

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 18th March, 2015 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors Rachel Bailey, D Brickhill, P Edwards, J Hammond, S Hogben (Substitute), D Hough, D Newton, L Smetham, A Thwaite (Substitute), S Wilkinson and J Wray

OFFICERS IN ATTENDANCE

Mr A Barnes (Senior Planning Officer), Mr D Evans (Principal Planning Officer), Mr A Fisher (Head of Strategic and Economic Planning), Mrs N Folan (Planning Solicitor), Mr N Jones (Principal Development Officer), Mr D Malcolm (Principal Planning Officer) and Mr N Turpin (Principal Planning Officer)

Prior to the start of the meeting, Councillor H Davenport held a minute's silence in respect of the recent sudden death of Councillor P Hoyland who had been a Member of the Strategic Planning Board.

119 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Brown, Mrs J Jackson and B Murphy.

120 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in relation to application 14/0977C, Councillor J Hammond declared that he was a Director of Ansa who had been a consultee on the application, however he had not made any comments.

In the interest of openness in relation to the same application, Councillor S Hogben declared the same information.

121 MINUTES OF THE PREVIOUS MEETING

RESOLVED

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

122 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

- 123 **WITHDRAWN-14/3892C- REDEVELOPMENT OF THE SITE TO PROVIDE UP TO 200 HOMES AND A COMMUNITY FACILITY, LAND WEST OF, CREWE ROAD, SANDBACH, CHESHIRE FOR HIMOR (LAND) LTD, SIMON FODEN, PAUL FODEN**

This item was withdrawn by Officers prior to the meeting.

- 124 **14/0977C-OUTLINE APPLICATION FOR THE ERECTION OF UP TO 120 DWELLINGS, PUBLIC OPEN SPACE, GREEN INFRASTRUCTURE AND ASSOCIATED WORKS, LAND TO THE SOUTH OF, HIND HEATH ROAD, SANDBACH FOR MR PAUL CAMPBELL, RICHBOROUGH ESTATES PARTNERSHIP LLP**

Consideration was given to the above 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:-

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:
 - The numbers, type, tenure and location on the site 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. Provision of Public Open Space and a NEAP (8 pieces of equipment) and submission of a Management Plan for the Open Space to be maintained by a private management company in perpetuity
3. Primary School Education Contribution of £173,541
4. Secondary School Education Contribution of £261,483
5. Highways Contribution of £240,000 towards the junctions of Old Mill Road/the Hill, Crewe Green Roundabout and Junction 17 of the M6
6. Cycling Contribution of £120,000 for improvements to cycling provision in the Wheelock, Sandbach and Elworth/Etiley Heath area.

And subject to the following conditions:-

1. Standard Outline
2. Submission of Reserved Matters
3. Time limit for submission of reserved matters
4. Approved Plans
5. Details of existing and proposed ground levels
6. Phasing of the development
7. Submission of materials for the development
8. Details of overland flow/surface water
9. Details of scheme for the disposal of foul water
10. Contaminated land
11. Environment Management Plan
12. Travel Plan
13. 8m buffer zone along the watercourse
14. Submission of a revised Ecological Mitigation Strategy
15. Breeding Birds timing of works
16. Replacement hedgerow planting as part of the reserved matters application
17. Arboricultural Method Statement
18. Landscape Design and Management Strategy
19. Open Space Scheme
20. Submission of a Construction Management Plan
21. Surface water run off not to exceed the green field run rate
22. Details of bin storage to be submitted

Informative:

1. Brine Board as per submitted comments.

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Principal Planning Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:
 - The numbers, type, tenure and location on the site 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. Provision of Public Open Space and a NEAP (8 pieces of equipment) to be maintained by a private management company
- 3. Primary School Education Contribution of £173,541
- 4. Secondary School Education Contribution of £261,483
- 5. Highways Contribution of £240,000 towards the junctions of Old Mill Road/the Hill, Crewe Green Roundabout and Junction 17 of the M6
- 6. Cycling Contribution of £120,000 for improvements to cycling provision in the Wheelock, Sandbach and Elworth/Ettiley Heath area.

125 **14/5120C-RESERVED MATTERS APPLICATION FOR THE CONSTRUCTION OF 160 DWELLINGS, ASSOCIATED ON SITE HIGHWAYS INFRASTRUCTURE, CAR PARKING AND PEDESTRIAN ROUTES, FORMAL AND INFORMAL OPEN SPACE PROVISION AND ASSOCIATED WORKS, LAND NORTH OF CONGLETON ROAD, SANDBACH FOR TAYLOR WIMPEY UK LIMITED AND SEDDON HOME**

Consideration was given to the above application.

(Councillor B Moran, the Ward Councillor and Caroline Musker, 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 update to Board the application be approved subject to the following conditions:-

1. Plans and details submitted
2. Time
3. Landscape implementation
4. The submission of materials
5. Further landscape details in respect of SUDs area, service routes and levels.

(The meeting adjourned for a short break).

126 **14/2973N-ERECTION OF 4 NO BROILER REARING UNITS WITH ASSOCIATED FEED BINS, BOILER ROOMS, FEED BLENDING ROOMS, WATER TANK, HARDSTANDINGS, AND UPGRADED HIGHWAY ACCESS, LAND NORTH OF SMEATON WOOD FARM, PINSLEY GREEN ROAD, WRENBURY FOR DAVID CHARLESWORTH**

Consideration was given to the above application.

(Mr Pick 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:-

- 1) Standard time limit
- 2) Accordance with approved / amended plans
- 3) Facing and roofing materials to be submitted
- 4) Landscaping scheme including hedgerow protection
- 5) Implementation of landscaping scheme
- 6) In accordance with protected species survey and recommendations
- 7) Foul and surface drainage water details to be submitted
- 8) Submission of a waste management plan
- 9) Deliveries and collections from site excluding delivery and removal of livestock restricted (8.00am to 6.00pm Monday to Friday and not at all on weekends or Bank Holidays)
- 10) Noise mitigation implemented carried out in accordance with submitted noise survey prior to first use
- 11) Visibility splay as approved plan; brought into use prior to construction
- 12) No external lighting
- 13) Vehicular passing places provided prior to first use
- 14) Nesting bird survey if development carried out during breeding season
- 15) Details of habitat creation (barn owl boxes to be submitted)

In the event of any changes being needed to the wording of the Strategic Planning 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.

(Prior to consideration of the following item, Councillor Mrs R Bailey arrived to the meeting).

127 **14/1158M-CONSTRUCTION OF A SUBTERRANEAN CAR STORAGE FACILITY WITH ANCILIARY ABOVE GROUND OFFICE DEVELOPMENT AND ASSOCIATED DEMOLITION AND LANDSCAPING, APPLETON AIR FIELD, CROWLEY LANE, HIGH LEGH, KNUTSFORD FOR HOW PLANNING**

Consideration was given to the above application.

(Councillor R Wright, representing High Legh Parish Council 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:-

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. Details of lighting to be submitted
4. Details and timescales for buildings / hardstanding to be removed to be submitted.
5. Development for private recreation use only, and no commercial activities. Removal of PD rights.
6. No shrub clearance during bird nesting season.
7. Contaminated land - remediation and verification strategy to be submitted
8. Contaminated land - remediation and verification and long term monitoring and maintenance
9. Bat mitigation
10. Further bat survey required if works not undertaken within 6 months
11. Badger method statement required prior to demolition
12. Barn owl nesting boxes required
13. Submission of Ecological Protection Plan required prior to site clearance works
14. Habitat Management Plan (HMP) to be submitted prior to commencement of development
15. Scheme for the disposal of foul and surface water from the site to be submitted
16. Removal of Permitted Developments Rights
17. Implementation of programme of archaeological work
18. No development shall take place until a programmed landscaping and restoration scheme has been submitted
19. 8 above ground car parking spaces to be provided
20. No parking of vehicles on any other hardstanding areas of the site except the areas dedicated for vehicle parking
21. No provision of any new hardstandings or surfacing except those areas clearly identified on the approved plans
22. Construction and Demolition Method Statement to be submitted
23. Details of any temporary buildings to be erected within the site compound to be submitted. The temporary buildings shall be removed from the site and land restored within 28 days of substantial completion of the development
24. All HGV movements to and from the site associated with the construction of the development shall at all times be routed in accordance with the HGV access route
25. The total number of HGVs entering the site shall not exceed 348; and the total number of HGVs leaving the site shall not exceed 348 during any 40 working day period.

26. Prior to the formation of any earth bunds or installation of soft landscaping on site, all materials excavated from the land shall be managed in accordance with a 'Validation and Stockpiling Scheme'
27. Survey of verges on roads and survey of roads prior to commencement.

Prior to the close of the meeting, the Principal Planning Manager informed Members of two urgent decisions taken in relation to two planning appeals involving Padgbury Lane, Congleton.

The meeting commenced at 10.30 am and concluded at 1.10 pm

Councillor H Davenport (Chairman)