

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 27th January, 2016 at Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

## **PRESENT**

Councillor H Davenport (Chairman)  
Councillor J Hammond (Vice-Chairman)

Councillors B Burkhill, T Dean, S Edgar (Substitute), S Gardiner (Substitute),  
D Hough, J Jackson, D Newton, S Pochin and J Wray

## **OFFICERS**

Patricia Evans (Planning Lawyer)  
Ben Haywood (Major Applications – Team Leader)  
Paul Hurdus (Highways Development Manager)  
David Malcolm (Head of Planning (Regulation))  
Philippa Radia (Senior Planning Officer)  
Paul Wakefield (Planning Officer)  
Gaynor Hawthornthwaite (Democratic Services Officer)

## 101 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors R Bailey, L Durham, M Sewart  
and G Walton.

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

In the interest of openness in respect of applications 13/5242C and  
15/3386N Councillor J Hammond declared that he was a Director of ANSA  
Environmental Services Limited who were consultees, but had not made  
any comments nor been involved in any discussions relating to these  
applications.

In the interest of openness in respect of applications 15/2010M and  
15/5141M Councillor J Hammond declared a pecuniary interest on the  
grounds that he was a Director of ANSA Environmental Services who use  
the Henshaws and Danes Moss sites respectively in their recycling  
operations and in the circumstances would leave the room prior to  
consideration of the applications.

It was noted that Members had received correspondence from Barratt  
Homes relating to application 15/2010M.

## 103 **MINUTES OF THE PREVIOUS MEETING**

That the minutes of the meeting held on 16<sup>th</sup> December 2015 be approved as a correct record and signed by the Chairman.

104        **PUBLIC SPEAKING**

That the public speaking procedure be noted.

105        **13/5242C - LAND OFF HAWTHORNE DRIVE, SANDBACH, CHESHIRE CW11 4JH: RESIDENTIAL DEVELOPMENT COMPRISING 138 DWELLINGS, ACCESS AND ASSOCIATED WORKS (ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT) FOR ADELE SNOOK, PERSIMMON HOMES NORTH WEST**

The Board considered a report and written and verbal updates regarding the above application.

(Councillor S Corcoran (Ward Member) and Ms A Snook (applicant) attended the meeting and spoke in respect of the application)

**RESOLVED**

That for the reasons set out in the report the application be DEFERRED to enable Officers to seek additional information relating to:

- Costings of the bridge across wildlife corridor
- Affordable housing contributions
- Highways impact

*Following consideration of this application, the meeting adjourned for lunch from 12.20 pm to 1.00 pm.*

106        **15/2010M - LAND SOUTHWEST OF MOSS LANE, MACCLESFIELD: FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF 150 NO. DWELLINGS WITH ASSOCIATED CAR PARKING, ACCESS, INTERNAL ROADS AND LANDSCAPED OPEN SPACE FOR BDW TRADING LTD (BARRATT HOMES M'CR)**

*Prior to consideration of this application, as stated in his declaration, Councillor J Hammond left the meeting and returned following consideration of application number 15/5141M*

(Councillor C Andrew (Ward Member) and Mr S Artiss (Planning Manager, Barratt Homes – on behalf of applicant) attended the meeting and spoke in respect of the application)

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

## **RESOLVED**

That for the reasons set out in the report the application be APPROVED subject to revised Section 106 Heads and Terms to secure:

Heads of Terms:

- Education contributions of £200,000 (primary)
- Open space provision and management arrangements.
- Provision, tenure and phasing of 10% affordable housing

And the following conditions:

1. Development in accord with approved plans
2. Submission of samples of building materials
3. Commencement of development (3 years)
4. Landscaping - submission of details
5. Landscaping (implementation)
6. Landscaping to include details of boundary treatment
7. Tree retention
8. Tree protection Arboricultural method statement
9. Submission of construction method statement
10. Contamination enabling and remediation strategy to be submitted
11. Verification report for remediation strategy to be submitted
12. Piling or other foundation designs using penetrative methods shall not be permitted
13. Scheme to dispose of surface water drainage to be submitted
14. Noise mitigation scheme to be submitted
15. Scheme to minimise dust emissions to be submitted
16. Environmental Management Plan to be submitted
17. Electric Vehicle Infrastructure to be provided
18. Travel plan to be implemented
19. Assessment of the potential for disposing of surface water by means of a sustainable drainage scheme to be carried out
20. Detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods to be submitted
21. Site to be drained on a total separate system
22. Landscape management plan to be submitted
23. Right turn lane at Moss Lane / Congleton Road to be provided

24. Wheelwash facilities to be provided

25. Vehicular Access permissions to be provided through to land to the west

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 Planning (Regulation) 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.

107      **15/3386N - LAND SOUTH OF NEWCASTLE ROAD, SHAVINGTON, CREWE, CHESHIRE: REMOVAL OF CONDITION 30 (NUMBER OF DWELLINGS) ON PREVIOUS PERMISSION 12/3114N; OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 360 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 FOR MACTAGGART & MICKEL HOMES LTD**

The Chairman reported that this application had been withdrawn from the agenda prior to the meeting.

108      **15/5141M - DANES MOSS LANDFILL SITE, CONGLETON ROAD, GAWSWORTH, MACCLESFIELD, CHESHIRE SK11 9QP: VARIATION OF CONDITION 1,25,31,32,37,39,42 ON 12/3240W AN APPLICATION MADE UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TO EXTEND THE OPERATIONAL LIFE OF DANES MOSS LANDFILL FACILITY TO 31 DECEMBER 2019 WITH FINAL RESTORATION BY 31 DECEMBER 2020 BY APPLYING TO VARY CONDITION 47 OF PLANNING PERMISSION 09/0761W FOR ALAN BULPIN, 3C WASTE LIMITED**

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

(Alan Bulpin (applicant) attended the meeting and spoke in respect of the application)

## **RESOLVED**

That for the reasons set out in the report and written update the application be APPROVED subject to

- (1) a Deed of Variation to the existing S106 Planning Obligation to secure the long term management of the adjacent Danes Moss Site of Special Scientific Interest and Danes Moss Landfill site
- (2) Conditions covering in particular:

- All the conditions attached to permissions 12/3240W and 09/0761W unless amended by those below
- Extension of time to 31<sup>st</sup> December 2019 with full restoration of the site within 12 months or no later than 31<sup>st</sup> December 2020.

### **12/3240W**

The development hereby approved shall only be carried out in accordance with the following documents, except where these may be modified by the conditions below:

Planning Application Form dated 11<sup>th</sup> November 2015

Drawing No 1779-01-01 (Statutory Plan)

Drawing No. 1220-01-02 (Proposed pre-settlement contours and cross sections)

Drawing No. 1779-01-02 Rev A (Approved Restoration)

Drawing No. 837-01-02 (Proposed Phasing of Consent 09/0761W)

25. With reference to the Schematic Phasing in Drawing No. 837-01-02 (Proposed Phasing), cells shall be progressively tipped and restored in sequence, C2, C2A/C3A, with no tipping in Cell C3A taking place until Cell C2 has been restored, unless otherwise agreed with the Waste Planning Authority. The access route shown on the drawing will form part of the final tipping and restoration phase. Restoration and spreading of subsoil and/or topsoil to final levels within each cell should occur by no later than 31<sup>st</sup> December 2019 unless otherwise agreed with the Local Planning Authority. Tipping in each cell shall accord with final tipping levels as specified under condition 33.

31. The site shall be restored to nature conservation and amenity use specifically a mixture of amenity woodland, heathland, acid grassland and general amenity grassland, as indicated on approved drawing No. 1779-01-02 Rev A (Proposed Restoration), and the scheme approved by condition 42 below, to provide an appropriate mix of wetland species.

32. Restoration shall be progressive, and in accordance with the detail shown in drawing No. 1220-01-02 (Proposed Pre-Settlement Contours) and 1779-01-02 Rev A (Approved Restoration). Any grass seeding which is due to take place shall be undertaken within 12 months of the spreading of the final soil layer. Any tree and/or shrub planting shall be undertaken within 24 months of the spreading of the final soil layer unless otherwise agreed in writing with the Waste Planning Authority.

37.The scheme of restoration and landscaping management approved under condition 44 of consent 09/0761W or as updated by Drawing No. 837-01-03 shall be implemented by not later than 31<sup>st</sup> December 2020. Any plants which die, are removed or become seriously damaged or diseased, shall be replaced with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

39.Aside from the provisions of condition 40 and 41, within 12 months of tipping being completed to final levels, or no later than 31 December 2020, whichever is the sooner, all plant, machinery, debris, and site buildings shall be removed from the site; all haul roads, access roads and areas of hardstanding shall be broken up and removed from the site, and the site shall be restored in accordance with Drawing No. 1779-01-02 Rev A.

42.The tipping of waste material authorised by this permission shall cease by 31 December 2014 with restoration materials imported as necessary beyond this date to ensure that the site is fully restored by 31 December 2020 in accordance with the consented levels.

#### **09/0761W**

47.The tipping of waste material authorized by this permission shall cease by 31 December 2014 with restoration materials imported as necessary beyond this date to ensure that the site is fully restored by 31 December 2020 in accordance with the consented levels.

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 Planning (Regulation) has delegated authority to do so in consultation with the Chairman/Vice Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

109      **15/0184N - 138 SYDNEY ROAD, CREWE CW1 5NF: OUTLINE PLANNING APPLICATION FOR UP TO 275 DWELLINGS OPEN SPACE AND ASSOCIATED WORKS, WITH ALL DETAILED MATTERS RESERVED APART FROM ACCESS FOR C MULLER, MULLER PROPERTY GROUP**

The Board considered a report and verbal update regarding the above application.

## **RESOLVED**

That for the reasons set out in the report the Board be MINDED TO REFUSE the application for the following reasons:

1. The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policies NE.2 (Open Countryside) and RES.5 (Housing in Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan, Policy PG 5 of the Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework and create harm to interests of acknowledged importance. As such the application is also contrary to the emerging Development Strategy. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.
2. In the opinion of the Local Planning Authority, the proposed development would cause a significant erosion of the Green Gap between the built up areas of Crewe and Haslington and would adversely affect the visual character of the landscape which would significantly and demonstrably outweigh the benefits of the scheme notwithstanding a shortfall in housing land supply. The development is therefore contrary to Policy NE4 (Green Gaps) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within the NPPF.
3. In the absence of surveys for Lesser Silver Diving Beetle, Mud Snail, Great Crested Newts Roosting Bats and Barn Owls and a botanical species list with DAFOR rating for the grassland habitats associated with the application site, the applicant has failed to demonstrate that the proposal will protect and enhance the natural conservation resource including protected species and habitats. The proposal is therefore contrary to Policy NE5 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and Policy SE3 of the emerging Cheshire East Local Plan Strategy - Submission Version and the provisions of the National Planning Policy Framework.

RESOLVE to enter into a Section 106 to secure the following:

- Affordable housing:
  - 30% of the total dwellings to be provided as affordable housing
  - 65% of the affordable dwellings to be provided as either social rent or affordable rent

- 35% of the affordable dwellings to be provided as intermediate tenure
- Affordable housing to be provided on site
- Affordable rented or Social rented dwellings to be transferred to a Registered Provider
- The affordable dwellings to be provided as a range of property types to be agreed with Housing
- Affordable housing to be pepper-potted in small groups, with clusters of no more than 10 dwellings.
- The affordable housing to be provided no later than occupation of 50% of the open market dwellings, or if the development is phased and there is a high degree of pepper-potting the affordable housing to be provided no later than occupation of 80% of the open market dwellings.
- Affordable dwellings transferred to an RP to be built in accordance with the HCA Design and Quality Standards or the latest standards applied by the HCA.
- Equipped children's play area.
- Private residents management company to maintain all on-site open space, including footpaths and habitat creation area in perpetuity
- Education Contribution:
  - $52 \times £11,919 \times 0.91 = £564,007.08$  (primary)
  - $4 \times £50,000 \times 0.91 = £182,000$  (SEN)
  - Total education contribution (£746,007.08)
- Highways Contribution of £ 1.6m towards the costs of improvements at Sydney Road Bridge and / or Crewe Green Roundabout.
- Rights of Way contribution of £TBC

The meeting commenced at 10.30 am and concluded at 2.55 pm

Councillor H Davenport (Chairman)