

Strategic Planning Board

Agenda

Date: Wednesday, 24th February, 2016
Time: 10.30 am
Venue: The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

Please note that members of the public are requested to check the Council's website the week the Strategic Planning Board meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**

To receive any apologies for absence.

2. **Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests and for Members to declare if they have a pre-determination in respect of any item on the agenda.

3. **Minutes of the Previous Meeting** (Pages 1 - 8)

To approve the minutes of the meetings held on 27th January 2016 and 18th February (to follow) as a correct record.

Please Contact: Gaynor Hawthornthwaite on 01270 686467
E-Mail: gaynor.hawthornthwaite@cheshireeast.gov.uk with any apologies or request for further information
Speakingatplanning@cheshireeast.gov.uk to arrange to speak at the meeting

4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Strategic Planning Board
- The relevant Town/Parish Council

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the Strategic Planning Board and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **15/5401M - Alderley Park, Congleton Road, Nether Alderley, Macclesfield, SK10 4TF: Full planning permission for the demolition of a number of specified buildings; and outline planning permission with all matters reserved for a mixed-use development comprising the following: Up to 38,000 sqm of laboratory, offices and light manufacturing floorspace (Use Class B1); Up to 1,500 sqm of retail, café, restaurant, public house and / or crèche floorspace (Use Classes A1, A3, A4 and D1); Up to 275 residential dwellinghouses, where up to 60 units could be for retirement / care (Use Classes C2 and C3); Up to a 100 bed hotel (Use Class C1); Sport and recreational facilities including an indoor sports centre of up to a 2,000 sqm (Use Class D2); Up to 14,000 sqm of multi-storey car parking providing up to 534 spaces (sui generis); A waste transfer station of up to 900 sqm of (sui generis); Public realm and landscaping; Other associated infrastructure for Mr Joe Broadley, Alderley Park Limited (Pages 9 - 48)**

To consider the above application.

6. **15/0400M - Land off Earl Road/Epsom Avenue, Handforth Dean, Cheshire, SK9 3RL: Demolition of existing buildings and erection of five units to be used for Class A1 (Non-food retail) purposes and two units to be used for Use Class A1 (Non-food retail or sandwich shop) and/or Use Class A3 and/or Use Class A5. Creation of car park and provision of new access from Earl Road, together with landscaping and associated works for Orbit Investments (Properties) Ltd (Pages 49 - 72)**

To consider the above application.

7. **15/3531C - Land Bounded by Old Mill Road and M6 Northbound Slip Road, Sandbach: Reserved matters application for proposed erection of 232no. dwellings including roads, sewers, boundary treatments and garages and associated works for Mr Simon Artiss, Barratt Homes Manchester Division (Pages 73 - 86)**

To consider the above application.

8. **15/5063N - Land West Of, Broughton Road, Crewe: Residential development (Use Class C3) consisting of 81 no. new affordable dwellings comprising 10 no. three bed houses, 45 no. two bed houses, 6 no. two bed apartments and 20 no. one bed apartments in three two storey apartment blocks with associated infrastructure including a new estate access off Broughton Road for William Fulster, MCI Developments Limited and Wulvern Housing (Pages 87 - 104)**

To consider the above application.

9. **Update Following the Refusal of Application 14/3892C Land West of Crewe Road, Sandbach: Outline Application for Redevelopment of the Site to provide up to 200 homes and a Community Facility (Pages 105 - 110)**

To consider an update to the reasons for refusal in advance of the upcoming appeal.

10. **Update following the Refusal of Application 14/5921C Land off London Road, Brereton: A Mixed Use Development including Residential and Commercial (outline) (Pages 111 - 116)**

To consider an update to the reasons for refusal in advance of the upcoming appeal.

11. **Update following the Refusal of Application 14/1189C Land off Abbey Road, Sandbach: Outline Application for 165 dwellings (Pages 117 - 122)**

To consider an update to the reasons for refusal in advance of the upcoming appeal.