

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 20th December, 2017 at The Assembly Room - Town  
Hall, Macclesfield SK10 1EA

## **PRESENT**

Councillor G Merry (Chairman)  
Councillor J Hammond (Vice-Chairman)

Councillors B Burkhill, S Edgar (Substitute), T Fox, S Hogben, D Hough,  
J Jackson, J Macrae, S Pochin, M Sewart and L Smetham

## **OFFICERS IN ATTENDANCE**

Ms S Dillon (Senior Lawyer), Mr K Foster (Principal Planning Officer), Mr N Jones (Principal Development Officer), Mr D Malcolm (Head of Planning (Regulation)) and Miss N Wise-Ford (Principal Planning Officer)

## **68 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor L Wardlaw.

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

It was noted that Members had received correspondence in respect of applications 17/4521M and 17/3853M.

In the interest of openness in respect of applications 17/4521M and 17/3853M, Councillor J Hammond declared that he was a Director of ANSA who had been a consultee, however he had not made any comments or discussed the application.

In the interest of openness in respect of application 17/3374N, Councillor S Edgar declared that he was the Ward Councillor for Shavington and the Parish Councillor for Weston and Basford Parish Council.

In the interest of openness in respect of applications 17/4521M and 17/3853M, Councillor S Hogben declared that he was a Director of ANSA who were had been a consultee, however he had not made any comments or discussed the application.

In the interest of openness in respect of application 17/3374N, Councillor J Hammond declared that he was the Ward Councillor for Weston and Basford.

In the interest of openness Councillor D Hough declared that he was Director of TSS who organise bus routes, however no bus routes were

being considered today in respect of any of the applications on the agenda.

In the interest of openness in respect of application 17/4371M, Councillor L Smetham declared that she was the Ward Councillor for part of the area the application was in.

## **70 MINUTES OF THE PREVIOUS MEETING**

### **RESOLVED**

That the minutes of the meeting held on 22 November 2107 be approved as a correct record and signed by the Chairman.

## **71 PUBLIC SPEAKING**

### **RESOLVED**

That the public speaking procedure be noted.

## **72 17/4521M-FULL PLANNING APPLICATION FOR THE ERECTION OF 174 RESIDENTIAL DWELLINGS, NEW ROUNDABOUT ONTO STANNEYLANDS ROAD, PUBLIC OPEN SPACE, PEDESTRIAN/CYCLEWAY CONNECTION BETWEEN LINNEYS BRIDGE AND THE RIVER DEAN, A NEW BRIDGE CROSSING OF THE RIVER DEAN, AND ASSOCIATED WORKS, LAND AT STANNEYLANDS ROAD, WILMSLOW, SK9 4ER FOR ANDREW TAYLOR, BARRATT & DAVID WILSON HOMES NORTH WEST**

Consideration was given to the above application.

(Councillor D Stockton, the Ward Councillor, Town Councillor Christopher Dodson, representing Wilmslow Town Council, Stuart Redgard, an objector, Ashely Weinberg, an objector and Sam Ryan, representing the applicant attended the meeting and spoke in respect of the application).

### **RESOLVED**

That for the reasons set out in the report the application be approved subject to the completion of a Section 106 Agreement securing the following:-

- Provision of 30% affordable units.
- Educational contribution of towards secondary and SEN provision of £499,567
- Contribution towards ROS of £122,000 if the public open space is to be maintained through a management company.
- Contribution to Indoor Recreation of £25,500
- Contribution towards health provision of £185,679

- Management Plan for the on-site public open space and LEAP or transfer of this to the Council to maintain with a commuted sum of £488,293
- Contribution for monitoring of Travel Plan £5,000
- Provision of the bridge across the River Dean
- A financial contribution to be agreed for the provision of a direct pedestrian / cycle route to Manchester Road or improvements to the local cycle and footpath network between the site and Manchester Road of £150,000.
- A financial contribution to the provision of MOVA on the junction of Manchester Road and Stanneylands Road of £80,000

And subject to the following conditions:-

1. Contaminated land
2. Importation of soil
3. Unexpected contamination
4. Tree retention
5. Tree protection
6. Arboricultural method statement
7. Landscaping - submission of details
8. Landscaping (implementation)
9. Time period to implement permission.
10. Plans
11. Implement in accordance with FRA
12. Levels details
13. Pedestrian and cycle signage
14. Submission and implementation of Travel Plan
15. Pedestrian cycle routes through the site
16. Implement noise recommendations
17. Construction environment management plan
18. Provision of Electric Vehicle Charging Points
19. Details and implementation of bridge
20. Details of play area
21. Proposals to incorporate features for breeding birds.
22. Landscape and habitat management plan
23. Bird nesting season
24. Provision for hedgehogs through the site
25. Updated badger survey
26. Bat friendly lighting scheme
27. Retention of trees
28. Water vole mitigation
29. Updated Otter Survey
30. Method statement - gressland relocation
31. Surface water details
32. Materials as submitted
33. Cycle facilities for apartments
34. Refuse storage for apartments
35. Pedestrian crossing to be built prior to occupation of the houses

(The Board requested it be noted that their preference was for the crossing

be a signalled crossing rather than a zebra 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) 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.

(During consideration of the application the meeting was adjourned for a short break. The meeting was then adjourned for lunch from 12.43pm until 1.20pm).

**73 17/4370M-THE PROPOSAL INCLUDES THE CREATION OF A NEW, SINGLE STOREY BUILDING TO HOUSE A HERITAGE EXHIBITION AND VISITOR CENTRE. IN CONJUNCTION WITH THIS, NEW FOOTPATHS, LANDSCAPING AND ASSOCIATED ENABLING WORKS ARE PROVIDED, JODRELL BANK OBSERVATORY, MACCLESFIELD ROAD, JODRELL BANK, CHESHIRE FOR UNIVERSITY OF MANCHESTER**

Consideration was given to the above application.

(Adam Atraktzi, the Architect for 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 written update to the Board, the application be approved subject to the following conditions:-

1. Time Limit
2. Approved Plans
3. Landscaping Scheme to include Wych Elm and the details of location of replacement planting.
4. Landscape Implementation
5. Materials as per application unless otherwise agreed
6. Prior to the commencement of development a detailed method statement of Great Crested Newt Reasonable Avoidance Measures is to be submitted to and agreed by the LPA. The proposed development to proceed in accordance with the agreed method statement.
7. Nesting Birds Safeguarding
8. Lighting scheme to be submitted
9. Tree Retention unless otherwise agreed
10. Tree Protection measures to be submitted
11. Tree pruning felling specification
12. Arboricultural Method Statement

13. No development shall take place until a detailed strategy / design and associated management / maintenance plan of surface water drainage for the site has been submitted to and approved in writing by the Local Planning Authority. The drainage design must also include information about the discharge rates, designs storm period and intensity (1 in 30 & 1 in 100 (+30% allowance for Climate Change))& any temporary storage facilities included, to ensure adequate drainage is implemented on site.
  14. (a)Any soil or soil forming materials to be brought to site for use in or soft landscaping shall be tested for contamination and suitability for use prior to importation to site.  
(b)Prior to occupation, evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the LPA.
  15. Unexpected contamination to be reported to the LPA.
- 74 **17/4371M-THIS APPLICATION RELATES TO THE IMPROVEMENT OF VISITOR ARRIVALS AND CAPACITY. IT COMPRISES OF THE MODIFICATION AND EXTENSION TO THE EXISTING VISITOR CAR PARK AND THE CONSTRUCTION OF AN EXTERNAL TICKET BOOTH / ENTRY PORTAL ADJACENT TO THE EXISTING JODRELL BANK DISCOVERY CENTRE PLANET PAVILION. IT INCLUDES LANDSCAPING WORKS, FENCING AND ASSOCIATED ENABLING WORKS, JODRELL BANK OBSERVATORY, MACCLESFIELD ROAD, JODRELL BANK, CHESHIRE FOR UNIVERSITY OF MANCHESTER**

Consideration was given to the above application.

(Adam Atraktzi, the Architect for 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 written update to the Board, the application be approved subject to the following conditions:-

1. Time Limit
2. Approved Plans
3. Landscaping and Floorscape Scheme to include replacement hedgerow planting, Wych Elm and larger species trees around car parking area.
4. Landscape Implementation
5. Materials as per application unless otherwise agreed
6. Prior to the commencement of development a detailed method statement of Great Crested Newt Reasonable Avoidance Measures is to be submitted to and agreed by the LPA. The proposed development to proceed in accordance with the agreed method statement.
7. Nesting Birds Safeguarding
8. Features for breeding birds to be submitted and installed

9. The felling of any tree identified as having low bat roost potential should be undertaken in accordance with the measures detailed in paragraph 5.3.5 of the submitted Extended Phase One Habitat Survey prepared by WYG dated February 2017
10. Lighting scheme to be submitted
11. Tree Retention unless otherwise agreed
12. Tree Protection measures to be submitted
13. Tree pruning felling specification
14. Arboricultural Method Statement
15. No development shall take place until a detailed strategy / design and associated management / maintenance plan of surface water drainage for the site has been submitted to and approved in writing by the Local Planning Authority. The drainage design must also include information about the designs storm period and intensity (1 in 30 & 1 in 100 (+30% allowance for Climate Change)) & any temporary storage facilities included, to ensure adequate drainage is implemented on site.
16. 5% of spaces to include electric vehicle charging points.

**75 17/3374N-APPROVAL OF RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE), PURSUANT TO 14/0378N FOR PHASE 1 OF THE BASFORD WEST DEVELOPMENT SITE, CREWE ROAD, CREWE, BASFORD WEST DEVELOPMENT SITE, CREWE, CHESHIRE FOR GOODMAN**

Consideration was given to the above application.

(Ian Prichard, 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 written update to the Board, the application be approved subject to the following conditions:-

1. To comply with outline permission
2. Development in accord with approved plans
3. Materials
4. Implementation of Ecological Mitigation and Habitat Management Plan
5. Details of GCN ponds
6. Detailed specification of bunding alongside A500
7. Implementation of landscaping
8. Details of footpath link and signage

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.

- 76 **17/3853M-OUTLINE PLANNING APPLICATION WITH MEANS OF ACCESS TO BE DETERMINED (ALL OTHER MATTERS RESERVED FOR SUBSEQUENT APPROVAL) FOR THE ERECTION OF UP TO 260 DWELLINGS (CLASS C3); THE PROVISION OF SERVICED LAND FOR ALLOTMENTS; A COMMUNITY ORCHARD, A PLAYING PITCH, LANDSCAPING AND OPEN SPACE; NEW INTERNAL HIGHWAYS, CAR AND CYCLE PARKING; SUSTAINABLE DRAINAGE MEASURES INCLUDING SURFACE WATER RETENTION PONDS, PROVISION OF UTILITIES INFRASTRUCTURE; EARTHWORKS AND ALL ANCILLARY ENABLING WORKS, LAND NORTH OF NORTHWICH ROAD, KNUTSFORD FOR MR STEVE MELLIGAN, THE CROWN ESTATE**

Consideration was given to the above application.

(Councillor T Dean, the Ward Councillor, Terry Griffiths, representing Nether Ward Community Group (NWCG) and Stacey Green, the agent for the applicant attended the meeting and spoke in respect of the application).

#### **RESOLVED**

That the application be deferred in order for further discussions to take place regarding the number of houses being proposed.

The meeting commenced at 10.30 am and concluded at 3.43 pm

Councillor G Merry (Chairman)