

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Tuesday, 10th January, 2017 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

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

Councillors B Burkhill, S Edgar (Substitute), T Fox, S Hogben, D Hough,
N Mannion (Substitute), M Sewart, L Smetham and J Wray

OFFICERS IN ATTENDANCE

Ms T Evans (Planning and Highways Manager of Legal Team), Mr N Jones
(Principal Development Officer), Mr R Law (Principal Planning Officer) and Mr
D Malcolm (Head of Planning Regulation))

76 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Jackson, J
Macrae and S Pochin.

77 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 16/4436M, Councillor J
Hammond declared that he was a member of Cheshire Wildlife Trust who
were consultees but he had not made any comments nor taken part in any
discussions relating to the application. Furthermore in the interest of
openness together with other Members of the Board he declared that he
had received various emails from residents, action groups and Adlington
Parish Council which have not been commented on and Officers copied in
accordingly.

In the interest of openness in respect of application 16/4436M, Councillor
L Smetham declared she was a member of Cheshire Wildlife Trust who
were consultees but she had not made any comments nor taken part in
any discussions relating to the application

In the interest of openness in respect of application 16/4436M, Councillor
M Sewart declared that he was a Member Poynton Town Council and he
visited and attended meetings of Adlington Parish Council, however he
had not taken part in any discussion on the issue.

78 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be amended to allow additional time as follows:-

A total of 10 minutes was allocated for:-

Ward Councillors who were not Members of the Strategic Planning Board

A period of 5 Minutes was allocated per:-

Town/Parish Council

A period of 3 minutes was allocated per objector:-

A period of 5 minutes was allocated for the Applicant.

(Prior to consideration of the following application, Councillors S Hogben and J Wray arrived to the meeting).

79 16/4436M-PROPOSED POYNTON RELIEF ROAD, CHESTER ROAD, POYNTON FOR JOINT APPLICANTS - CHESHIRE EAST COUNCIL & STOCKPORT MBC

Consideration was given to the above application.

(Councillor J Saunders, the Ward Councillor, Councillor M Beanland, the Ward Councillor, Councillor H Murray, the Ward Councillor, Town Councillor Les Berry, representing Poynton Town Council, Parish Councillor Jan Wiper, representing Adlington Parish Council, Parish Councillor Lillian Burns, representing Prestbury Parish Council, Alice Ford, representing Adlington Action Group, James Smith, the Chairman of Adlington Civic Society, and David Skeet, representing Cheshire East Council attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the oral update to Board, the application be approved referred to the Secretary of State for approval subject to the following conditions:-

1. Development to commence within 3 years.
2. Development to be in accordance with the approved plans and documents
3. Development in accordance with Environmental Statement.
4. Details of materials for structures, lighting columns and fencing to be submitted
5. Further details of bridges, structures, underpasses, bridge wing walls, abutments and crossings to be submitted
6. Full construction details of proposed pedestrian and cycleway, footpaths and bridleways to be submitted

7. Phasing plan for the construction of the development to be submitted and agreed.
8. Highway improvement works at the Adlington Crossroads signal junction to be implemented prior to opening of the PRR unless any variation first agreed
9. Highway improvement works at the Bonis Hall Lane signal junction to be implemented prior to opening of the PRR unless any variation first agreed
10. Safety and operation of the Well Lane / A523 Junction improvement to be reviewed and be delivered prior to the opening to traffic of the Poynton Relief Road
11. Construction Environmental Management Plan and Method Statement submitted and approved
12. The acoustic mitigation scheme as outlined in the Environmental Statement shall be implemented in full, and maintained in perpetuity throughout the life of the scheme.
13. Lighting details (permanent) to be submitted
14. Lighting details (during construction) to be submitted
15. Bird hazard management plan during construction to be submitted
16. Details stating how the landscaping and ecological mitigation schemes and the drainage schemes are designed to minimise risk to aircraft to be submitted
17. Foul and surface water drainage in accordance with submitted details. Development in accordance with Flood Risk Assessment and Drainage Strategy Report.
18. Contaminated land – Further phase II investigation and remediation strategies to be submitted
19. Submission of a Precautionary Method of Working strategy in respect of nesting birds. The submitted strategy to focus on Woodford Aerodrome.
20. Submission for detailed design for the culverts which are to include mammal ledges.
21. Submission and implementation of landscaping specification and management plan. Management to be undertaken in perpetuity.
22. Submission of ecological monitoring and reporting scheme including contingency measures to be implemented as agreed with the Council.
23. Submission of methodologies for translocation of hedgerows.
24. Submission of the specification for the creation of species rich grassland habitats.
25. Submission of Construction Environment Management Plan
26. Submission of proposals for the appointment of an ecological clerk of works and annual monitoring and reporting of the effectiveness of the agreed ecological compensation to the LPA for a period of 10 years post commencement of development. Any remedial measures required to ensure the effectiveness of the agreed mitigation to be agreed by the LPA.
27. Inclusion of Elm in hedgerow planting to provide food source for white letter hair streak

28. Implementation of all ecological mitigation and compensation measures detailed in the ES unless varied by a subsequent Natural England license.
29. Submission of updated badger survey prior to commencement.
30. Detailed design of the proposed ponds.
31. Landscaping scheme
32. Landscaping implementation
33. A 30 year Landscape and Ecological management plan, including long term design objectives, management responsibilities and maintenance schedules for all mitigation and landscape areas shall be submitted
34. Tree and hedgerow retention
35. Remediation strategy that includes to deal with the risks associated with contamination of the site shall each be submitted
36. No infiltration of surface water drainage into the ground where land contamination is known or suspected to be present is permitted
37. Details of any piling to be submitted
38. Submission of a public rights of way management scheme
39. No development within specified area until a programme of archaeological work is secured and implemented in accordance with a written scheme of investigation to be submitted and approved.
40. Prior to the commencement of any works involving the loss of part of the Adlington Golf Centre, the alternative replacement 9 hole-golf course shall be implemented and made available for use, unless any variation is first agreed in writing by the Local Planning Authority.
41. Prior to the opening of the Relief Road hereby approved, details of traffic mitigation measures to discourage the use of specific surrounding roads (including Street Lane) shall be the subject of consultation with the Ward Members, Parish and Town Councils, and submitted to and approved in writing by the Local Planning Authority. The approved measures shall then be fully implemented before the Relief Road is opened. Within 12 months of the opening of the Relief Road, an assessment of the traffic flows, in a form to be agreed in writing with the Local Planning Authority, shall be undertaken, and any recommendations shall be implemented in full as agreed by the Local Planning Authority, unless any variation is first agreed in writing by the Local Planning Authority.
42. Prior to the commencement of development hereby permitted, details of a protocol for the establishment and running of a Liaison Group shall be submitted to and approved in writing by the Local Planning Authority. The Liaison Group shall include representatives of the applicant, local Town and Parish Councils, Ward Councillors and representatives of appropriate statutory consultees and neighbouring residents. The Liaison Group shall be operated in accordance with the agreed protocol, unless any variation is agreed in writing by the Local Planning Authority.

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in his absence the Vice Chairman) 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 (if required) in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

The meeting commenced at 10.30 am and concluded at 1.10 pm

Councillor H Davenport (Chairman)