

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 18th May, 2016 at The Assembly Room - Town Hall,  
Macclesfield SK10 1EA

## **PRESENT**

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

Councillors B Burkhill, L Durham, D Hough, J Jackson, D Newton, S Pochin  
and J Wray

## **OFFICERS IN ATTENDANCE**

Patricia Evans (Senior Planning and Planning Lawyer)  
Adrian Fisher (Head of Planning Strategy)  
Sean Hannaby (Director of Planning and Sustainable Development)  
Neil Jones (Highways Development Manager)  
Robert Law (Senior Planning Officer)  
David Malcolm (Head of Planning (Regulation))  
Natalie Wise-Ford (Principal Planning Officer)  
Gaynor Hawthornthwaite (Democratic Services Officer)

## **1 APOLOGIES FOR ABSENCE**

Apologies were received from Councillors H Gaddum and S McGrory.

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

In the interest of openness in respect of applications 15/4285M, 15/4287M and 15/4286M Councillor J Jackson declared that as Mayor of Macclesfield she had been an ex-officio Kings School Governor for one year and during that time the applications were raised at meetings, but she had not made any comments nor been involved in any discussions or expressed an opinion.

With regard to application number 15/4287M, Councillor J Jackson declared that she was an ex-pupil at the former Girls Grammar School before it became the Kings School.

In the interest of openness in respect of application number 15/4287M, Councillor D Hough declared that he was a former pupil of the school when it was a direct grant school and receives Old Boys School News updates, but has no financial interest or any other wider connections with the school and would determine the application with an open mind and take part in the discussions and voting.

In the interest of openness in respect of application 16/0341N Councillor J Hammond declared a pecuniary interest on the grounds that he was a Director of ANSA Environmental Services Limited who use the Pym's Lane Site as their Depot and Waste Transfer Station and in the circumstances would leave the room prior to consideration of the application.

In the interest of openness in respect of applications 15/4285M, 15/4287M and 15/4286M Councillor L Durham declared that as Mayor of Macclesfield she was an ex-officio Kings School Governor, but had not been appointed.

Councillor L Durham also declared that she was a Governor of Fallibroome High School, which is an adjacent school to the Kings School and as the Cabinet Member for Children and Families had not been involved in any discussions about remuneration costs to date.

### **3 MINUTES OF THE PREVIOUS MEETING**

That the minutes of the meeting held on 20<sup>th</sup> April be approved as a correct record and signed by the Chairman.

### **4 PUBLIC SPEAKING**

That the public speaking procedure be noted.

### **5 15/4285M - THE KINGS SCHOOL, WESTMINSTER ROAD, MACCLESFIELD: DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES, RESIDENTIAL DEVELOPMENT UP TO 150 UNITS, LANDSCAPING, SUPPORTING INFRASTRUCTURE AND ACCESS FOR THE FOUNDATION OF SIR PERCYVALE IN MACCLESFIELD**

(Mr K Smith (Objector), Ms A Day and Mr S Jones (Supporters – who were accompanied by Ms H Broadley, the Principal of the Girls' Division, Kings School) and Mr J Hinds (Agent) attended the meeting and spoke in respect of the application)

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

### **RESOLVED**

That contrary to the Planning Officer's recommendation for refusal, the application be DEFERRED to enable Officers to seek additional information relating to:

- Update on public open space
- Education contribution
- Affordable housing

- Implications of not finding a new site
- Cumberland Road Site

**6 15/4287M - THE KINGS SCHOOL, FENCE AVENUE, MACCLESFIELD, CHESHIRE SK10 1LT: OUTLINE APPLICATION FOR PARTIAL CHANGE OF USE AND PARTIAL DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES, RESIDENTIAL DEVELOPMENT FOR UP TO 300 UNITS, LANDSCAPING, SUPPORTING INFRASTRUCTURE AND MEANS OF ACCESS FOR THE FOUNDATION OF SIR JOHN PERCYVALE**

(Councillor N Warren (Ward Member), Councillor G Jones (on behalf of Macclesfield Town Council), Councillor L Jeuda (Neighbouring Ward Member), Mr K Smith (Objector) and Mr J Hinds (Agent) attended the meeting and spoke in respect of the application)

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

**RESOLVED**

That contrary to the Planning Officer's recommendation for refusal, the application be DEFERRED to enable Officers to seek additional information relating to:

- Education contribution
- Affordable housing
- Implications of not finding a new site
- Clarification of the green belt boundary and Air Quality
- Cumberland Road Site

*Following consideration of this application, the meeting adjourned for lunch from 1.25 pm to 2.15 pm.*

**7 15/4286M - KINGS SCHOOL PAVILION, ALDERLEY ROAD, PRESTBURY SK10 4RH: CONSTRUCTION OF A NEW SCHOOL COMPRISING CLASSROOMS, LIBRARIES AND SUPPORTING FACILITIES TOGETHER WITH ADDITIONAL PLAYING FIELDS AND VARIOUS ASSOCIATED OUTBUILDINGS, INFRASTRUCTURE, CAR PARKING AND ACCESS FOR THE FOUNDATION OF SIR JOHN PERCYVALE IN MACCLESFIELD**

(Councillor P Findlow (Ward Member), Councillor K Podmore (on behalf of Prestbury Parish Council), Councillor G Jones (on behalf of Macclesfield Town Council)), Mr S Truswell (Objector) and Mr J Hinds (Agent) attended the meeting and spoke in respect of the application)

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

*During consideration of this application, there was a 5 minute break*

## **RESOLVED**

That contrary to the Planning Officer's recommendation for refusal, the application be DEFERRED to enable Officers to seek additional information relating to:

- Highways
- Education contribution
- Affordable housing
- Implications of not finding a new site
- Update on ecology

- 8 **16/0341N - LAND NORTH OF, PYMS LANE, CREWE: DEMOLITION OF ALL EXISTING ON-SITE BUILDINGS AND STRUCTURES, THE CONSTRUCTION OF A FIVE STOREY ENGINEERING TECHNICAL CENTRE COMPRISING OFFICES AT THE FRONT OF THE BUILDING AND WAREHOUSING AT THE REAR, THE CONSTRUCTION OF A TWO STOREY DESIGN CENTRE COMPRISING OFFICES AND A WORKSHOP TOGETHER WITH ASSOCIATED WORKS FOR MR ANDREW ROBERTSON, BENTLEY MOTOR COMPANY**

*Prior to consideration of this application, as stated in his declaration, Councillor J Hammond left the meeting and returned following consideration of the application.*

(Mr J Suckley (on behalf of the Applicant) had registered to speak at the meeting in respect of the application, but was unable to attend)

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 the following conditions:

1. Standard time limit (3 years)
2. Accordance with approved plans
3. Materials to be submitted and approved
4. Development to be carried out in accordance with submitted noise impact assessment
5. Further details of any fixed plant / noise generative equipment to be submitted and approved and the noise level from the equipment shall not exceed the Rating Noise Level of 42 dBL<sub>AEQ</sub> 1m from the façade of the nearest noise sensitive dwelling
6. Submission of an Environmental Management Plan

- 7.** Additional Phase II Land contamination investigations and assessments to be submitted and approved
- 8.** Accesses constructed in accordance with submitted details prior to first use
- 9.** Development to be carried out in accordance with submitted noise impact assessment
- 10.** Development to be carried out in accordance with submitted ecological survey
- 11.** Survey for nesting birds if works carried out during nesting season
- 12.** Scheme to incorporate features suitable for breeding birds
- 13.** Development to be carried out in accordance with submitted Flood Risk Assessment
- 14.** Submission of a sustainable drainage management and maintenance plan scheme
- 15.** Details of foul water drainage to be submitted
- 16.** Surface water drainage strategy to be submitted
- 17.** Updated off site landscaping scheme and planting plan to be submitted and approved
- 18.** Landscape scheme to be submitted
- 19.** Landscape implementation
- 20.** Submission of updated arboricultural report showing RPAs for retained trees to be submitted to and approved
- 21.** Tree retention in accordance with submitted details
- 22.** Tree protection scheme to be submitted and approved
- 23.** Hours of construction restricted
- 24.** Piling method statement
- 25.** Travel plan to be submitted
- 26.** Details of external lighting to be submitted and approved
- 27.** Details of cycle parking to be submitted and approved
- 28.** Scheme for public realm works along Pym's Lane to be submitted and approved

Informative to include S278 agreement to include 'shuttle running' arrangement and the inclusion of a footway for Sunnybank Road car park via the Sunnybank Road railway bridge.

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 the 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.

**9 UPDATE ON APPLICATION 15/0184N OUTLINE PLANNING APPLICATION FOR UP TO 275 DWELLINGS OPEN SPACE AND ASSOCIATED WORKS, WITH ALL DETAILED MATTERS RESERVED APART FROM ACCESS: LAND OFF SYDNEY ROAD, CREWE**

The Board considered an update to the reasons for refusal in light of the changing circumstances and policy position in advance of the upcoming appeal relating to application 15/0184N: Outline planning application for up to 275 dwellings open space and associated works, with all detailed matters reserved apart from access – Land off Sydney Road, Crewe which was presented to the Strategic Planning Board on 26<sup>th</sup> January 2016. At the time Members were minded to refuse the application as an appeal had already been lodged against non-determination.

**RESOLVED**

That for the reasons set out in the report, it was AGREED that the reasons for refusal be removed and not contested at the forthcoming appeal.

**10 PROPOSAL ALTERATIONS TO THE SECTION 106 AGREEMENT IN RESPECT OF THE EDUCATION FINANCIAL CONTRIBUTION AND THE MANAGEMENT COMPANY FOR PUBLIC OPEN SPACE AT BASFORD WEST, CREWE (13/0336N)**

The Board considered a report regarding proposed amendments to the resolution passed by Strategic Planning Board in respect of planning approval 13/0336N. This relates to development of land at Basford West for up to 370 residential units, Offices (B1), a local centre, public house, hotel, car showroom and associated works including construction of new spine road with accesses from Crewe Road and A500 which was approved by the Board in August 2013.

**RESOLVED**

That for the reasons set out in the report, it was AGREED that the Section 106 Agreement be amended to:

- Removing and replacing Schedule 1 clause 1.8 with an updated clause for the Education contribution of £722,363 being required to be made in three equal, staged payments following first occupation of the development.
- Removing Schedule 1 part 4 and replacing with updated clauses about how the Management Company would be set up and maintained.

**11 URGENT ITEM - UPDATE FOLLOWING THE REFUSAL OF APPLICATION 15/1552N - OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT FOR UP TO 99 DWELLINGS (USE CLASS C3), WITH PUBLIC OPEN SPACE, VEHICULAR ACCESS AND ASSOCIATED INFRASTRUCTURE**

In accordance with Section 100B (4) (b) of the Local Government Act 1972, the Chairman announced that he had agreed to allow consideration of this item as an urgent item of business, as the Inquiry is scheduled to take place from 26<sup>th</sup> June 2016 with proofs of evidence needed by the end of May 2016.

The Board considered a report regarding an update to the reasons for refusal in advance of the upcoming appeal relating to application 15/1552N (Land off East Avenue) outline planning permission for residential development for up to 99 dwellings (Use Class C3), with public open space, vehicular access and associated infrastructure which was determined by the Strategic Planning Board on 29<sup>th</sup> July 2015.

**RESOLVED**

That for the reasons set out in the report, it was AGREED that reason 4 be removed and reason 3 be amended to:

*“The scale of this development would be disproportionate to the **function and character** of Weston and would not respect the scale of Weston which is at the lowest tier of the settlement hierarchy. The development would be contrary to Policies PG2 and PG6 of the Cheshire East Local Plan Strategy - Submission Version.”*

The meeting commenced at 10.40 am and concluded at 5.00 pm

Councillor H Davenport (Chairman)