

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 28th February, 2018 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor G Merry (Chairman)

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

OFFICERS IN ATTENDANCE

Mr P Hurdus (Highways Development Manager), Mr R Law (Principal Planning
Officer), Mr D Malcom (Head of Planning (Regulation)), Mrs P Radia (Senior
Planning Officer) Mr J Thomas (Senior Planning & Highways Solicitor) and Mr
P Wakefield (Principal Planning Officer)

85 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Hammond and J
Jackson.

86 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 17/5116C, Councillor
S Pochin declared that she no longer had any involvement in the business
and therefore no pecuniary interest.

Councillor B Roberts declared that he had pre determined application
17/4011N and in accordance with the Code of Conduct he would exercise
his right to speak as the neighbouring Ward Councillor under the public
speaking procedure and then remain in the public gallery during the
debate on the application.

In the interest of openness in respect of application 17/5637M, Councillor
S Hogben declared 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 17/5367, Councillor T
Fox declared that she was the Ward Councillor.

In the interest of openness in respect of application 17/5116C, Councillor
G Merry declared that she received an email from Councillor S McGrory M

Parsons and B Walmsley which she had not read but would be read out by the Planning Officer later on in the meeting.

In the interest of openness Councillor D Hough declared that he was a Director of TSS who organised bus routes, however he had not discussed bus routes with anyone.

87 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 31 January 2018 be approved as a correct record and signed by the Chairman.

88 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

89 17/4011N-HYBRID PLANNING APPLICATION FOR-OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS AND LAYOUT FOR PRODUCTION AND MANUFACTURING FACILITY 2) FOR THE ERECTION OF 2 NO. PRODUCTION AND MANUFACTURING FACILITIES; TWO COVERED LINKS CONNECTING ONE OF THE PRODUCTION AND MANUFACTURING FACILITIES WITH BENTLEY'S EXISTING MANUFACTURING FACILITY; AN ENGINE TEST BED FACILITY TOGETHER WITH ASSOCIATED CAR PARKING, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE. FULL PLANNING APPLICATION FOR THE ERECTION OF A GATEHOUSE, SECURITY FENCING, PEDESTRIAN TURNSTILE AND ASSOCIATED TURNING FACILITIES TO THE WEST OF THE EXISTING BENTLEY MOTORS SITE ON PYMS LANE; THE ERECTION OF A GATEHOUSE, SECURITY FENCE, PEDESTRIAN TURNSTILE, BIN STORE, RECONFIGURATION OF VISITOR PARKING AND ASSOCIATED TURNING FACILITIES TO THE EAST OF THE EXISTING BENTLEY MOTORS SITE ON PYMS LANE; THE ERECTION OF A GATEHOUSE, SECURITY FENCE, CYCLE STORE, PEDESTRIAN TURNSTILE AND ASSOCIATED TURNING FACILITIES

Consideration was given to the above application.

(Councillor B Roberts , the Ward Councillor and Jon Suckley, the agent for 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:-

- Financial contribution of £10,000 for Travel Plan Monitoring.

And subject to the following conditions:-

1. Standard 3 year time limit (Full Planning Details – Road Closure, gatehouses and associated works)
2. Standard outline time limit (Outline Details – Manufacturing and Production Buildings and Car Parks)
3. Submission of reserved matters (for Manufacturing and Production Buildings and Car Parks)
4. Accordance with approved plans
5. Materials to be submitted and approved
6. Development to be carried out in accordance with submitted noise impact assessment
7. Reserved matters to include a noise mitigation scheme
8. Reserved matters shall not exceed the floorspaces specified in this application
9. Further details of any fixed plant / noise generative equipment to be submitted and approved
10. Submission, approval and implantation of an Environmental Management Plan
11. Additional Phase II Land contamination investigations and assessments to be submitted and approved
12. Development to be carried out in accordance with submitted ecological surveys
13. Survey for nesting birds if works carried out during nesting season
14. Scheme to incorporate features suitable for breeding birds
15. Development to be carried out in accordance with submitted Flood Risk Assessment
16. Submission of a sustainable drainage management and maintenance plan / scheme
17. Details of foul water drainage to be submitted
18. Surface water drainage strategy to be submitted
19. Landscape scheme to be submitted with reserved matters and shall include retention of woodland planting in Target 11 as far is practicable or scheme for its replacement where there are losses
20. Tree and hedgerow protection scheme to be submitted with reserved matters
21. Piling method statement
22. Details of external lighting to be submitted and approved
23. Details of cycle parking to be submitted and approved
24. Travel Plan to be submitted and approved and shall include provision of an updated target on reducing single occupancy car trips over the forthcoming 5 year period and the provision of cycle and bus travel vouchers for staff (up to the value of £150)

25. No development to commence until details of a scheme to facilitate the flow of traffic along Minshull New Road north of its junction with Badger Avenue and the improvement at the West Street/Sunnybank Road junction are submitted to and approved and implemented prior to the closure of Pym's Lane and Sunnybank Road to through vehicular traffic and be retained for the life of the development.
26. Submission of a construction management plan to include:
 - A construction phasing plan.
 - A routing plan for construction traffic.
 - Compound and parking arrangements for site operatives.
 - Wheel wash facilities
27. Scheme of dust control to be submitted
28. Provision of electric vehicle charging infrastructure

Informatives to include:

1. Informative to include s278 agreement to facilitate the design and implementation of highway schemes along Minshull New Road and the junction of West Street/Sunnybank Road.
2. An application under S247 of the Town & Country Planning Act 1990 to permit the stopping up of Pym's Lane and Sunnybank Road will need to be secured by the applicant.

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 S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

(During consideration of the application, Councillor L Wardlaw arrived to the meeting. In accordance with the Code of Conduct she did not take part in the debate or vote on the application).

- 90 **17/5116C-ERECTION OF 2 NO. EMPLOYMENT BUILDINGS (USE CLASSES B2 AND B8) INCLUDING A SECURITY GATEHOUSE, VEHICLE ACCESS OFF POCHIN WAY AND ERF WAY AND ASSOCIATED CAR PARKING, TRAILER PARKING AND LANDSCAPING. PLOT 1A, MA6NITUDE 160, MIDPOINT 18, POCHIN WAY, MIDDLEWICH. FOR DBS POCHIN LLP**

Consideration was given to the above application.

(Jon Suckley, the agent for the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out by the Officer on behalf of Councillors S McGrory, M Parsons and B Walmsley, the Ward Councillors).

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 completion of a Section 106 Agreement for a contribution of £11,010.67 for loss of biodiversity and the following conditions:

1. Standard time limit (3 years)
2. Accordance with plans
3. Accordance with submitted materials
4. Parking provided prior to first use
5. Accesses constructed in accordance with submitted details prior to first use
6. A scheme for improvements to Footpath F19 to be submitted for approval and implemented
7. Prior to commencement a detailed GCN Mitigation Strategy to be submitted for approval and implemented
8. Survey for nesting birds
9. A further otter and kingfisher survey to be undertaken and submitted to the LPA prior to any works being undertaken within 20m of the brook.
10. Submission of an updated Badger survey including the planting of fruit trees prior to commencement of development
11. Submission of a lighting scheme in relation to impact on bats
12. Details of enhancements and a 10 year management plan of habitats on site, including the area of the site edged blue
13. Submission of a Framework Travel Plan
14. Provision of electric vehicle infrastructure
15. Provision of low emission boilers
16. Submission of a scheme to minimise dust emissions
17. If during the course of development, contamination not previously identified is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made and appropriate remediation implemented in accordance with a scheme also agreed in writing by the Local Planning Authority. Prior to first occupation/use of the development, confirmation should be provided to the LPA that no such contamination was found, and if so what remedial measures were agreed and implemented.

18. Submission of a Brine Assessment to inform the details of the foundations
19. Compliance with the flood risk assessment
20. Submission of a revised landscaping plan with details of woodland planting in the south west corner of the site
21. Implementation of landscaping scheme
22. Piling and method statement
23. Floor floating method statement

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 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 in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

(The meeting adjourned from 12.30pm until 1.00pm for lunch).

91 17/5637M-THE ERECTION OF 161 DWELLINGS, ASSOCIATED ACCESS, DRAINAGE, AND THE PROVISION OF PUBLIC OPEN SPACE AND LANDSCAPING, LAND AT HEATHFIELD FARM, DEAN ROW ROAD, WILMSLOW FOR TAYLOR WIMPEY UK LIMITED

Consideration was given to the above application.

(Town Councillor C Dodson, representing Wilmslow Town Council and Caroline Musker, the agent for the applicant attended the meeting and spoke on 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 completion of a Section 106 Agreement securing the following:-

- Education contributions of £466,882
- Indoor sports contribution of £22,500
- Recreation and outdoor sports contribution of £1,000 per market family dwelling and £500 per two bed space market apartment
- Healthcare contribution of £167,652
- 30% affordable housing

And subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Details of materials to be submitted
4. Construction specification/method statement (trees)
5. Obscure glazing requirement
6. Development to be carried out in accordance with Arboricultural Impact Assessment
7. Written scheme of archaeological investigation to be submitted
8. Nesting bird survey to be submitted
9. Incorporation of features into the scheme suitable for use by breeding birds and roosting bats - details to be submitted
10. Proposals for the provision of brash/wood piles or hedgehog domes and the incorporation of gaps for hedgehogs in garden or boundary fencing to be submitted
11. Badger survey to be submitted
12. Details of Electric Vehicle Infrastructure to be submitted
13. Scheme to minimise dust emissions to be submitted
14. Phase II ground investigation and risk assessment to be submitted
15. Verification Report to be submitted
16. Imported soil to be tested for contamination
17. Unforeseen contamination
18. Revised travel plan to be submitted
19. Construction management plan to be submitted
20. Development to be carried out in accordance with FRA
21. Detailed design and associated management and maintenance plan of surface water drainage to be submitted. Investigation of the culvert to also be included.
22. Public Right of way details to be submitted
23. Links through to Dean Row Road and Browns Lane to be for pedestrians and cyclists
24. Foul and surface water shall be drained on separate systems.
25. Management details for all areas of public open space to be submitted
26. Broadband
27. Revised scheme for acoustic mitigation to be submitted and agreed
28. A Conservation and Environment Management Plan to be submitted and agreed
29. Submission of a Landscaping Scheme
30. Implementation of a Landscaping Scheme
31. Boundary treatment to include details around play area and apartment block.

(During consideration of the application, Councillor M Sewart left the meeting and did not return.

In accordance with Section 100B (4)(b) of the Local Government Act 1972 the Chairman of the Board agreed to allow consideration of the following item as a matter of urgency due to the impending appeal timescales and the need for a speedy resolution of the s106 agreement decision which is needed by Friday 2 March).

92 **URGENT ITEM OF BUSINESS-UPDATE FOLLOWING THE RESOLUTION OF MINDED TO REFUSE APPLICATION 12/3747N - RESIDENTIAL DEVELOPMENT UP TO A MAXIMUM OF 189 DWELLINGS; LOCAL CENTRE (CLASS A1 TO A5 INCLUSIVE AND D1) WITH MAXIMUM FLOOR AREA OF 1800SQM GROSS INTERNAL AREA (GIA); EMPLOYMENT DEVELOPMENT (B1B, B1C, B2 AND B8) WITH A MAXIMUM FLOOR AREA OF 3,700SQM GIA; PRIMARY SCHOOL; PUBLIC OPEN SPACE INCLUDING NEW VILLAGE GREEN, CHILDREN'S PLAY AREA AND ALLOTMENTS; GREEN INFRASTRUCTURE INCLUDING ECOLOGICAL AREA; NEW VEHICLE AND PEDESTRIAN SITE ACCESS POINTS AND ASSOCIATED WORKS, LAND BETWEEN AUDLEM ROAD/BROAD LANE & PETER DESTAPLEIGH WAY, STAPELEY AND 12/3746N - NEW HIGHWAY ACCESS ROAD, INCLUDING FOOTWAYS AND CYCLEWAY AND ASSOCIATED WORKS, LAND OFF PETER DESTAPLEIGH WAY, NANTWICH**

Consideration was given to the above report.

RESOLVED

That the Heads of Terms (as indicated in paragraph 4.2 of the report) of the S106 legal agreement for: Outline planning permission for Residential development up to a maximum of 189 dwellings; local centre (Class A1 to A5 inclusive and D1) with maximum floor area of 1800sqm Gross Internal Area (GIA); employment development (B1b, B1c, B2 and B8) with a maximum floor area of 3,700sqm GIA; primary school; public open space including new village green, children's play area and allotments; green infrastructure including ecological area; new vehicle and pedestrian site access points and associated works and: New highway access road, including footways and cycleway and associated works, Land off Peter Destapleigh Way, Nantwich be noted and approved.

The meeting commenced at 10.30 am and concluded at 2.40 pm

Councillor G Merry (Chairman)