

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 27th September, 2017 at Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

## **PRESENT**

Councillor G Merry (Chairman)

Councillors B Burkhill, S Edgar (Substitute), S Hogben, J Jackson, J Macrae,  
S Pochin, M Sewart, L Smetham, L Wardlaw and M Warren (Substitute)

## **OFFICERS IN ATTENDANCE**

Mr A Crowther (Principal Planning Officer), Mr I Dale (Environmental Planning  
Manager), Mr D Evans (Principal Planning Officer), Mr J Felton (Planning  
Lawyer), Mrs N Folan (Planning Solicitor), Mr D Hallam (Principal  
Conservation and Design Officer), Mrs G Horton (Senior Planning Officer), Mr  
P Hurdus (Highways Development Manager) Mr D Malcolm (Head of  
Regulation (Planning)) and Mr P Wakefield (Principal Planning Officer)

## **42 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors T Fox, J Hammond  
and D Hough.

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

In the interest of openness in respect of application 17/0539N, Councillor  
S Pochin declared that she was the Ward Councillor for Willaston.

In the interest of openness in respect of application 17/0539, Councillor S  
Hogben declared that he was a Director of ANSA who were a consultee,  
however he had not made any comments or discussed the application.

It was noted that most Councillors had received correspondence in respect  
of application 17/0539N.

## **44 MINUTES OF THE PREVIOUS MEETING**

### **RESOLVED**

That the minutes of the meeting held on 30 August 2107 be approved as a  
correct record and signed by the Chairman.

## **45 PUBLIC SPEAKING**

### **RESOLVED**

That the public speaking procedure be noted.

46 **16/5719N-OUTLINE APPLICATION FOR DEVELOPMENT OF 12 NO. SITES FOR RESIDENTIAL DEVELOPMENT FOR UP TO 102 NO. DWELLINGS WITH MEANS OF ACCESS AND LAYOUT INCLUDED, BUT WITH ALL OTHER MATTERS RESERVED, FOR A 15 YEAR PHASED RELEASE AND DELIVERY PERIOD, DODDINGTON ESTATE, BRIDGEMERE, NANTWICH FOR LADY RONA DELVES-BROUGHTON, THE DODDINGTON ESTATE**

Consideration was given to the above application.

(Councillor J Clowes, the Ward Councillor, Parish Councillor Paul Moore, representing Doddington & District Parish Council, Parish Councillor Bob Frodsham, representing Doddington & District Parish Council, Parish Councillor Chris Knibbs, representing Hatherton & Walgherton Parish Council, Adrian Butler, representing STAND and Chris Clayton, representing the agent for the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be refused for the following reasons:-

1. The positive planning benefits for the conservation of the heritage assets does not outweigh the harm that would be caused by the proposed residential development in the open countryside and by the lack of social/community benefits to be provided by the development resulting in an unsustainable form of development;
2. The proposal fails to provide safe and suitable access for Site 4, off Dingle Lane.

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

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 S111 of the Local Government Act 1972.

(This decision was contrary to the Officers recommendation of approval).

(During consideration of the application, the meeting adjourned for a short break.

Prior to consideration of the following item, Councillor L Smetham arrived to the meeting. The meeting was adjourned from 1.50pm to 2.20pm for lunch).

**47 17/0539N-RESERVED MATTERS APPLICATION FOLLOWING OUTLINE APPROVAL 14/5825N - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR UP TO 100 DWELLINGS WITH ACCESS AND ASSOCIATED WORKS, LAND REAR OF, CHEERBROOK ROAD, WILLASTON FOR WAINHOMES (NORTH WEST) LTD**

Consideration was given to the above application.

(Stephen Harris, agent for the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That application be delegated to the Officers to approve subject to further consultations to approve subject to the conditions and the approval of the BAPA agreement with Network Rail so that Network Rail raised no objections to the scheme and subject to the following conditions:-

1. Approved Plans
2. Materials to be submitted and agreed in writing
3. Approved landscaping scheme to be implemented
4. Prior to the commencement of development the developer shall submit details of the LEAP for approval in writing. The approved scheme shall be implemented prior to the first occupation of 50% of the dwellings on the site.
5. A scheme of nesting bird mitigation measures to be submitted and approved
6. A scheme of hard landscaping/surfacing to be submitted and approved
7. A scheme of boundary treatment to be submitted and approved
8. All arboricultural works shall be carried out in accordance with TBA Arboricultural Impact Assessment and Method Statement Phase 2 Rev B (Ref MG/4780/AIA&AMS/PHASE2/REVB/MAY17 and TBA Tree Protection Plan (Drawing No 4780.04 B) received by the Local Authority on the 19th May 2017
9. Notwithstanding the approved plans – details of a gated maintenance access to the railway shall be submitted and approved

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 her absence the Vice Chairman) of 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.

**48 17/3096N-REDEVELOPMENT AND EXTENSION OF CREWE GREEN  
ROUNDBOUT TO PROVIDE ADDITIONAL TRAFFIC LANES AND  
IMPROVEMENTS TO PEDESTRIAN AND CYCLIST FACILITIES,  
LANDSCAPING AND RE-CONTOURING OF THE ROUNDBOUT, AND  
ANCILLARY WORKS, LAND AT, CREWE ROUNDBOUT, CREWE  
FOR CHRIS HINDLE, CHESHIRE EAST COUNCIL**

Consideration was given to the above application.

(Neil Grundy, representing the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That for the reasons set out in the report and in the verbal update to the Board, the application be approved subject to the following conditions:-

1. Standard time 3 years
2. Development to proceed in accordance with the approved plans
3. Prior to the commencement of development a Tree Protection Scheme is to be submitted and approved
4. Prior to the commencement of development an Arboricultural Method Statement is to be submitted and approved
5. Implementation of the scheme of landscaping including the replacement tree and hedgerow planting
6. 10 year management plan for hedgerows/woodland
7. Nesting birds – timing of works
8. Implementation of the submitted Construction & Environment Management Plan
9. Hours of construction
10. Acoustic Barrier installation
11. Dust Control Measures to be submitted and approved
12. Signage scheme for pedestrians/cyclists to be installed
13. Progress a TRO to reduce speeds to 30mph but if unsuccessful agree alternative noise reduction measures
14. Progress a TRO to reduce speeds to 30mph but if unsuccessful agree a scheme for a revised pedestrian crossing.

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning Regulation has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

(Prior to consideration of the following item, Councillor L Wardlaw left the meeting and did not return).

**49 17/3197C-TO DEMOLISH A GRADE 2 LISTED BARN AND OTHER DERELICT BUILDINGS WITHIN THE FARM SITE, CLEDFORD HALL, CLEDFORD LANE, MIDDLEWICH FOR CHESHIRE EAST COUNCIL**

Consideration was given to the above application.

**RESOLVED**

That the application for the reasons set out in the report the application be approved subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Details of site clearance, restoration and landscaping to be submitted
4. Development to be carried out in accordance with the recommendations of the submitted Ecology Update Report
5. Proposals for the erection of a barn owl box to be submitted
6. All works to be undertaken within the boundary of the existing great crested newt fencing
7. Nesting bird survey to be submitted
8. Tree protection details to be submitted

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

**50 17/3198C-LISTED BUILDING CONSENT TO DEMOLISH A GRADE 2 LISTED BARN AND OTHER DERELICT BUILDINGS WITHIN THE FARM SITE, CLEDFORD HALL, CLEDFORD LANE, MIDDLEWICH FOR CHESHIRE EAST COUNCIL**

Consideration was given to the above application.

**RESOLVED**

That for the reasons set out in the report and in the verbal update to the Board, the application be delegated back to the Head of Planning (Regulation) in consultation with the Chairman to approve, subject to the expiry of the statutory consultation period for the Twentieth Century Society, or earlier receipt of their comments and the following conditions:-

1. Standard Time Limit
2. Development in accord with approved plans
3. Scheme of building recording to be submitted

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

The meeting commenced at 10.30 am and concluded at 3.20 pm

Councillor G Merry (Chairman)