

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 22nd November, 2017 at The Capesthorne 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, S Pochin, M Sewart and L Smetham

OFFICERS IN ATTENDANCE

Mr A Crowther (Major Applications Team Leader), Ms S Dillon (Senior Lawyer), Mr K Foster (Principal Planning Officer), Mr S Hannaby (Director of Planning & Sustainable Development), Mrs M Hopley Environmental Health Officer), Mr N Jones (Principal Development Officer), Mr R Law (Principal Planning Officer) and Mr D Malcolm (Head of Planning (Regulation))

59 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Macrae and L Wardlaw.

60 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 17/4521M and 17/3896M, 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 applications 12/3747N and 12/3746N, Councillor J Hammond declared that he was a member of the Cheshire Wildlife Trust who had been a consultee, however he had not made any comments or discussed the application.

In the interest of openness in respect of applications 17/4521M and 17/3896M, 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 17/4521M, Councillor T Fox attended a public meeting where the application had been discussed, however she had not made any comments.

In the interest of openness in respect of application 17/3896M, Councillor M Sewart declared that he was a member of Poynton Town Council but he had not discussed the application.

In the interest of openness, Councillor D Hough declared that he was a member of TSS and whilst applications often referred to public transport he had not made any comments. In addition he declared that he had taken a telephone call from Parish Councillor John Davenport who was a member of Stapeley and District Parish Council, however he had only provided procedural advice.

In the interest of openness in respect of application 17/4521M, Councillor L Smetham declared that she was a member of the National Trust.

In the interest of openness in respect of application 12/3747N, Councillor L Smetham declared that she was a member of the Cheshire Wildlife Trust who had been a consultee, however she had not made any comments or discussed the application.

In the interest of openness in respect of application 17/4521M, Councillor J Hammond declared that he was a member of the National Trust.

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

61 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 25 October 2017 be approved as a correct record and signed by the Chairman.

62 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

63 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 FOR ANDREW TAYLOR, BARRATT & DAVID WILSON HOMES NORTH WEST

Consideration was given to the above application.

(Councillor D Stockton, the Ward Councillor, Town Councillor Keith Purdom, representing Wilmslow Town Council, Stuart Redgard, an objector, Mr Weinberg, an objector and Andrew Taylor, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for further information in respect of detailed diagrams regarding the access roundabout and driveways on to Stanneylands Road (including the Pedestrian crossing), proposed footpath details across the site and their linkages and sustainability matters including distances to facilities.

(The meeting adjourned from 1.20pm until 1.50pm for lunch).

64 17/3882N-REMOVAL OF CONDITIONS 29 & 31 ON APPLICATION 17/0341N FOR CONSTRUCTION OF 5 STEEL FRAMED UNITS TO BE PART OF A COMMERCIAL DEVELOPMENT, LAND OFF UNIVERSITY WAY, CREWE FOR MR JONATHAN BEESON

Consideration was given to the above 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 (3 years)
2. Plans
3. Materials as per discharge – 17/3996D
4. Landscape – Implementation as per discharge – 17/3996D
5. Boundary treatment - Implementation as per discharge – 17/3996D (unless otherwise altered by another condition of this permission)
6. Retaining wall - Implementation as per discharge – 17/3996D
7. Levels - Implementation as per discharge – 17/3996D
8. Tree Protection – Implementation
9. Arboricultural Method statement - Implementation as per discharge – 17/3996D
10. Woodland and Ecological Management Plan - Implementation as per discharge – 17/3996D
11. Construction Management Plan - Implementation as per discharge – 17/3996D
12. Hedgerow frontage retention
13. Bat mitigation strategy – Implementation
14. Attenuation pond design - Implementation as per discharge – 17/3996D
15. Bat friendly lighting proposals - Implementation as per discharge – 17/3996D
16. Updated badger survey and mitigation strategy - Implementation as per discharge – 17/3996D

17. Nesting birds survey
18. Provision of features for nesting birds - Implementation as per discharge – 17/3996D
19. Proposals for the safeguarding of the adjacent watercourses during the construction process - Implementation as per discharge – 17/3996D
20. Details of the safe provision of route(s) into and out of the site - Implementation as per discharge – 17/3996D
21. The finished floor levels should be set no lower than - Unit 1 (48.8 metres Above Ordnance Datum (AOD)), Units 2 & 3 (49.4 metres above AOD).
22. Foul and surface water shall be drained on separate systems
23. Piling method statement - Implementation as per discharge – 17/3996D
24. Dust mitigation scheme - Implementation as per discharge – 17/3996D
25. Floor Floating Method Statement - Implementation as per discharge – 17/3996D
26. Electric Vehicle Charging Infrastructure - Implementation as per discharge – 17/3996D
27. Phase II contaminated land report - Submission / approval of remaining aspects of condition not discharge by 17/3996D
28. No plant or equipment shall be installed on the facades of the buildings facing residential properties to the northeast unless mitigation approved in writing by the LPA
29. Prior submission/approval of a high standard acoustic fence details required along the north-eastern boundary of the site (extent to be agreed)

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.

65 17/3896M-OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF BUILDINGS FORMING NO. 199 CHESTER ROAD AND RESIDENTIAL DEVELOPMENT INCLUDING ASSOCIATED INFRASTRUCTURE, OPEN SPACE AND LANDSCAPING WITH ALL MATTERS RESERVED FOR FUTURE APPROVAL WITH THE EXCEPTION OF ACCESS, LAND AT CHESTER ROAD, POYNTON FOR JOHN BROOKS, AINSCOUGH STRATEGIC LAND

Consideration was given to the above application.

(Town Councillor Ian Hollingworth, representing Poynton Town Council, Dennis Westbrook, an objector, Chris Bateman , an objector and Stephen Ball, 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 completion of a Section 106 Agreement securing the following:-

- Affordable Housing comprising 30% (65% of which will be for social / affordable rent and 35% for shared ownership / intermediate tenure)
- Education contributions of £238,618 (primary) £294,168 (secondary) and £45,500 (Special Educational Needs) = total of £578,286
- Highways contributions of £5,555 per dwelling towards the Poynton Relief Road
- Public Open Space:
 - o On site Provision of amenity open space and children's provision - 65m2 per family dwelling and a LEAP and LAP play area
 - o Financial contribution towards indoor sports – £19,500 to provide 3 pieces of equipment at Poynton Leisure Centre.
 - o Financial contribution towards outdoor sports - £1,000 per market dwelling used for pitch improvements at Deva Close playing fields
- NHS contributions of £120,986 towards 2 GP Practices in Poynton

And subject to the following conditions:-

1. Standard Outline Time limit – 3 years
2. Submission of Reserved Matters
3. Accordance with Approved Plans
4. Access to constructed in accordance with approved plan prior to first occupation
5. Submission of an Environmental Management Plan (incl dust control)
6. Noise mitigation to be carried out in accordance with Acoustic Report
7. Submission of a travel plan
8. Provision of electric vehicle infrastructure (charging points)
9. Submission of contaminated land survey
10. Details of drainage strategy to be submitted
11. Development to be carried out in accordance with submitted Flood Risk Assessment
12. Scheme of foul and surface water drainage to be submitted
13. Reserved matters application to be supported by updated Bat Survey
14. Reserved matters application to be supported by updated Badger Survey
15. Reserved matters application to be supported by a method statement for the management of invasive non-native plant species
16. Development to be carried out in accordance with in accordance with the recommendations of the submitted Ecological Report

17. Nesting Birds Survey to be carried out if works are to be carried out during the bird breeding season
18. Proposals for the incorporation of features into the scheme suitable for use by roosting bats and nesting birds to be submitted
19. Details of pile driving operations to be submitted
20. Reserved matters application to be supported by an Arboricultural Impact Assessment
21. Detailed lighting scheme to be submitted in support any future reserved matters application.
22. Bin storage
23. Cycle storage
24. Design Code
25. Broadband

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.

- 66 **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 FOR MR CARL DAVEY, MULLER PROPERTY GROUP**

Consideration was given to the above application.

(Pat Cullen, an objector and Steve Bourne, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the Board be minded to refuse the application for the following reasons:-

1. The proposed development is unsustainable because it is located within the Open Countryside contrary to Policies PG6 (Open Countryside), SD1 (Sustainable Development in Cheshire East) and SD2 (Sustainable Development Principles) of the Cheshire East Local Plan Strategy, Policy RES.5 (Housing in the Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan, and Policies H1.5 & H5 of the Stapeley Neighbourhood Plan, and the principles of the National Planning Policy Framework, which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use.
2. The proposal will result in loss of the best and most versatile agricultural land and given that the Authority can demonstrate a housing land supply in excess of 5 years, the applicant has also failed to demonstrate that there is a need for the development, which could not be accommodated elsewhere. The use of the best and most versatile agricultural land is unsustainable and contrary to Policy SE2 of the Cheshire East Local Plan Strategy and the provisions of the National Planning Policy Framework.

67 12/3746N-NEW HIGHWAY ACCESS ROAD, INCLUDING FOOTWAYS AND CYCLEWAY AND ASSOCIATED WORKS, LAND OFF PETER DESTAPELEIGH WAY, NANTWICH FOR MR CARL DAVEY, MULLER PROPERTY GROUP

Consideration was given to the above application.

RESOLVED

That the Board be minded to refuse the application for the following reason:-

In the absence of planning permission for development of the adjacent site, there is no justification for approving an access road in open countryside which would be harmful to the character and appearance of the area and contrary to policy PG6 of the Cheshire East Local Plan Strategy.

The meeting commenced at 10.30 am and concluded at 4.25 pm

Councillor G Merry (Chairman)