

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 23rd March, 2016 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors B Burkhill, T Dean, L Durham, S Edgar (Substitute),
M Hardy (Substitute), D Hough, J Jackson, D Newton, M Sewart, J Wray and
G M Walton

OFFICERS IN ATTENDANCE

Nicky Folan (Planning Solicitor)
David Hallam (Principal Design & Conservation Officer)
Neil Jones (Highways Development Manager)
Robert Law (Senior Planning Officer)
David Malcolm (Head of Planning (Regulation))
Phil Mason (Senior Enforcement Officer)
Paul Wakefield (Planning Officer)
Gaynor Hawthornthwaite (Democratic Services Officer)

125 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors R Bailey, S McGrory and
S Pochin.

126 **DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in respect of applications 15/3531C, 15/5407M,
15/4089C and the Draft Cheshire East Borough Design Guide
Consultation Report 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 and report.

Councillor M Hardy declared that In the interest of openness in respect of
application 15/5407M, he was employed by Manchester Airport, but had
not made any comments nor been involved in any discussions relating to
this application.

127 **MINUTES OF THE PREVIOUS MEETING**

The Head of Planning (Regulation)) reported that a question had arisen in respect of the Committee's decision to refuse application 15/0400M which was determined by this Committee on 24th February 2016 and the refusal reason that was given in the decision notice. The question that had arisen is whether the wording in the decision notice goes beyond or has in some way failed to accurately captured the view Members arrived at when refusing this application.

RESOLVED

That the minutes of the meeting held on 24th February did accurately capture Members' views on the decision to refuse application 15/0400M and that they be approved as a correct and signed by the Chairman.

128 **PUBLIC SPEAKING**

That the public speaking procedure be noted.

129 **15/3531C LAND BOUNDED BY OLD MILL ROAD & M6
NORTHBOUND SLIP ROAD, SANDBACH - RESERVED MATTERS
APPLICATION FOR PROPOSED ERECTION OF 232 NO. DWELLINGS
INCLUDING ROADS, SEWERS, BOUNDARY TREATMENTS AND
GARAGES AND ASSOCIATED WORKS FOR MR SIMON ARTISS,
BARRATT HOMES MANCHESTER DIVISION**

The Board considered a report regarding the above application.

Councillor S Corcoran (Ward Member) and Mr S Artiss (on behalf of the Applicant) 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 outcome of the request of the Secretary of State to intervene and to the following conditions:

1. To comply with outline permission
2. Time limit following approval of reserved matters
3. Development in accord with approved plans
4. Submission of samples of building materials
5. Landscaping - submission of details
6. Landscaping (implementation)
7. Implementation of noise mitigation scheme
8. Updated badger survey to be submitted
9. Nesting birds survey to be submitted
10. Provision of features for nesting birds and roosting bats to be provided
11. Access and ghost island works on the A534 to be provided

12. Wheelwash facilities to be provided
13. Submission of an amended Arboricultural Method Statement (including arboricultural supervision and monitoring and detailed special construction measures for proposed road batters and other operations proposed in tree root protection areas)
14. Submission of a Tree Protection Scheme (in accordance with BS58387:2012).
15. Submission and approval of a 10 year management plan for the Offley Wood Woodland, and ecological buffer zone, together with details to secure its implementation, prior to commencement
16. Submission and approval of the location, engineering specification and method statement for the proposed woodland footpaths, prior to commencement.
17. Implementation of strategy for protection of Offley Wood
18. Scheme of acoustic attenuation (internal noise levels) to be submitted (maintenance in perpetuity)
19. Cycle storage

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 of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

Councillor L Durham left the meeting during the consideration of this application and so took no part in the debate or vote.

The meeting adjourned at 12.00 noon for a short break.

130 **15/5407M HARMAN TECHNOLOGY SITE AND ADJOINING LAND, ILFORD WAY, MOBBERLEY, CHESHIRE - 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 UP TO 290 DWELLINGS, CLASS B1 BUSINESS PARK, ASSOCIATED INFRASTRUCTURE, LANDSCAPING AND OTHER ASSOCIATED WORKS (MEANS OF ACCESS) FOR ARGONAUGHT HOLDINGS LTD C/O LPC LIVING**

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

(Councillor J Macrae (Ward Member), Councillors M Bowden and I Norbury (on behalf of Mobberley Parish Council), Councillor O Hunter (Neighbouring Ward Member), Ms H Evans and Mr S Nixon (Objectors) and Mr J Hinds (Agent) attended the meeting and spoke in respect of the application)

RESOLVED

That contrary to the Planning Officer's recommendation for approval, the application be REFUSED for the following reason:

Although it is accepted that extensive noise mitigation measures can be provided to achieve a satisfactory indoor living acoustic environment, the site is not suitable for residential development, due to the inability to mitigate for noise from overhead aircraft, to a satisfactory level for outside living / amenity areas, which shall remain above 57dBA Leq, 16 hour, the threshold for the onset of significant community annoyance. This is contrary to Paragraph 123 of the National Planning Policy Framework: Avoid noise from giving rise to a significant adverse impact on health and quality of life. It is considered that the new development is not appropriate for its location, due to the effects of pollution on health and general amenity. Therefore, the development is contrary to Paragraph 120 of the National Planning Policy Framework.

Following consideration of this application, the meeting adjourned for lunch from 14.30 pm to 15.15 pm.

- 131 **15/4089C FORMER SUTHERLAND WORKS, BROMLEY ROAD, CONGLETON, CHESHIRE - RESIDENTIAL DEVELOPMENT (USE CLASS C3) COMPRISING 84 NO. NEW AFFORDABLE DWELLINGS COMPRISING 33 NO. THREE BED HOUSES, 27 NO. TWO BED HOUSES, 12 NO. ONE BED APARTMENTS AND 12 NO. TWO BED APARTMENTS WITH ASSOCIATED INFRASTRUCTURE INCLUDING A NEW ESTATE ACCESS OFF BROMLEY ROAD FOR MR ANDREW GARNETT**

The Board considered a report regarding the above application.

Councillor A Martin (on behalf of Congleton Town Council) and Mr B Fulster (on behalf of the Applicant) 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 3 years
2. Development to be carried out in accordance with approved / amended plans
3. Hours of piling limited
4. Accordance with submitted noise mitigation scheme
5. Accordance with submitted Construction Method Statement and Dust Management Plan
6. Drainage – Foul and surface water drainage connected on separate systems
7. Accordance with submitted flood Risk Assessment and Drainage Strategy
8. Construction of approved access including submission of plans detailing realigned junction layout of Bromley Road/Vaudrey Crescent, a suitable footway/cycleway link to Brunswick Street
9. Ecological mitigation to be carried out in accordance with submitted statement
10. Phase II Contaminated land report to be updated to further inform the Remediation Strategy and shall be carried out and the results submitted to, and approved in writing by the LPA
11. Bird breeding survey
12. Incorporation of features for breeding birds
13. Materials to be submitted and approved
14. Accordance with landscaping scheme including management details and boundary treatments in perpetuity
15. Landscaping implementation
16. Accordance with updated Arboricultural Impact Assessment and Method Statement (AMS)
17. Parking to be provided as per approved plan prior to first occupation
18. Removal of permitted development rights Classes A-E
19. Obscurely glazed windows on selected plots
20. Affordable Housing including older persons accommodation
21. Bin storage
22. Cycle storage

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) 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 this application be the subject of an appeal, authority be delegated to the Head of Planning (Regulation) 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 should they be required.

132 **CHESHIRE EAST BOROUGH DESIGN GUIDE CONSULTATION
DRAFT**

Consideration was given to a report regarding the Cheshire East Borough Design Guide SPD Consultation Draft.

In accordance with the Council's Constitution, Draft Supplementary Planning Documents (SPDs) are required to be reported to Strategic Planning Board, prior to reporting to the Portfolio Holder before a decision is made to undertake public consultation. A report is being presented to the Portfolio Holder on, this matter on 29th March 2016, seeking approval to undertake public consultation.

RESOLVED

That the Portfolio Holder be recommended to authorise officers to conduct public consultation on the Cheshire East Borough Design Guide SPD Consultation Draft and the accompanying Sustainability Assessment and Habitat Regulations Assessment.

The meeting commenced at 10.30 am and concluded at 4.20 pm

Councillor H Davenport (Chairman)