

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Thursday, 10th July, 2014 at The Capesthorne Room - Town Hall,  
Macclesfield SK10 1EA

## **PRESENT**

Councillor G M Walton (Vice-Chairman in the Chair)

Councillors D Brickhill, L Brown (Substitute), B Burkhill (Substitute),  
J Hammond, O Hunter (Substitute), J Jackson, P Mason, A Thwaite  
(Substitute), R West (Substitute), S Wilkinson, J Wray and C G Thorley  
(Substitute)

## **OFFICERS IN ATTENDANCE**

Mrs P Evans (Planning Lawyer), Mr N Jones (Principal Development Officer),  
Mr D Kerfoot (Locum Solicitor), Mr D Malcolm (Principal Planning Manager),  
Mr T Poupard (Senior Planning Officer) and Mr N Turpin (Principal Planning  
Officer)

## **19 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Mrs R Bailey, H  
Davenport, D Brown, P Hoyland D Hough, B Murphy and D Newton.

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

It was noted that in respect of application 14/0114M Members had  
received a number of representations relating to the application.

In the interest of openness in respect of application 13/4640M, Councillor  
G Walton declared that whilst there was reference to provision of  
education money in the Section 106 agreement for the two Primary  
Schools one of which he was a Governor of (Peover Superior), he had not  
had any discussions with the School regarding this matter.

## **21 PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

## **22 14/1823N-RESERVED MATTERS APPLICATION FOR ERECTION OF 268 RESIDENTIAL DWELLINGS INCLUDING 29 APARTMENTS AND ASSOCIATED INFRASTRUCTURE AND FACILITIES, LAND OFF, QUEENS DRIVE, NANTWICH FOR BOVIS HOMES & BARRATT HOMES**

Consideration was given to the above application.

(Pat Cullen, an objector and Roger Lomas, the agent for the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out by the Principal Planning Manager on behalf of Councillor A Moran, the Ward Councillor).

## RESOLVED

That for the reasons set out in the report and in the written update to Board, the application be approved subject to the following conditions:-

1. Approved Plans
2. Materials in accordance with the submitted details
3. Post and rail fence to surround the ponds to be constructed in accordance with the submitted details
4. Landscaping details to be submitted to the LPA for approval in writing (to be based on the composite layout plan)
5. Implementation of the approved landscape scheme
6. Boundary treatment details to be submitted for approval in writing
7. Implementation of the submitted Ecological Protection Plan.
8. Details of the resurfacing of the bridleway through the site to be submitted to the LPA for approval in writing
9. Details of existing and proposed land levels to be submitted to the LPA for approval in writing
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 and any potential floodwaters from the Shropshire Union Canal, has been submitted to and approved in writing by the local planning authority.
11. Prior to development, an addendum to the AMS will be required to provide details of key personnel and to make clear that arboricultural supervision is to be provided by the applicants arboricultural consultant.
12. Hedgerow Protection Details
13. Affordable Housing to be provided in accordance with the submitted Affordable Housing Statement
14. Details of bin storage for the apartments to be provided
15. Prior to the commencement of development details of the children's play area to be submitted to the LPA for approval in writing.
16. Construction Plan to ensure details submitted with no access from Marsh Lane

That the following informatives be included stating:-

1. It is recommended that the hours of noise generative\* demolition / construction works taking place during the development (and associated deliveries to the site) are restricted to:

Monday – Friday 08:00 to 18:00 hrs

Saturday 09:00 to 14:00 hrs  
Sundays and Public Holidays Nil

*\*For information "Noise Generative" is defined as any works of a construction / demolition nature (including ancillary works such as deliveries) which are likely to generate noise beyond the boundary of the site.*

2. It is essential that the applicant/developer contacts the Canal & River Trust's Third Party Works Team (01942 405761) in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust".

In addition delegation was given to the Principal Planning Manager to investigate a pedestrian link into local Circular Walk prior to decisions being issued.

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, 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.

**23 13/4640M-OUTLINE PLANNING APPLICATION FOR DEMOLITION OF EXISTING COLD STORAGE DEPOT AND DEVELOPMENT OF SITE AND ADJACENT CAR PARK LAND FOR A MIXED USE SCHEME COMPRISING UP TO 122 DWELLINGS WITH ASSOCIATED PUBLIC OPEN SPACE, PEDESTRIAN CROSSING AND RELOCATION OF BUS STOPS ON KNUTSFORD ROAD AND EITHER UP TO 603 SQM OF B1A BUSINESS SPACE AND OR CAR PARKING WITH ALL MATTERS RESERVED, EXCEPT FOR ACCESS, EDDIE STOBART LTD, KNUTSFORD ROAD, CHELFORD, MACCLESFIELD FOR RICHARD BUTCHER, EDDIE STOBART GROUP LIMITED**

Consideration was given to the above application.

(Parish Councillor Kath Gildon, the Chairman of Chelford Parish Council, representing Chelford Parish Council, Mr Barry Tyre, a Supporter and Dave Trimmingham, 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 written update to Board, the application be approved subject to the completion of a Section 106 Agreement securing the following:-

- 30% Affordable Housing = 30 units to be 65% social or affordable rent, and 35% intermediate tenure.
- A commuted sum would be required for offsite provision for use towards play (formal and informal) at Mere Court, Dixon Drive and Chelford Village Hall. The commuted sum total is £250 000.
- £195 233 towards Educational Facilities at Chelford and Peover Primary schools.
- A 15 year sum for maintenance of the open space will be required IF the council agrees to the transfer of the open space to CEC on completion. Alternatively, arrangements for the open space to be maintained in perpetuity will need to be made by the developer, subject to a detailed maintenance schedule to be agreed with the council, prior to commencement

And subject to the following conditions:-

1. A06OP - Commencement of development
2. A03OP - Time limit for submission of reserved matters (within 3 years)
3. A01OP - Submission of reserved matters
4. A02OP\_1 - Implementation of reserved matters
5. A09OP - Compliance with parameter details
6. A10OP\_1 - Details to be submitted -layout
7. A12OP - The location of the access point is approved as part of outline consent
8. A08OP - Ground levels to be submitted
9. A01LS - Landscape Masterplan - submission of details
10. A04LS - Landscaping (implementation)
11. A01GR - Removal of permitted development rights
12. A02HA - Construction of access
13. A04HA - Vehicular visibility at access to be approved
14. A32HA - Submission of construction method statement
15. A19MC - Refuse storage facilities to be approved
16. At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources
17. Phasing of landscaping works - along railway line first
18. Submission of a landscape management scheme to be submitted with the Reserved Matters application

19. The landscaping scheme shall incorporate details of boundary treatment
20. Protection of breeding birds
21. Provision of bird boxes
22. All arboricultural works shall be carried out in accordance with Cheshire Woodlands Arboricultural Statement
23. Development in strict accordance with the ecological survey
24. Details of lighting to be approved
25. Acoustic mitigation in accordance with submitted report
26. Pile driving
27. Exact specification of noise mitigation measures shall be detailed in full, at the design stage
28. Hours of construction/noise generative works
29. Construction phase environmental management plan
30. Submission of a drainage scheme including details in respect of surface water run-off
31. Submission of a scheme to manage the risk of flooding to be submitted
32. Contaminated land
33. Environment Agency conditions relating to SUDS and preventing risk of flooding
34. Travel Planning
35. United Utilities
36. Highways works delivered by way of S278 Agreement
37. Environmental Protection Act
38. Public Rights of Way
39. Network Rail
40. Retention/incorporation of the Clock from the roof of the office block within the scheme which comes forwards at Reserved Matters stage

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, 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.

(The meeting adjourned for lunch from 12.50pm until 1.30pm. Prior to consideration of the following application, Councillor P Mason arrived to the meeting and Councillor C Thorley left the meeting and did not return).

**24 14/0114M-HYBRID PLANNING APPLICATION FOR MIXED-USE REDEVELOPMENT SEEKING: A. FULL PLANNING PERMISSION FOR ALTERATIONS TO EXISTING EMPLOYMENT BUILDINGS, CONSTRUCTION OF NEW EMPLOYMENT BUILDINGS AND INSTALLATION OF NEW OVER GROUND SERVICES, PIPING AND DUCTING. B. FULL PLANNING PERMISSION FOR DEMOLITION OF REMAINING REDUNDANT EMPLOYMENT BUILDINGS AND REMOVAL OF REDUNDANT OVER GROUND SERVICES, PIPING AND DUCTING. C. OUTLINE PLANNING PERMISSION FOR CONSTRUCTION OF DWELLINGS, ASSOCIATED INFRASTRUCTURE, LANDSCAPING AND OTHER ASSOCIATED WORKS (MEANS OF ACCESS), HARMAN TECHNOLOGY SITE AND ADJ LAND, ILFORD WAY, TOWN LANE, MOBBERLEY, KNUTSFORD FOR ARGONAUGHT HOLDINGS LTD C/O LPC LIVING LTD**

Consideration was given to the above application.

(Parish Councillor Heidi Gilks, representing Mobberley Parish Council, Gareth Wilson, representing Residents Against Mobberley Sprawl, (RAMS), Jan Chadwick, an objector, Lee Yates, a Supporter, Simon Ashdown, representing the applicant and Jeremy Hinds, agent for the applicant. In addition a statement was read out by the Principal Planning Manager on behalf of Councillor J Macrae, the Ward Councillor).

**RESOLVED**

That the application be deferred to a future meeting for a Public Health Assessment (particularly to take account of the aircraft noise and impact on future occupiers).

(This decision was contrary to the Officer's recommendation of approval).

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

**25 UPDATE FOLLOWING THE RESOLUTION TO APPROVE APPLICATION 13/4121C SUBJECT TO A S106 AGREEMENT**

Consideration was given to the above report.

**RESOLVED**

That conditions 14 and 15 remain on the list of conditions and that two additional conditions be attached to the resolution as follows:-

- Phasing for the development with the roundabout and internal road being part of phase 1 and the supermarket being part of phase

- Prior to the commencement of phase 2 elevational details of all minor structures including trolley bays, sprinkler tanks, the biomass boiler and electrical services structures shall be submitted to the LPA for approval in writing.

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In addition it was agreed that the following wording also be included:-

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, 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.

In accordance with the Committee Procedure Rules for Urgent Decisions Taken Outside Meetings (Part 4: Rule 25.1 and Appendix 4) the Principal Planning Manager reported for information:-

13/2649C Church Lane, Wistaston (300 dwellings) – Additional landscape reason to be contested at appeal.

Urgency was required due to the need to exchange proofs of evidence by 8 July 2014 and the Strategic Planning Board would meet after this deadline.

13/2069C East of Crewe Road, Shavington (275 dwellings) – Removal of highway reason for refusal (the sole reason) subject to contribution of £130,000 and agreement to not to commence works until after 1 January 2017.

Urgency was required as the public inquiry was due to open on 9 July 2014 before the next Strategic Planning Board meeting.

The meeting commenced at 10.30 am and concluded at 4.00 pm

Councillor (none)