

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 27th July, 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, S Edgar (Substitute), T Fox (Substitute), J Jackson, N Mannion (Substitute) and S Pochin

OFFICERS IN ATTENDANCE

Mr N Folan (Planning Solicitor), Mr S Hannaby (Director of Planning & Sustainable Development), Mr N Jones (Principal Development Officer), Mr D Malcolm (Head of Planning (Regulation)), Mr P Wakefield (Principal Planning Officer) and Mrs N Wise-Ford (Principal Planning Officer)

24 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Brown, H Gaddum, S McGrory (afternoon only), D Newton and J Wray.

25 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 15/4286M, 15/4287M and 15/4285M, Councillor N Mannion declared that he had been a former pupil of Kings School until 1980 and a former employee, however he had not had any contact with the School since 1983 and had come to the meeting with an open mind.

In the interest of openness in respect of applications 15/4286M, 15/4287M and 15/4285M, 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 applications 15/4286M, 15/4287M and 15/4285M, 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.

In the interest of openness in respect of applications 15/4286M, 15/4287M and 15/4285M, Councillor D Hough declared that he was a former pupil in the days when the school was a direct grant school.

In the interest of openness in respect of applications 15/5222C, 16/1353M, 15/4287M and 15/4285M, Councillor J Hammond declared that he was a Director of ANSA Environmental Services Limited who had been a consultee on the applications, however had not made any comments in respect of the applications nor taken part in any discussions.

In the interest of openness in respect of application 16/1353M, Councillor J Hammond declared that he was a member of the Cheshire Wildlife Trust and RSPB who were consultees on the application, however had not made any comments in respect of the applications nor taken part in any discussions.

In the interest of openness in respect of application 16/1353M, Councillor S Pochin declared that she was a Director of Cheshire East Skills and Growth Company who had had an input on the application, however she had not made any comments in respect of the application nor taken part in any discussions.

In the interest of openness in respect of applications 15/4286M, 15/4287M and 15/4285M, Councillor H Davenport declared that he was a Governor of Macclesfield College.

In the interest of openness in respect of applications 15/4286M, 15/4287M and 15/4285M Councillor P Findlow declared that he was the Ward Member for Prestbury and that he was a former Governor at the Kings School.

It was also noted that some Members had received correspondence in respect of a number of applications on the agenda.

26 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman.

27 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

- 28 **15/5222C-DEMOLITION OF ALL BUILDINGS & ERECTION OF 407 DWELLINGS WITH ASSOCIATED PARKING, LAYING OUT OF NEW GRASS PITCHES, TWO ARTIFICIAL GRASS PITCHES WITH ASSOCIATED FLOODLIGHTING AND FENCING, NEW CHANGING ROOMS AND ANCILLARY PARKING AND NEW ACCESSES ONTO HASSALL ROAD AND DUNNOCKSFOLD ROAD, FORMER MANCHESTER METROPOLITAN UNIVERSITY ALSAGER CAMPUS, HASSALL ROAD, ALSAGER, CHESHIRE FOR BARRATT/DAVID WILSON HOMES**

Consideration was given to the above application.

(Town Councillor Phil Williams, representing Alsager Town Council, Chas Howard, representing ARAG, Mike Cross, representing AFC Alsager and Andrew Taylor, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred in order to give further consideration to affordable housing and education provision.

(The meeting was adjourned for a short break. Councillor S McGrory left the meeting and did not return. Councillor T Fox arrived to the meeting and acted as his substitute for the remainder of the meeting).

- 29 **WITHDRAWN BY OFFICERS-15/5676M-OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS FOR THE DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF THREE UNITS WITH MEZZANINE FLOORS FOR CLASS A1 RETAIL USE (C12,000 SQUARE METRES GIA) PLUS EXTERNAL SALES AREA; ONE FOOD RETAIL UNIT (CLASS A1) INCLUDING MEZZANINE (C1,200 SQUARE METRES GIA); TWO UNITS FOR CLASS A1/A3/A5 USES (C450 SQUARE METRES GIA); AND WORKS TO CREATE NEW ACCESS FROM THE SILK ROAD, PEDESTRIAN/CYCLE BRIDGE, CAR PARKING, SERVICING FACILITIES AND ASSOCIATED WORKS, BARRACKS MILL, BLACK LANE, MACCLESFIELD FOR CEDAR INVEST LIMITED**

This application was withdrawn by Officers prior to the meeting.

- 30 **16/1353M-DELIVERY OF WATERSPORTS AND OUTDOOR ACTIVITY CENTRE ON THE NORTH AND SOUTH LAKES OF THE FORMER MERE FARM QUARRY, INCLUDING NEW VEHICULAR ACCESS, CAR PARKING AND MULTI USE BUILDING, FORMER MERE FARM QUARRY, CHELFORD ROAD/ALDERLEY ROAD, NETHER ALDERLEY FOR CHESHIRE LAKES CIC**

Consideration was given to the above application.

(Councillor G Walton, the Ward Councillor, Parish Councillor David Wilson, representing Chelford Parish Council and Dr Gilden, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1.The proposed development will have a detrimental impact on biodiversity at the site by proposing activities on both the north and south lakes, which is likely to have a significant adverse impact upon the nature conservation value of the lakes as a result of the increase in disturbance and the potential risk posed to birds posed by the network of wires associated with the wakeboarding infrastructure. These impacts will be for the duration of the operational life of the centre. Therefore the proposals are not environmentally sustainable contrary to policy NE11 of the Macclesfield Borough Local Plan and the NPPF.

2.The potential bird attractant features of this proposed development are greater than the site as existing and greater than the approved restoration scheme, and without a significant amount of appropriate mitigation would be likely to lead to an increase in goose populations at the site and thus increase the hazard within Manchester Airport's safeguarded area. This would result in an increased risk to the safe operation of aircraft at and in the vicinity of Manchester Airport that is unacceptable to the UK aviation industry's regulators: The Civil Aviation Authority and the European Aviation Safety Agency and does not comply with the standards of the International Civil Aviation Organisation.

(The meeting adjourned was adjourned from 1.30pm until 2.15pm for lunch).

31 15/4286M-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, KINGS SCHOOL PAVILION, ALDERLEY ROAD, PRESTBURY FOR THE FOUNDATION OF SIR JOHN PERCYVALE

Consideration was given to the above application.

(Councillor P Findlow, the Ward Councillor, Councillor M Warren, a visiting Councillor, Councillor B Dooley , a visiting Councillor, Parish Councillor Mrs T Jackson, representing Prestbury Parish Council, Town Councillor Gareth Jones, representing Macclesfield Town Council, Lillian Burns, representing Campaign to Protect Rural England CPRE, Maurice Ireland, representing Prestbury Amenity Society, Steve Truswell, an objector and

Jeremy Hinds, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons outlined in the report and in the verbal update to the Board, the Board was minded to approve the application subject to the application being referred to the Secretary of State for approval subject to the completion of a Section 106 Agreement securing the following:-

1. To secure a community use agreement for music and sports provision
2. To secure a landscape management plan including but not limited to new boundary hedgerows, perimeter screen planting and woodland management in Dumber Wood

And subject to the following conditions:-

1. Standard Time limit – 18 months
2. Accordance with Approved Plans
3. Materials
4. Management and Maintenance Scheme
5. Natural Turf Pitch Specifications
6. Design and Layout of the Artificial Grass Pitches
7. Full details of existing and proposed levels and contours, areas of cut and fill and proposed slab levels for all buildings
8. A landscape scheme with full hard and soft details including proposals for the two new accesses off Alderley Road
9. Implementation and 5 year replacement condition
10. Full details for all proposed boundary treatments, internal fencing and retaining walls
11. Details for the lighting of buildings, roads and floodlighting of pitches and courts
12. Details for any school signage on Alderley Road
13. Details for building materials which should be recessive and non-reflective
14. Low emission strategy to be submitted
15. The two new shuttle bus services shall as a minimum comply with Euro 4 emission standards, and shall move towards Euro 6 standards within four years of operation.
16. Two Fast (7Kv) electric vehicle charge points shall be provided on the car park. These shall be made publically available. The infrastructure shall be maintained and operational in perpetuity.
17. Implementation of operational mitigation measures set out in WYG Air Quality Impact Assessment including dust mitigation.
18. Prior to construction, post demolition Phase II ground investigation and remediation strategy if required
19. Importation of soil
20. Unexpected contamination
21. A Public Rights of Way scheme of management to be submitted

22. Public Rights of Way shall be marked out on the development site prior to the commencement of and during the development
23. Pre-commencement and post-completion condition surveys of the surface of the Public Rights of Way shall be undertaken by the developer
24. Foul and surface water shall be drained on separate systems.
25. Prior to commencement, details of surface water drainage scheme to be submitted.
26. Electric Vehicle Infrastructure Overnight EVP for each dwelling with dedicated off road parking.
27. Trees identified by the preliminary ecological appraisals as having the potential to support roosting bats are to be retained.
28. Proposals for the erection of protective fencing around the retained woodland habitats to be supported with any future reserved matters application.
29. The double mini roundabout scheme at Priory Lane/Prestbury Road/Macclesfield Road/Alderley Road to be constructed prior to occupation of the development.
30. The ghost island right turn access schemes on Alderley Road to be constructed prior to occupation of the development.
31. The Travel Plan (to include low emission) to be submitted and approved by the LPA prior to occupation of the development.
32. Construction Management Statement to include Submission of an Environmental Management plan including, noise, dust, construction routes to be submitted.
33. Access to constructed in accordance with approved plan prior to first occupation
34. Prior to the commencement of development a detailed design for a SUDS scheme to mimic the existing greenfield discharge rates of the site and to avoid any contamination of the woodland to be submitted and agreed by the LPA.
35. Submission of a method statement for the safeguarding of a minimum 15m buffer between the proposed development and the adjacent ancient woodland. No development, including the movement of vehicles or storage of materials to take place within the buffer except for those connected with the construction of the required SUDS. The submitted method statement to include proposals for minimising any impacts associated with the required SUDS and also for the creation of semi natural woodland edge habitats with the buffer.
36. Prior to the commencement of development detailed proposals including a timetable of implementation, for the provision of native species woodland and hedgerow planting to compensate for any losses of these habitats are to be submitted to and agreed with the LPA.
37. Proposals for the incorporation of features for nesting birds and roosting bats including house sparrow to be submitted and agreed by the LPA.
38. Submission of an updated badger survey prior to the commencement of development

(The Chairman exercised his right to use his casting voting in respect of the application).

(The meeting was adjourned for a short break).

32 15/4287M-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, THE KINGS SCHOOL, FENCE AVENUE, MACCLESFIELD FOR THE FOUNDATION OF SIR JOHN PERCYVALE

Consideration was given to the above application.

(Councillor M Warren, the Ward Councillor, Councillor L Jeuda, a visiting Councillor, Town Councillor Gareth Jones, representing Macclesfield Town Council, Keith Williams, an objector, Pam Upchurch, an objector and Jeremy Hinds, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons outlined in the report and in the verbal update to the Board, the application be approved subjected to it being referred to the Secretary of State to approve subject to the completion of a Section 106 Agreement securing the following:-

- Public Open Space including a LEAP and recreational open space to Include management in perpetuity
- 10 % Affordable Housing at 20% discount to market value
- Overage Clause from additional value generated from the Cumberland Street Site on a policy compliant scheme any excess profit is to be paid over to the Council for Education and or affordable housing purposes
- Education contribution of £370,000
- Overage mechanism for any new homes delivered over 280 whereby 30% of additional units would be social rented housing

And subject to the following conditions:-

1. Standard Outline Time limit – 3 years
2. Submission of Reserved Matters to include landscaping, scale, appearance and layout
3. Accordance with Approved Plans access only
4. Grampian condition to ensure that new school is completed and occupied prior to commencement of this development to ensure mitigation with regard to loss of playing pitches is secured.
5. Foul and surface water shall be drained on separate systems.
6. Prior to commencement, details of surface water drainage scheme to be submitted.

7. Details of site levels to be submitted at reserved matters stage
8. Landscape masterplan to be submitted at reserved matters stage to include phasing
9. Landscape scheme to be submitted at reserved matters stage
10. Landscape implementation and 5 year replacement
11. The submission of a detailed Arboricultural Impact Assessment
12. Submission of an Environmental Management plan including, noise, dust, construction routes, phased occupation details.
13. Implementation of operational mitigation measures set out in WYG Air Quality Impact Assessment including dust mitigation.
14. Electric Vehicle Infrastructure Overnight EVP for each dwelling with dedicated off road parking.
15. Low emission travel plan to be agreed with the Local Planning Authority
16. Prior to construction, post demolition Phase II ground investigation and remediation strategy if required
17. Importation of soil
18. Unexpected contamination
19. Reserved matters to include an updated badger survey
20. Trees identified by the preliminary ecological appraisals as having the potential to support roosting bats are to be retained.
21. Updated badger survey and mitigation strategy to be submitted with each reserved matters application.
22. Reserved matters application to include gaps to safeguard hedgehogs.
23. Proposals for the erection of protective fencing around the retained woodland habitats to be supported with any future reserved matters application.
24. Access to constructed in accordance with approved plan prior to first occupation
25. Details of Ghost Right Turn for the main access to be submitted
26. Detailed lighting scheme to be submitted in support any future reserved matters application.
27. Details of bin storage to be submitted

(The Chairman exercised his right to use his casting voting in respect of the application).

33 15/4285M-DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES, RESIDENTIAL DEVELOPMENT UP TO 150 UNITS, LANDSCAPING, SUPPORTING INFRASTRUCTURE AND ACCESS, THE KINGS SCHOOL, WESTMINSTER ROAD, MACCLESFIELD FOR THE FOUNDATION OF SIR PERCYVALE

Consideration was given to the above application.

(Keith Williams, an objector and Jeremy Hinds, agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons outlined in the report and in the verbal update to the Board, the application be approved subject to it being referred to the Secretary of State to approve subject to the completion of a Section 106 Agreement securing the following:-

- Public Open Space including a LEAP and recreational open space to include management in perpetuity
- 10 % Affordable Housing at 20% discount to market value
- Overage Clause from additional value generated from the Cumberland Street Site on a policy compliant scheme any excess profit is to be paid over to the Council for Education and or affordable housing purposes
- Education contribution of £370,000
- Overage mechanism for any new homes delivered over 140 whereby 30% of additional units would be social rented housing

And subject to the following conditions:-

1. Standard Outline Time limit – 3 years
2. Submission of Reserved Matters to include landscaping, scale, appearance and layout
3. Accordance with Approved Plans access only
4. Grampian condition to ensure that new school is completed and occupied prior to commencement of this development to ensure mitigation with regard to loss of playing pitches is secured.
5. Foul and surface water shall be drained on separate systems.
6. Prior to commencement, details of surface water drainage scheme to be submitted.
7. Details of site levels to be submitted at reserved matters stage
8. Landscape masterplan to be submitted at reserved matters stage to include phasing
9. Landscape scheme to be submitted at reserved matters stage
10. Landscape implementation and 5 year replacement
11. Arboricultural Implication Study to include Arboricultural Method statement to be submitted at reserved matters stage
12. Submission of an Environmental Management plan including, noise, dust, construction routes, phased occupation details.
13. Implementation of operational mitigation measures set out in WYG Air Quality Impact Assessment including dust mitigation.
14. Electric Vehicle Infrastructure Overnight EVP for each dwelling with dedicated off road parking.
15. Low emission travel plan to be agreed with the Local Planning Authority
16. Prior to construction, post demolition Phase II ground investigation and remediation strategy if required
17. Importation of soil
18. Reporting to the Council of Unexpected contamination
19. Reserved matters application to include gaps for hedgehogs
20. Reserved matters to include an updated badger survey

21. Access to constructed in accordance with approved plan prior to first occupation
22. Detailed lighting scheme to be submitted in support any future reserved matters application.
23. Reserved matters application to be supported by a method statement for the eradication of Japanese Knotweed
24. Details of bin storage to be submitted

As a result of the decisions made in respect of applications 15/4287M and 15/4285M, the Board reconsidered application 15/4286M and it was:-

RESOLVED

That for the reasons outlined in the verbal update to the Board, the application be approved subject to the application being referred to the Secretary of State for approval subject to the completion of a Section 106 Agreement securing the following:-

1. To secure a community use agreement for music and sports provision
2. To secure a landscape management plan including but not limited to new boundary hedgerows, perimeter screen planting and woodland management in Dumber Wood

And subject to the following conditions:-

1. Standard Time limit – 18 months
2. Accordance with Approved Plans
3. Materials
4. Management and Maintenance Scheme
5. Natural Turf Pitch Specifications
6. Design and Layout of the Artificial Grass Pitches
7. Full details of existing and proposed levels and contours, areas of cut and fill and proposed slab levels for all buildings
8. A landscape scheme with full hard and soft details including proposals for the two new accesses off Alderley Road
9. Implementation and 5 year replacement condition
10. Full details for all proposed boundary treatments, internal fencing and retaining walls
11. Details for the lighting of buildings, roads and floodlighting of pitches and courts
12. Details for any school signage on Alderley Road
13. Details for building materials which should be recessive and non-reflective
14. Low emission strategy to be submitted
15. The two new shuttle bus services shall as a minimum comply with Euro 4 emission standards, and shall move towards Euro 6 standards within four years of operation.

16. Two Fast (7Kv) electric vehicle charge points shall be provided on the car park. These shall be made publically available. The infrastructure shall be maintained and operational in perpetuity.
17. Implementation of operational mitigation measures set out in WYG Air Quality Impact Assessment including dust mitigation.
18. Prior to construction, post demolition Phase II ground investigation and remediation strategy if required
19. Importation of soil
20. Unexpected contamination
21. A Public Rights of Way scheme of management to be submitted
22. Public Rights of Way shall be marked out on the development site prior to the commencement of and during the development
23. Pre-commencement and post-completion condition surveys of the surface of the Public Rights of Way shall be undertaken by the developer
24. Foul and surface water shall be drained on separate systems.
25. Prior to commencement, details of surface water drainage scheme to be submitted.
26. Electric Vehicle Infrastructure Overnight EVP for each dwelling with dedicated off road parking.
27. Trees identified by the preliminary ecological appraisals as having the potential to support roosting bats are to be retained.
28. Proposals for the erection of protective fencing around the retained woodland habitats to be supported with any future reserved matters application.
29. The double mini roundabout scheme at Priory Lane/Prestbury Road/Macclesfield Road/Alderley Road to be constructed prior to occupation of the development.
30. The ghost island right turn access schemes on Alderley Road to be constructed prior to occupation of the development.
31. The Travel Plan (to include low emission) to be submitted and approved by the LPA prior to occupation of the development.
32. Construction Management Statement to include Submission of an Environmental Management plan including, noise, dust, construction routes to be submitted.
33. Access to constructed in accordance with approved plan prior to first occupation
34. Prior to the commencement of development a detailed design for a SUDS scheme to mimic the existing greenfield discharge rates of the site and to avoid any contamination of the woodland to be submitted and agreed by the LPA.
35. Submission of a method statement for the safeguarding of a minimum 15m buffer between the proposed development and the adjacent ancient woodland. No development, including the movement of vehicles or storage of materials to take place within the buffer except for those connected with the construction of the required SUDS. The submitted method statement to include proposals for minimising any impacts associated with the required SUDS and also for the creation of semi natural woodland edge habitats with the buffer.

36. Prior to the commencement of development detailed proposals including a timetable of implementation, for the provision of native species woodland and hedgerow planting to compensate for any losses of these habitats are to be submitted to and agreed with the LPA.
37. Proposals for the incorporation of features for nesting birds and roosting bats including house sparrow to be submitted and agreed by the LPA.
38. Submission of an updated badger survey prior to the commencement of development

(The Chairman exercised his right to use his casting voting in respect of the application).

Prior to the close of the meeting the Head of Planning (Regulation) updated Members on an urgent decision taken in respect of Cheerbrook Road, Willaston.

The meeting commenced at 10.30 am and concluded at 5.45 pm

Councillor H Davenport (Chairman)