

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 28th May, 2014 at The Capesthorne Room - Town Hall,  
Macclesfield SK10 1EA

## **PRESENT**

Councillor H Davenport (Chairman)  
Councillor G M Walton (Vice-Chairman)

Councillors D Brickhill, P Edwards, J Hammond, P Hoyland, B Murphy,  
D Neilson (Substitute), D Newton, S Wilkinson, J Wray, A Thwaite  
(Substitute) and L Smetham (Substitute)

## **OFFICERS IN ATTENDANCE**

Mr A Barnes (Senior Planning Officer), Ms S Dillon (Lawyer), Mr N Curtis  
(Principal Development Officer), Mr A Fisher (Head of Strategic & Economic  
Planning), Mr D Malcolm (Interim Planning and Place Shaping Manager) and  
Ms S Orrell (Principal Planning Officer)

## **1 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs R Bailey, D  
Brown, D Hough, Mrs J Jackson and P Mason.

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

In the interest of openness in relation to application 14/0378N, Councillor J  
Hammond declared that he had attended Ward and Parish Council  
Members briefings in relation to the Basford sites together with Officers  
and when the applicant had also been present, however he confirmed that  
he had never expressed any views about the specific application.

In the interest of openness in relation to the same application, Councillor D  
Brickhill declared the same information.

In the interest of openness in relation to agenda item 10 Land off Crewe  
Road, Haslington ref; 13/4301N, Councillor J Hammond declared that he  
was a Member of Haslington Parish Council who were a consultee on the  
application, however he had not made any comments. He had also  
attended a public meeting but had kept an open mind on the application.

In the interest of openness in relation to application 13/0580C, Councillor Mrs  
L Smetham declared that she had played golf at Woodside Golf Club.

In the interest of openness in relation to the same application, Councillor P  
Edwards declared that he was a member of Woodside Golf Club.

It was noted that the majority of Members had received correspondence in respect of a number of the applications on the agenda.

### **3 MINUTES OF THE MEETING**

RESOLVED

That the minutes of the meeting held on 30 April 2014 be approved as a correct record and signed by the Chairman.

### **4 PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted and that Councillor G Barton be allowed to speak on application 14/0007M.

### **5 13/0580C - WOODSIDE GOLF CLUB, KNUTSFORD ROAD, CRANAGE, CREWE, CW4 8HJ: CREATION OF A NEW 27NO. BEDROOM HOTEL, 6NO. GARDEN SUITES WITH MINOR MODIFICATIONS TO THE GOLF COURSE & CONSTRUCTION OF 7NO DWELLINGS WITH COMMUNITY LEISURE FACILITIES (RESUB 12/0682C) FOR WOODSIDE GOLF CLUB**

Consideration was given to the above application.

(Councillor L Gilbert , the Ward Councillor, Parish Councillor John Halstead, representing Cranage Parish Council, Mr Jay Ashall, the agent for the Applicant and Mr Shaun Devaney, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. The proposed housing is contrary to the provisions of PS8 and H6 of the adopted Congleton Borough Local Plan 2005 and the advice given to the National Planning Policy Framework which restricts new housing development in the open countryside. As no need for the proposed community facilities has been demonstrated they can not form the basis for an enabling development exception to open countryside policy.
2. The proposed dwellings located to the Kings Lane frontage will result in the erosion of the landscaped character of this rural location. To allow the development would be detrimental to the visual amenity and landscape character of this area of open countryside, contrary to policies PS5 (Villages in Open Countryside) and PS8 (Open Countryside) of the adopted Congleton Borough Local Plan First Review 2005.

3. The proposed site for the community facilities are in an isolated position away from the village of Cranage. Roads from the site to Cranage are unlit, do not have footways and do not have a frequent bus service. Accordingly users of the community facilities would be reliant upon the motor vehicle to access the site. This is contrary to Policy RC1 of the adopted Congleton Borough Local Plan First Review and the thrust of the NPPF in respect of sustainable development.

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 Principal Planning Manager 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 Board's decision.

Should this application be the subject of an appeal, authority be delegated to the Interim Principal Planning Manager in consultation with the Chairman of the Strategic Planning Board to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

(The meeting adjourned for lunch from 12.30pm until 1.15pm).

**6 14/0007M - LAND AT ADLINGTON ROAD, WILMSLOW, SK9 2BJ: ERECTION OF 193 DWELLINGS INCLUDING DEMOLITION OF OUTBUILDINGS, PUBLIC OPEN SPACE, HIGHWAYS WORKS, ENTRY STATEMENT SIGNS AND ASSOCIATED INFRASTRUCTURE FOR P E JONES (CONTRACTORS) LIMITED**

Consideration was given to the above application.

(Councillor P Whiteley, the ward Councillor, Councillor G Barton, an adjacent Ward Councillor, Town Councillor Dodson, representing Wilmslow Town Council, Mr Manley QC, representing Residents of Wilmslow Group, Mr Redgard, an objector, Mr Savage, an objector, Professor Caroline Rowland, an objector, Martin Carter (of Counsel), representing the applicant and Kerren Phillips, 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 update to Board the application be approved subject to the completion of a Section 106 Agreement securing the following Heads of Terms:-

- Education contributions of £424,910 (26 places) towards secondary accommodation

- £46,500 for off-site provision of Public Open Space (amenity) for improvements, additions and enhancement of existing Public Open Space facilities (amenity) at open space facilities at Browns Lane and other local recreational projects.
- POS to be provided in the middle of the site and to be transferred to and maintained by a management company in perpetuity
- £306,000 for off-site provision of Public Open Space (play) for improvements, additions and enhancement of existing Public Open Space facilities (children's play) at open space facilities at Browns Lane and other local recreational projects.
- £143,000 for the off-site provision of recreation/outdoor sport (outdoor sports facilities and pitches, courts, greens and supporting facilities/infrastructure) at Browns Lane and other local recreational projects
- The payment of £10,000 to fund TRO to reduce speed limit along Adlington Road
- The payment of £30,114 for habitat creation/enhancement works in the locality, to offset loss of biodiversity
- Provision of 30% affordable housing with 40% to be provided as affordable rent and 60% provided as intermediate tenure
- Provision of 7 of the affordable rent properties as bungalows for the over 55's
- Rented affordable units to be transferred to registered provider
- All the affordable dwellings should be provided no later than occupation of 80% of the open market dwellings
- Affordable units to be constructed to HCA Design and Quality Standards (2007) and Level 3 of the Code for Sustainable Homes (2007)

And subject to the following conditions:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)
6. A32HA - Submission of construction method statement
7. A08OP - Ground levels to be submitted
8. A30HA - Protection of highway from mud and debris
9. A23GR - Pile Driving
10. A22GR - Pile Driving
11. Scheme to limit the surface water run-off to be submitted
12. Scheme to manage the risk of flooding from overland flow of surface water to be submitted

13. Scheme for the provision and management of compensatory habitat creation to be submitted
14. Site shall be drained on a separate system
15. Programme of archaeological work in accordance with a written scheme of investigation to be submitted
16. Development to proceed in accordance with the recommendation made by the submitted Bat Survey and Pond Scoping Survey Report
17. Breeding birds survey to be submitted
18. Proposals for the incorporation of features into the scheme suitable for use by breeding birds to be submitted
19. Detailed suite of design and construction drawings for footpath widening and carriageway narrowing, roundabout arm improvement, footpath to Varden Bridge
20. Full residential travel plan to be submitted
21. Obscure glazing - details to be submitted
22. Implementation of noise mitigation measures
23. Details of bin storage facilities to be submitted
24. Environmental Management Plan to be submitted to minimise impacts of dust arising through construction
25. Supplementary investigation and Risk Assessment to be submitted (contaminated land)
26. Details of a minimum 10% reduction in energy use through a building fabric first approach to be submitted.
27. Details of management arrangements for open space, landscape areas and landscape buffer to Overhill Lane to be submitted
28. Lighting details to public right of way across open space to be submitted
29. Tree Retention
30. Tree Protection
31. Construction Specification/Method Statement
32. Tree Pruning/Felling Specification
33. Removal of gated facilities
34. Mitigation measures to protect properties
35. Provision of wheel washing facility
36. No parking of construction vehicles on the main road

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 Principal Planning Manager 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 Board's decision.

Should this application be the subject of an appeal, authority be delegated to the Interim Principal Planning Manager in consultation with the Chairman of the Strategic Planning Board to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

(The meeting adjourned for a short break. Councillor P Edwards left the meeting and did not return).

**7 14/0132C - SALTERSFORD FARM, MACCLESFIELD ROAD, HOLMES CHAPEL, CW4 8AL: DEVELOPMENT OF RESIDENTIAL SCHEME COMPRISING UP TO 100 DWELLINGS, AMENITY AREAS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE FOR RUSSELL HOMES (UK) LIMITED, G.J & M.J P**

Consideration was given to the above application.

(Councillor L Gilbert, the ward Councillor, Councillor A Kolker , the Ward Councillor, Parish Councillor H Thomas, representing Twemlow Parish Council, Bill Armstrong-Mortlock, representing Save Saltersford Corner and Jonathan Vose, the agent for the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be refused for the following reasons:-

1. The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policy PS8 and H6 of the Congleton Borough Local Plan First Review 2005, Policy PG5 of the emerging Cheshire East Local Plan Strategy - Submission Version and the principles of the National Planning Policy Framework, which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use. As such it and creates harm to interests of acknowledged importance. The Local Planning Authority can demonstrate a 5 year supply of housing land in accordance with the National Planning Policy Framework and consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan, to the emerging Development Strategy and the principles of the National Planning Policy since there are no material circumstances to indicate that permission should be granted contrary to the development plan.

2. The proposal would result in loss of the best and most versatile agricultural land and given that the Authority can demonstrate a housing land supply in excess of 5 years, the applicant has failed to demonstrate that there is a need

for the development, which could not be accommodated elsewhere. The use of the best and most versatile agricultural land is inefficient and contrary to Policy SE2 of the emerging Cheshire East Local Plan Strategy - Submission Version and the provisions of the National Planning Policy Framework.

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 Planning and Place Shaping Manager 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 Board's decision.

Should this application be the subject of an appeal, authority be delegated to the Planning and Place Shaping Manager in consultation with the Chairman of the Strategic Planning Board to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

- Affordable housing:
  - 30% of all dwellings to be affordable (65% social or affordable rented and 35% intermediate tenure)
  - A mix of 2 , 3 bedroom and other sized properties to be determined at reserved matters
  - units to be tenure blind and pepper potted within the development, the external design, comprising elevation, detail and materials should be compatible with the open market homes on the development thus achieving full visual integration.
  - constructed in accordance with the Homes and Communities Agency Design and Quality Standards (2007) and should achieve at least Level 3 of the Code for Sustainable Homes (2007).
  - no more than 50% of the open market dwellings are to be occupied unless all the affordable housing has been provided, with the exception that the percentage of open market dwellings that can be occupied can be increased to 80% if the affordable housing has a high degree of pepper-potting and the development is phased.
  - developer undertakes to provide the social or affordable rented units through a Registered Provider who are registered with the Homes and Communities Agency to provide social housing.
  
- Provision of minimum of 2,380 sqm of shared recreational open space and the provision of on site children's play space to include a NEAP with 8 pieces of equipment
- Private residents management company to maintain all on-site play space, open space, including footpaths, hedgerows and green spaces in perpetuity
- The payment of £96,907 for the provision of health care within Holmes Chapel Medical Centre – upon commencement of development

- 8 **WITHDRAWN BY OFFICERS-14/1200C - LAND AT HASSALL ROAD, ALSAGER, STOKE ON TRENT: VARIATION OF CONDITION 8 (ENERGY REQUIREMENTS) ON 12/1670C - ERECTION OF 30NO DWELLINGS (INCLUDING 9NO AFFORDABLE DWELLINGS) VEHICULAR ACCESS AND ASSOCIATED LANDSCAPING FOR SEDDON HOMES LIMITED**

This item was withdrawn by Officers from the agenda prior to the meeting.

- 9 **14/0378N - BASFORD WEST DEVELOPMENT SITE, CREWE ROAD, SHAVINGTON CUM GREYSTY, CREWE: OUTLINE PLANNING APPLICATION FOR B2 (GENERAL INDUSTRY) AND B8 (STORAGE AND DISTRIBUTION) COMPRISING 1,042,500 SQ FT WITH ANCILLARY OFFICES AND MAXIMUM STOREY HEIGHT OF 18M, AND ASSOCIATED WORKS INCLUDING CONSTRUCTION OF NEW SPINE ROAD WITH ACCESS FROM CREWE ROAD AND A500, CREATION OF FOOTPATHS, DRAINAGE INCLUDING FORMATION OF SWALES, FOUL PUMPING STATION, SUBSTATION, EARTHWORKS TO FORM LANDSCAPED BUNDS AND LANDSCAPING. FOR GOODMAN**

Consideration was given to the above application.

#### **RESOLVED**

That for the reasons set out in the report the application be approved subject to the following conditions:-

1. Standard outline (Phased)
2. Residential S106 highway improvements in place prior to commencement of development.
3. Approved plans
4. Submission of phasing plan
5. Provision of spine road in phase 1, remaining roads in accordance with phasing plan, all in accordance with drawings to be submitted and approved.
6. 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.
7. Submission / approval / implementation boundary treatment
8. Submission / approval / implementation details of drainage
9. Development to be carried out in accordance with the approved Flood Risk Assessment (FRA).
10. Limiting the surface water run-off generated by the proposed development, so that it will not exceed the run-off from the undeveloped site and increase the risk of flooding off-site.
11. The layout for the proposed development to be designed to contain the risk of flooding from overland flow during severe rainfall events.



12. Submission, approval and implementation of a method statement to deal with the treatment of the environmentally sensitive ditch, its aftercare and maintenance
13. Submission, approval and implementation of a scheme to dispose of foul and surface water, including the provision and installation of oil and petrol separators
14. This site must be drained on a total separate system in accordance with the FRA.
15. The foul water discharge from the proposed site must discharge at an agreed point of connectivity within the public sewerage system and under details set out in submitted drawings.
16. For the avoidance of doubt, no surface water run-off generated from the site shall communicate with the public sewerage system via direct or indirect means.
17. Submission, approval and implementation of an Environmental Management Plan
18. Submission, approval and implementation of low emission strategy
19. Submission and approval of an updated Phase II investigation and implementation of any necessary mitigation.
20. Submission, approval and implementation of location, height, design, and luminance of any proposed lighting
21. Submission, approval and implementation of a detailed noise mitigation scheme with the full application.
22. Submission, approval and implementation of travel plan
23. Submission, approval and implementation of electric car charging points
24. Mechanical service plants
25. Position of loading bays
26. Dust Control
27. Floor floating
28. Directional signage for pedestrians and cycles
29. Submission / approval / implementation of sustainable design statement
30. A detailed landscape scheme should be submitted for approval prior to commencement on site.
31. A tree survey and tree protection plan in accordance with BS 5837 (2012) should be submitted for approval prior to commencement on site.
32. The agreed landscape scheme should be implemented within the first planting season after commencement of development.
33. No development should take place until details of all earthworks have been submitted and approved.
34. A management plan to include all landscape areas and public open space (within this application) should be submitted and approved prior to commencement of landscape works.
35. A five year landscape establishment management plan should be submitted and approved prior to commencement of landscape works.

36. Any landscape planting that fails within the first 5 years after planting should be replaced on a like for like basis unless agreed in writing with the LPA.
37. Submission / approval / implementation of footpath surfacing / lighting
38. Landscape scheme for spine road.
39. Submission of excavation works for approval close to railway boundary.
40. Surface Water Drainage Scheme to be submitted and approved.
41. Prior to development scheme for provision and management of undeveloped buffer zone alongside ditch to be submitted.
42. Contamination identification and remediation.
43. Breeding birds
44. Construction environment management plan
45. Habitat management plan
46. Wildlife underpass plan
47. Updated badger survey
48. Design of ponds
49. Provision be made for a rail link

#### **10 LAND OFF CREWE ROAD, HASLINGTON REF; 13/4301N**

Consideration was given to the above report.

(The Principal Planning Manager read out statements on behalf of Parish Councillor Richard Hovey, representing Haslington Parish Council and Haslington Action Group).

**RESOLVED**

That the third suggested reason for refusal in respect of impact on highway safety be withdrawn and the Principal Planning Manager be instructed not to contest the issue at the forthcoming public inquiry.

#### **11 WITHDRAWAL OF REASONS FOR REFUSAL**

(During consideration of the item, Councillors G Walton and S Wilkinson left the meeting and did not return).

Consideration was given to the above report.

**RESOLVED**

That the report be deferred to a future meeting for further information.

The meeting commenced at 10.30 am and concluded at 6.20 pm

Councillor H Davenport (Chairman)