

# DECISION NOTICE

Notice is given that the following decision has been taken under the Provisions set out in the Council's Constitution

**Decision maker:** Cabinet Member for Housing and Planning

**Date:** 29 March 2016

**Decision in the matter of:** **Payment of Commuted Sum to Adactus Housing Group Ltd**

**Decision:** That approval be given for the payment of the £239,400 commuted sum to Adactus Housing Group Ltd. to enable the delivery of affordable housing in Smallwood.

**Background:** An off-site affordable housing payment of £239,400 was received by the Council in July 2013 following planning approvals for Land at Moss End Farm, Smallwood (11/0627C & 12/2197C). The details of the Planning Obligation firstly state that this sum should be spent to allow delivery of affordable housing within the Smallwood parish.

The site for which this report proposes use of the commuted sum for affordable housing delivery lies within the Smallwood parish and received Full Planning Permission (13/2427C) in February 2014. This is a Rural Exception Site and the development will provide 11 much needed affordable homes for people with a local connection to Cheshire East. Without the use of this commuted sum this site would not be financially viable and could not be developed. Recent announcements from the Homes and Communities Agency mean that there will no longer be any available funding for social/affordable rented properties and as such this sum is required to ensure that these dwellings are built.

On 28 January 2016 the Council received an application from Adactus Housing Group Ltd. for use of the commuted sum towards affordable housing delivery at this site following their agreement to purchase the affordable dwellings from the developer. The Council's Strategic Housing department has determined this is the most suitable site for the use of this commuted sum due to its location and level of housing need within the local area.

**Background Documents:** The background papers relating to this report can be inspected by contacting the report writer.

**Approved:** Signed .....Councillor Ainsley Arnold .....  
Cabinet Member for Housing and Planning

**Date:** 29 March 2016

**Advising Officer:** Signed .....Sam Hyde .....  
Development Officer

**Decision maker:** Cabinet Member for Housing and Planning

**Date:** 29 March 2016

**Decision in the matter of:** **Cheshire East Borough Design Guide - Consultation**

**Decision:** That officers be authorised to conduct public consultation on the Draft Cheshire East Borough Design Guide and the Sustainability Assessment and Habitat Regulations Assessment.

**Background:** The Local Plan Strategy identifies the future production of a Design Guide Supplementary Planning Document (SPD) to support its design policies and it has been brought forward in response to the number of development applications being proposed in advance of the Local Plan being adopted. There will be a requirement in the short term for it to relate to the Saved Policies in the Legacy Plans in order that it can be adopted in advance of the Local Plan, but the intention is that, ultimately, it will relate to the new Local Plan.

The design guide focuses on new housing; it has been divided into 2 volumes: volume 1 sets out the character of Cheshire East and the process for delivering design quality, whilst volume 2 provides the practical design guidance on a range of topics that impact on design quality.

The Design Guide has been developed involving a number of stakeholders and a technical working group in addition to which there have been a number of workshop sessions and special events. It is considered that, the Draft Design Guide SPD and associated Sustainability Assessment and Habitat Regulations Assessment should now be consulted upon with the Cheshire East community.

**Background Documents:** The background papers relating to this report can be inspected by contacting the report writer.

**Approved:** Signed .....Councillor Ainsley Arnold .....  
Cabinet Member for Housing and Planning

**Date:** 29 March 2016

**Advising Officer:** Signed .....David Hallam .....  
Principal Conservation Officer

**Decision maker:** Cabinet Member for Housing and Planning

**Date:** 29 March 2016

**Decision in the matter of:** **Brereton Neighbourhood Plan - Decision to make the Plan**

**Decision:** That approval be given for the Brereton Neighbourhood Plan to be made, and to form part of the Development Plan for Cheshire East.

**Background:** The preparation of the Neighbourhood Plan began in January 2013 and Cheshire East undertook the required publicity between 10 August and 21 September 2015. Relevant consultees, residents and other interested parties were provided with information about the submitted Plan and given the opportunity to submit comments to the Examiner.

The Borough Council appointed John Mattocks as the Independent Examiner of the Plan. On reviewing the content of the Plan and the representations received as part of the publication process Mr. Mattocks held a public hearing at Sandbach Town Hall on 11 November 2015.

A series of modifications were proposed to ensure the Plan met regulatory tests contained in the Basic Conditions. These were made and the procedure continued to a referendum on 10 March 2016; this returned a positive vote in favour of using the Neighbourhood Plan to help determine planning applications in its area. Once made, the Brereton Neighbourhood Plan will be used in the Authority's statutory role to make decisions on and determine planning applications.

**Background Documents:** The background papers relating to this report can be inspected by contacting the report writer.

**Approved:** Signed .....Councillor Ainsley Arnold .....  
Cabinet Member for Housing and Planning

**Date:** 29 March 2016

**Advising Officer:** Signed .....Tom Evans .....  
Neighbourhood Planning Manager

**Decision maker:** Cabinet Member for Housing and Planning

**Date:** 29 March 2016

**Decision in the matter of:** **Bunbury Neighbourhood Plan**

**Decision:** That approval be given for the Bunbury Neighbourhood Plan to be made, and to form part of the Development Plan for Cheshire East.

**Background:** The preparation of the Neighbourhood Plan began in Autumn 2014 and Cheshire East undertook the required publicity between 7 September and 16 October 2015. Relevant consultees, residents and other interested parties were provided with information about the submitted Plan and were given the opportunity to submit comments to the Examiner.

The Borough Council appointed Mr. Nigel McGurk as the Independent Examiner of the Plan. On reviewing the content of the Plan and the representations received as part of the publication process, Mr. McGurk decided not to hold a public hearing. A series of modifications were proposed to ensure the Plan met regulatory tests contained in the Basic Conditions. These were made and the Plan proceeded to referendum on 10 March 2016 and received a positive vote in favour of using the Neighbourhood Plan to help determine planning applications in its area. Once made, the Bunbury Neighbourhood Plan will be used in the Authority's statutory role to make decisions on and determine planning applications.

**Background Documents:** The background papers relating to this report can be inspected by contacting the report writer.

**Approved:** Signed .....Councillor Ainsley Arnold .....  
Cabinet Member for Housing and Planning

**Date:** 29 March 2016

**Advising Officer:** Signed .....Tom Evans .....  
Neighbourhood Planning Manager