

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 14th November, 2012 at Crewe Alexandra Football Club,
Gresty Road, Crewe

PRESENT

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

Councillors Rachel Bailey, D Brown, P Edwards, J Hammond, J Jackson,
P Mason, B Murphy, G M Walton and S Wilkinson

OFFICERS IN ATTENDANCE

Steve Irvine, Development Management and Building Control Officer
Daniel Evans, Principal Planning Officer
Ben Haywood, Principal Planning Officer
Neil Jones, Principal Planning Officer
Lauren Thompson, Planning Officer
Paul Wakefield, Principal Planning Officer
Emma Williams, Planning Officer
Ian Dale, Heritage and Design Manager
Lynn Glendenning, Commissioning Manager
Shelia Dillion, Senior Solicitor
Rachel Graves, Democratic Services Officer

85 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors P Hoyland,
C Thorley and J Wray.

86 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interest of openness:

With regard to application number 12/3564N, Councillor J Hammond
declared that he had attended a presentation to Haslington Parish Council
but had not made any comments on the application.

With regard to application number 12/1157N, Councillor J Hammond
declared that he was a member of Cheshire Wildlife Trust.

With regard to application number 11/4109C, Councillor D Hough declared
that he was a member of Alsager Town Council, but he had not made any
comments on the application.

87 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 24 October 2012 be approved as a correct record and signed by the Chairman.

88 PUBLIC SPEAKING

RESOLVED:

That the public speaking procedure be noted.

89 11/4109C-OUTLINE PLANNING PERMISSION WITH SOME MATTERS RESERVED FOR UP TO 335 RESIDENTIAL UNITS AND ACCESS OFF LAWTON ROAD AND LINLEY LANE, TWYFORDS BATHROOMS, LAWTON ROAD, ALSAGER FOR LAGAN (ALSAGER) LIMITED

Note: Councillor Rachel Bailey arrived during consideration of this item but did not take part in the debate or vote.

The Committee considered a report regarding the above planning application, an oral report on the site visit and an oral update from the Planning Officer.

Councillor S Jones (Ward Councillor) attended the meeting and spoke in respect of the application.

RESOLVED:

That, for the reasons set out in the report, the application be APPROVED subject to the following conditions and the satisfactory completion of a S106 Agreement comprising:

Heads of terms

- Provision of affordable housing – 18% affordable housing (61 dwellings) based on 65% social/affordable rent and 35% intermediate tenure
- The provision of a LEAP and Public Open Space and a scheme for management
- Bus pass/sustainable transport measures contribution £56,950
- Contribution to improve the public right of way and informal path which links to Alsager Train Station £93,050

Conditions:

1. Standard Outline.
2. Submission of Reserved Matters.
3. Time limit for submission of reserved matters.

4. Prior to the submission of any reserved matter application a detailed masterplan and design code shall be submitted to the LPA for approval in writing – the dwellings shall not exceed 3 stories in height
5. Approved Plans.
6. No development shall take place within the area 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.
7. Hours of construction limited to 08:00 to 18:00 Monday to Friday, 09:00 to 14:00 Saturdays and not at all on Sundays.
8. Pile driving limited to 08:30 to 17:30 Monday to Friday, 09:00 to 13:00 Saturday and not at all on Sundays.
9. The properties shall meet the guidance on acoustic design goals for residential development, as set out in British Standard 8233:1999 'Sound insulation and noise reduction for buildings – Code of Practice' to the 'Good Standard' for living rooms and bedrooms.
10. The developer shall agree with the LPA an Environmental Management Plan (EMP) with respect to the construction phase of the development. The EMP shall identify all potential dust sources and outline suitable mitigation. The plan shall be implemented and enforced throughout the construction phase.
11. Prior to the commencement of development an additional Phase II Contaminated Land Assessment shall be submitted to the LPA for approval in writing.
12. The development hereby permitted shall not be commenced until such time as a scheme to limit the surface water run-off generated by the proposed development has been submitted to and approved in writing by the local planning authority.
13. The development hereby permitted shall not be commenced until such time as a scheme to manage the risk of flooding from overland flow of surface water has been submitted to and approved in writing by the local planning authority.
14. The proposed river channel and corridor shall be constructed in accordance with the scheme to be submitted to and approved in writing by the local planning authority prior to the commencement of the development.
15. No development shall take place until a scheme has been submitted to and approved in writing by the local planning authority showing at least 10% of the predicted energy requirements of the development will be secured from decentralised and renewable or low-carbon sources. The scheme shall be implemented as approved and retained thereafter.
16. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority.

17. No development to proceed within 30m of any identified badger sett unless agreed by the LPA.
18. Any reserved matters application for housing to include detailed proposals for the incorporation of features into the scheme suitable for use by roosting bats and breeding birds including swifts and house sparrows. Such proposals to be agreed by the LPA. The proposal shall be permanently installed in accordance with approved details.
19. Any reserve matters applications to be supported by an updated badger survey undertaken by a suitably qualified and experienced ecological consultant in accordance with standard best practice methodologies. Mitigation/compensation proposals potentially including badger tunnels to reduce road casualties are also to be included to address any adverse impacts identified.
20. Works should commence outside the bird breeding season.
21. No trees shall be removed without the prior approval of the LPA.
22. The first reserved matters application should include details of the access onto Linley Lane.
23. The Applicant will provide visibility splays of a minimum 2.4m x 56m towards/from the eastbound traffic and 60m towards/from the westbound traffic at the main site access to Lawton Road. The visibility splays from/to eastbound traffic to be provided from/to the centre of the offside (eastbound) lane.
24. The Applicant provides an amended layout at the Lawton Road site access including the ghost island right turns (Drawing 210248/009/Rev C). The Applicant to provide an additional traffic island and dropped kerb crossing to the west of the site access suitable for use by pedestrians and to provide keep left guidance to motorists to prevent overtaking at this location.
25. The footway on the eastern side of the main site access to be amended to provide a minimum 2.0m width.
26. Details of the secondary access onto Linley Lane will be provided as part of the reserved matters application.

In the event of any changes being needed to the wording of the Committee's decision (such as delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning and Housing, in consultation with the Chair of the Strategic Planning Board, is delegated authority to do so, provided that they do not exceed the substantive nature of the Committee's decision.

90 12/3564N-OUTLINE PLANNING APPLICATION FOR UP TO 44 RESIDENTIAL DWELLINGS, OPEN SPACE AND ACCESS OFF VICARAGE ROAD, HASLINGTON, LAND OFF VICARAGE ROAD, HASLINGTON FOR CARL DAVEY, MULLER PROPERTY GROUP

Note: Councillor Paul Edwards arrived during consideration of this item but did not take part in the debate or vote.

The Committee considered a report regarding the above planning application, a written update, and an oral report of the site visit.

The Development Management and Building Control Manager read out a statement on behalf of Councillor David Marren (Ward Member) who was unable to attend the meeting. Councillor Richard Hovey (Haslington Parish Council), Andrew Drummond (Objector), Pat Downes (Agent for Applicant) and Mr Davey (Applicant) attended the meeting and spoke in respect of the application.

RESOLVED:

That for the reasons set out in the report, the application be APPROVED,
(a) subject to the completion of a Section 106 to secure the following:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social/affordable rent with 35% intermediate tenure. The scheme shall include:
 - the numbers, type, tenure and location of the affordable housing provision
 - the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
 - the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
 - the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
2. The provision of Public Open Space to be maintained by a private management company in perpetuity.
3. A commuted payment of £75,924 towards primary school education
4. A commuted payment of £35,000 towards the upgrade of Haslington Skate Park

(b) and the following conditions

1. Standard Outline
2. Submission of Reserved Matters
3. Time limit for submission of reserved matters
4. Approved Plans
5. Hours of construction limited to 08:00 to 18:00 Monday to Friday, 09:00 -14:00 Saturday and not at all on Sundays
6. Pile driving limited to 08:30 to 17:30 Monday to Friday, 09:00 to 13:00 Saturday and not at all on Sunday

7. No development shall take place until a scheme for the provision and management of an undeveloped buffer zone alongside Fowle Brook shall be submitted to and agreed in writing by the Local Planning Authority
8. Prior to the commencement of development in Phase II Contaminated Land Assessment shall be submitted to the LPA for approval in writing
9. The development hereby permitted shall not be commenced until such time as; a scheme to limit the surface run-off generated by the proposed development, has been submitted to and approved in writing by the local planning authority
10. The development hereby permitted shall not be commenced until such time as; a scheme to manage the risk of flooding from overland flow of surface water has been submitted to and approved in writing by the local planning authority
11. No development shall take place until a scheme has been submitted to and approved in writing by the local planning authority showing how at least 10% of the predicted energy requirements of the development will be secured from decentralised and renewable or low-carbon sources. The scheme shall be implemented as approved and retained thereafter
12. No development shall take place until a scheme to minimise dust emissions arising from construction activities on site has been submitted to and approved in writing by the Local Planning Authority
13. Provision of bat and bird boxes
14. Works should commence outside the bird breeding season
15. Tree protection measures
16. Method statement for the construction of the access
17. Retention of the trees on the site
18. The reserved matters application shall include the provision of a permeable and adequate parking area for the existing properties on Vicarage Road. The car park shall be constructed and be open for use prior to the commencement of the construction of the dwellings. The car parking area shall thereafter be retained
19. The provision of a construction management plan including the location of parking for construction vehicles and construction workers
20. The provision of wheel wash facilities
21. Prior to commencement of development a scheme of bin storage across the site shall be submitted to the LPA for approval in writing. The development shall be completed in accordance with the approved details.

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 Development Management and Building Control 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.

91 12/3804N-CHANGE OF USE OF AGRICULTURAL LAND TO AN AREA OF LAND SPECIFICALLY LANDSCAPED AND ENGINEERED IN ORDER TO PROVIDE HABITAT FOR GREAT CRESTED NEWTS. THIS WILL INCLUDE THE CREATION OF TWO PONDS, LAND TO THE SOUTH OF THE CREWE TO DERBY RAILWAYLINE FOR CHESHIRE EAST COUNCIL

The Committee considered a report regarding the above planning application.

RESOLVED:

That, for the reasons set out in the report, the application be DELEGATED to the Head of Development Management and Building Control to consider any late representations received up to the neighbour notification expiry date of 14 November 2012 and the following conditions:

1. Standard – 3 years
2. The development shall be carried out in accordance with the approved plans and the Great Crested Newt pond and habitat creation specification

92 12/3805N-CHANGE OF USE FROM AGRICULTURAL LAND TO AN AREA OF LAND SPECIFICALLY LANDSCAPED AND ENGINEERED IN ORDER TO PROVIDE A MITIGATION HABITAT FOR GREAT CRESTED NEWTS. THIS WILL INCLUDE THE CREATION OF EIGHT PONDS, LAND BETWEEN THE A500 AND WESTON LANE FOR KEVIN MELLING, CHESHIRE EAST COUNCIL

The Committee considered a report regarding the above planning application.

RESOLVED:

That, for the reasons set out in the report, the application be DELEGATED to the Head of Development Management and Building Control to consider any late representations received up to the neighbour notification expiry date of 14 November 2012 and the following conditions:

3. Standard – 3 years
4. The development shall be carried out in accordance with the approved plans and the Great Crested Newt pond and habitat creation specification

(The meeting adjourned for lunch at 1.30pm and reconvened at 2.00 pm)

(Prior to consideration of the following item, Councillor P Mason left the meeting and did not return)

93 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

The Committee considered a report regarding the above planning application and a written update report.

Councillors D Mahon and B Burkhill – Ward Councillors, Councillor J Clowes – visiting Councillor, Councillor Small – Handforth Parish Council, Toni Fox – Hands Off Handforth Green Belt Group, David Fehiley – Objector and Pasquale Nicosia – Applicant, attend the meeting and spoke in respect of the application.

(Councillor G Walton left the meeting during consideration of this application and did not return)

RESOLVED:

That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reasons:

The proposal does not demonstrate sufficiently this site is the most appropriate for a care village in this part of Cheshire East. Furthermore, the assessment of need is not robust enough to justify a departure from policy GC7 of the Macclesfield Local Plan and paragraph 85 of the NPPF which seek to protect safeguarded land in the absence of a compelling need to develop the site.

In the event of an appeal, authority be delegated to Head of Development Management and Chair of Strategic Planning Board to enter into a planning agreement in accordance with S106 Town and Country Planning Act.

- 94 **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**

In the light of the previous decision the officer's recommendation was amended from one of approval to one of refusal.

RESOLVED:

That the application be REFUSED as in the light of the previous decision no access was required onto the site.

- 95 **12/1445N-APPLICATION TO REMOVE CONDITION 11 OF PERMISSION 7/P04/0124, CONDITION 7 OF PERMISSION 7/2006/CCC/11, CONDITION 7 OF PERMISSION 7/2007/CCC/7 AND CONDITION 7 OF PERMISSION 7/2009/CCC/1, WHITTAKERS GREEN FARM, PEWIT LANE, BRIDGEMERE, CHESHIRE FOR MR F H RUSHTON**

The Committee considered a report on the above planning application and a written update report.

Councillor Janet Clowes - Ward Councillor, Councillor Chris Leighton – Doddington and District Parish Council and Mr Frodsham – objector, attended the meeting and spoke in respect of the application.

RESOLVED:

That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reasons:

The proposal would materially increase the noise and disturbance experienced by adjacent residents located close to the access track, thereby causing unacceptable harm to their living conditions. As such, the proposal would be contrary to the aims of CRWLP Policy 12, CNRLP Policy BE1

- 96 **12/1157N-VARIATION OF CONDITON 14 OF APPLICATION P03/1071 RELATING TO THE PROPOSED RAIL LINK, LAND OFF CREWE ROAD, BASFORD WEST, CREWE FOR GOODMAN**

The Committee considered a report regarding the above planning application.

Mr David Rolinson, Agent for the Applicant attended the meeting and spoke in respect of the application

RESOLVED:

That, for the reasons set out in the report, the application be APPROVED subject to:

1. Deed of Variation to Section 106 Agreement attached to the planning permission P03/1071 to make provision for the following:
 - Provision of rail links from the main line to the application site to be provided prior to the development of rail linked units (Phase 3). The trigger being at 4,645 sq m B1 development, 18,580 sq m B2/B8 development and 47,844 sq m B8 development.
 - Should the rail link not be provided then an additional highways contribution of £524,040.60 (index linked to the date of the original S106) will be payable.
 - This contribution will be put towards highway improvements to the Strategic A500 corridor and/or Gresty Road/South Street Corridor.
 - Travel Plan to make provision for, if the rail link is provided, the maximum trip generation for the whole site to be constrained to 861 vehicles and if the rail link is not provided as part of phase 3 of the scheme, then the maximum total Basford West traffic generation is constrained to 1003 vehicles
2. The following conditions:
 - 1-3. Standard outline conditions to include 10 years for the submission of reserved matters, including details of “landmark features”.
 4. Amended plans
 5. The phasing of the development to be as given in drawings 2000-068/024 C except that the spine road to be constructed in its entirety in phase 1.
 6. Uses of land and principles of development in accordance with each character area to be as shown on drawing 2000-068/025B except that building heights shall comply with limitations set in Basford West Development Brief.
 7. Floor spacing not to exceed the limits of each character area as given on drawing 2000-068/025B
 8. No development to commence which exceeds 25% floor area (i.e. 4,645 sq m of B1 floor space and 22,868 sq m of B8 floor space) to commence until scheme for works at junction 16 of M6 submitted and agreed.
 9. 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.

10. Development not to exceed 4,645 sq m B1 offices, 18,580 sq m B2 and 120, 770 sq m B8 development at any time.
11. 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.
12. Provision of spine road in phase 1, remaining roads in accordance with phasing plan, all in accordance with drawings to be submitted and approved.
13. Landscape scheme for spine road including street furniture and public art, to be submitted and approved prior to commencement of construction of spine road.
14. Scheme to provide the opportunity for development of rail linked units including levels and provision of rail links to all plots at phase 3 of the development
15. 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.
16. Implementation of structural planting in accordance with a timetable to be agreed.
17. Size/ dimensions of landscape bunds to be in accordance with submitted plans.
18. Mitigation measures for protected species in each phase, to be submitted with first application for each phase.
19. Strategic planting scheme in each phase to be submitted with first reserved matters application for each phase
20. Each reserved matters application to include a noise assessment and mitigation measures to be detailed in the application.
21. Building heights not to exceed limits of Development Brief as approved April 2004. (12m to the west of the spine road, up to 25 m adjacent to railway and 18m elsewhere)
22. Area 4 parking/service areas to be located between the building and the spine road.
23. No 24 hour working in the northern part of Area 6 between extension to Crewe Road and new spine road.
24. Programme of archaeological work.
25. Protection to public right of way unless diversion/ alteration otherwise approved.
26. Details of changes of level throughout phase 3 to be submitted as part of the first reserved matters for phase 3.
27. Any infilling material to be non-leachate forming.
28. Surface water regulation scheme.
29. Oil interceptors.
30. Water from vehicle washing to foul sewer.
31. Scheme for storage and handling of fuels, oil, chemicals and effluents.

- 32. Driver overnight facilities at each individual unit or as may be agreed.
- 33. Provision of covered secure cycle parking at each development together with shower/changing facilities.
- 34. Framework construction management plan to be submitted and approved with the first reserved matters application, to control works during construction to protect residential amenities. To be detailed up for each phase. Details of construction management plan for each phase to be submitted with first reserved matters application for that phase.
- 35. Flood Risk Assessment as part of the first reserved matters application for units.
- 36. Acoustic barrier in relation to rail activities in phase 3.
- 37 Drainage to be based on principles of sustainable drainage.
- 38. Lighting Strategy to be submitted with the first reserved matters application for each phase.
- 39. New water course in phase 3 to include ecological measures to promote biodiversity.
- 40. No development at Phase 3 to be constructed or provided which would impede access to land outside the application area, situated to the south of the site.
- 41. Need for flexibility as regards the relocation of Crewe Railway Station to Basford Hall.
- 42. Waste separation and storage facilities.

AMEND PREVIOUS RESOLUTION TO APPLICATION 12/1959N
TO READ AS FOLLOWS

APPROVE subject to the signing 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 with monitoring for habitat / landscape areas minimum of 15 year time period approved pursuant to the S106 attached to the outline permission for the main part of the site to the current application site.

And 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 to provide the opportunity 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. Mitigation 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.

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 Chair 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.

97 12/0305M-CERTIFICATE OF ALTERNATIVE DEVELOPMENT (RESIDENTIAL), LAND AT BROOK LANE, ALDERLEY EDGE, CHESHIRE FOR SIR JOHN DE TRAFFORD

The Committee considered a report regarding the above application.

RESOLVED:

That, for the reasons given in the report, a Negative Certificate be issued for any development other than for the purposes for which it was required on Parcel A and a Positive Certificate be issued for three detached two storey dwellings or a residential institution accommodating fewer than seven people for Parcel B subject to conditions:-

1. The number of dwellings permitted at the site shall be restricted to 3 dwellings.
2. Details of the proposed visibility splays to be submitted.
3. Parking provision for two car parking spaces per dwelling in accordance with the Cheshire East Borough Council standards.
4. No gates shall be erected at any access point onto the public highway.

The meeting commenced at 10.30 am and concluded at 5.45 pm

Councillor H Davenport (Chairman)