETERMINATION OF PLANNING APPLICATION 12/2685C AND THE RESOLUTION ON HOW THE STRATEGIC PLANNING BOARD WOULD HAVE DETERMINED APPLICATION 12/0883C**

Consideration was given to the above report.

RESOLVED

That the suggested standard time conditions on the Board resolutions for 12/0883C and 12/2685C are amended as follows:

Condition 1 - Application for approval of reserved matters shall be made within two years of the date of this permission.

Condition 2 - The development hereby approved shall commence before whichever is the later of the following dates:

- (a) within three years of the date of this permission, or
- (b) within one year of approval of the last of the reserved matters to be approved.

Condition 3 - Approval of the details of the appearance, landscaping, layout and scale (the reserved matters) shall be obtained from the Local Planning Authority in writing before any development is commenced.

The meeting commenced at 10.30 am and concluded at 4.25 pm

Councillor H Davenport (Chairman)