

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 30th January, 2013 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors Rachel Bailey, P Edwards, J Hammond, P Hoyland, P Mason,
B Murphy, C G Thorley, G M Walton, J Wray and D Newton

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Lawyer), Mr D Evans (Principal Planning Officer), 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) and Mr R Law
(Principal Planning Officer)

127 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors D Brown, Mrs J
Jackson and S Wilkinson.

128 **DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in respect of application 12/3564N, Councillor J
Hammond declared that he was a member of Haslington parish Council
who were a consultee on the original application.

In the interest of openness in respect of application 12/3905C, Councillor
D Hough declared that he was a member of Alsager Town Council.

In the interest of openness in respect of application, 12/3905C, Councillor
Mrs R Bailey gave notice of shared land ownership in Walgherton, as
potential impact on this location was referred to during public speaking.

129 **MINUTES OF THE PREVIOUS MEETING**

RESOLVED

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

130 **PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

131 **12/3114N-OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 400 DWELLINGS, LOCAL CENTRE OF UP TO 700 SQM (WITH 400 SQM BEING A SINGLE CONVENIENCE STORE), OPEN SPACE, ACCESS ROADS, CYCLEWAYS, FOOTPATHS, STRUCTURAL LANDSCAPING, AND ASSOCIATED ENGINEERING WORKS, LAND SOUTH OF NEWCASTLE ROAD, SHAVINGTON & WYBUNBURY, CHESHIRE FOR MACTAGGART & MICKEL HOMES LTD**

(Prior to consideration of the application, the meeting was adjourned from 10.45am until 11.00am in order for Members of the Board to read the additional updates which had been sent out at late notice. During consideration of the application, Councillor P Edwards arrived to the meeting, however he did not take part in the debate or vote on the application).

Consideration was given to the above application.

(Councillor D Brickhill, the Ward Councillor, Councillor Mrs J Clowes, the Ward Councillor, Councillor S Hogben, a visiting Councillor, Parish Councillor David Duthie, representing Wynbury Parish Council, Mark Donlon, Chairman of Wynbury Action Group, Mr Langhorn, an objector and Mark Sackett, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for further information relating to viability.

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

(The meeting adjourned at 12.30pm until 12.45pm for a short break).

(The meeting adjourned for lunch at 1.45pm and reconvened at 2.15pm).

(Councillor P Hoyland left the meeting and did not return).

132 **OUTLINE APPLICATION FOR THE ERECTION OF 650 DWELLINGS, A PUBLIC HOUSE, A LOCAL SHOP AND ASSOCIATED INFRASTRUCTURE AND OPEN SPACE PROVISION TOGETHER WITH THE DEMOLITION OF THE FORMER CROSS KEYS PUBLIC HOUSE**

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report the Board resolve to amend the previous resolution in respect of application 11/1643N to read:

APPROVE subject to Section 106 Legal Agreement securing:

- Provision of 10% of the total units as affordable housing in perpetuity, with the mix on Phase 1 being 10% 1 bed flat, 30% 2 bed flat, 30% 2 bed house, 30% 3 bed house. The tenure split of the units on all phases to be 25% social / affordable rent and 75% intermediate tenure. The mix of house types for phase 2 and subsequent phases to be agreed as part of subsequent reserved matters applications. Social Rented and Shared Ownership dwellings to be transferred to a Registered Provider.
- Overage clause
- Provision of education contribution of £161,752.
- Provision of highways contribution of £1,683,426 towards Remer Street / Middlewich Street, Sydney Road Bridge Widening, Crewe Green Roundabout and public transport improvements.
- Travel Plan contribution of £5000
- Provision for public open space to serve the whole of the development to be agreed with the Council when details of layout are submitted for approval. This must secure the provision and future management of children's play areas and amenity greenspace. Submitted details must include the location, grading, drainage, layout, landscape, fencing, seeding and planting of the proposed public open space, transfer to and future maintenance by a private management company.

And the following conditions

1. Standard Outline
2. Submission of reserved matters
3. Plans
4. Air Quality assessment updates to be submitted with each reserved matters
5. Submission, approval and implementation of Construction Environmental Management Plan (CEMP)
6. Submission, approval and implementation of Travel Plan
7. Submission, approval and implementation of contaminated land preliminary risk assessment (PRA)
8. Submission, approval and implementation of contaminated land site investigation (SI)
9. Code for Sustainable Homes Level 3 assessment with reserved matters
10. Provision of detailed scheme of drainage
11. Reserved matters to make provision for allotment site (30 plots) within the development.
12. Breeding bird survey to be carried out prior to commencement of any works during nesting season
13. Provision of replacement hedgerows

14. Provision of detailed design and layout of the GCN mitigation area
15. retention of visually important trees
16. A scheme for the provision and implementation of a surface water regulation system
17. Management of overland flow
18. Provision and management of habitat creation
19. No discharge to Fowle Brook unless further information is provided to prove that the SSSI will not be adversely affected
20. Retention of important hedges
21. Notwithstanding detail shown – no approval of indicative residential masterplan.
22. Landscape design principles to be incorporated into final layout
23. Submission of landscape and ecological management plan
24. Submission of Arboricultural Impact Assessment
25. Submission of Arboricultural Method Statement
26. Submission of Comprehensive tree protection measures
27. A scheme for the provision and management of compensatory habitat creation
28. Each reserved matters application for commercial activities to be accompanied by a noise impact assessment
29. Submission of Noise Mitigation Measures with each reserved matters application.
30. Submission of details of detailed lighting plan with each reserved matters application.
31. Submission of details of bin storage with each reserved matters application.
32. The first phase of development for the occupation of 150 dwellings shall be accessed from the Stoneley Road Access, in accordance with the approved drawing (Drg No: CH004 03)”
33. No development of subsequent phases shall commence until a Phasing Plan for the proposed development has been submitted to and approved in writing by the Local Planning Authority which shall include inter alia details of the phasing of the proposed development and the triggers for the construction of: -
 - (a) Groby Rd Secondary Site Access;
 - (b) Remer St / Broad St / North St / Stoneley Rd Roundabout Improvement and site access;
 - (c) Remer St / Groby Rd / Maw Green Rd / Sydney Rd / Elm Drive Roundabout; and,
 - (d) Sydney Road Bridge MOVA.

The development shall be implemented in complete accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

- 34 Submission / approval of a feasibility study for the installation of Halt signs at Lime Tree Ave / Elm Drive junctions with Middlewich Street. If feasible signs to be installed.

35 Reserved matters to make provision for allotments to the rear of existing properties in Remer Street and bungalows to the rear of the existing properties in Stonely Road.

133 **12/3905C-OUTLINE APPLICATION FOR UP TO 34 DWELLINGS, INCLUDING THE CREATION OF MEANS OF ACCESS TO HASSALL ROAD, ALSAGER, LAND ADJACENT TO HEATH END FARM, HASSALL ROAD, ALSAGER FOR FRANK EVASON & MR ALLAN KEY**

Consideration was given to the above application.

(Councillor R Fletcher, the Ward Councillor, Town Councillor Mrs S Jones, representing Alsager Town Council, Hon. Alderman Derek Bould, President of Alsager Residents Action Group, Amanda Davies, an objector and Sally Cunliffe, 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 Rd. 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).

(The meeting adjourned for a short break at 4.25pm and reconvened at 4.40pm).

(Councillor C Thorley left the meeting and did not return).

134 **PROPOSED ALTERATION TO THE MINUTES FOR APPLICATION 12/3564N, LAND OFF VICARAGE ROAD, HASLINGTON, CW1 5RR**

(Prior to consideration of the report, Councillor D Newton left the room and returned during its consideration, therefore he did not take part in the debate or vote on the item).

Consideration was given to the above report.

RESOLVED

That for the reasons set out in the report that the Board resolve to amend the S106 Heads of Terms to 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 or Gutterscroft

135 **REPORT TO AMEND THE RESOLUTION ON THE RESERVED MATTERS APPLICATION REF; 12/2217C PURSUANT TO OUTLINE PLANNING PERMISSION 11/1682C PROPOSING FULL DETAILS FOR THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR A RESIDENTIAL DEVELOPMENT COMPRISING 224 DWELLINGS, INTERNAL ACCESS ROAD, OPEN SPACE AND LANDSCAPING ON THE FORMER FISONS SITE, MARSH LANE, HOLMES CHAPEL**

Consideration was given to the above report.

(Simon Artiss, representing the applicant attended the meeting and spoke in respect of the report).

RESOLVED

That the Board resolve that its previous resolution in respect of application 12/2217C should still stand, with the deletion of condition no. 22 (below), and without a supplemental s106 legal agreement pending acceptance of submitted Affordable Housing Statement and POS schemes, approval of which should be delegated to the Head of Development Management and Building Control:

Condition no. 22:

- Detailed drawings showing the following alterations to the scheme shall be submitted to and approved by the LPA before any work is commenced on site:

1.1 A roundabout and spur accessing the site or suitable practical alternative

This part of the development shall only be completed in accordance with alteration thus approved.

136 **EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED - That the press and public be excluded from the meeting during consideration of the following item pursuant to Section 100(A) 4 of the Local Government Act 1972 on the grounds that it involves 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.

137 **LAND OFF QUEENS DRIVE, NANTWICH**

In accordance with Section 100B (4) (b) of the Local Government Act 1972, the Chairman agreed that this item be considered as an item of urgent business as the Board need to be aware of Counsels advice given the timescales prescribed by the Planning Inspectorate for the submission of evidence in respect of the forthcoming appeal.

Consideration was given to the above report.

RESOLVED

That the report be noted.

The meeting commenced at 10.30 am and concluded at 5.27 pm

Councillor H Davenport (Chairman)