

Strategic Planning Board

Agenda

Date: Wednesday, 22nd February, 2017
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 in the report.

It should be noted that Part 1 items of Cheshire East Council decision making and Overview and Scrutiny meetings are audio recorded and the recordings will be uploaded to the Council's website.

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 5 - 10)

To approve the minutes as a correct record.

Please Contact: Sarah Baxter on 01270 686462
E-Mail: sarah.baxter@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. **16/2373N-Outline application for the construction of up to 400 dwellings with garaging; provision of serviced site for one form entry primary school; parking; public open space; landscaping; new vehicle and pedestrian accesses; highway works, foul and surface water drainage infrastructure and all ancillary works, land at, Flowers Lane, Leighton for Mr Stephen Biart, The Fairfield Partnership (Pages 11 - 40)**

To consider the above application.

6. **16/1922C-Residential development, site access points, public open space, green infrastructure and associated works; together with the realignment of the western end of Back Lane, Land To The East Of Black Firs Lane And To The South of Back Lane, Back Lane, Somerford for The Richborough Estates Partnership LLP (Pages 41 - 70)**

To consider the above application.

7. **16/1921C Change of use from agricultural land to Community Nature Park, Land East of Black Firs Lane & West of Longdown Road, Somerford, Congleton, Cheshire for Somerford Parish Council and RSPB (Pages 71 - 80)**

To consider the above application.

8. **16/5156C-Residential Development for 170 houses & associated works, Land off Black Firs Lane, Somerford, Congleton for Mr Taylor, Barratt & David Wilson Homes North West (Pages 81 - 116)**

To consider the above application.

9. **16/2583C-Outline planning permission for residential development to include details of access, Land West of, Bradwall Road, Sandbach for Site Plan UK LLP (Pages 117 - 144)**

To consider the above application.

10. **15/4865M-Full planning permission for erection of logistics warehouse (6728sqm Use Class B8) and ancillary trade sales, with associated access, parking, ecological wildlife corridor, landscaping and external works, Land at Adlington Business Park, Adlington for Euroscape Securities& Arighi Bianchi Ltd, c/o Euroscape Developments Ltd (Pages 145 - 160)**

To consider the above application.

11. **WITHDRAWN BY OFFICERS-16/4436M - Proposed Poynton Relief Road, Chester Road, Poynton (Pages 161 - 164)**

To consider the above report.