

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 30th January, 2019 at The Capesthorne Room - Town  
Hall, Macclesfield SK10 1EA

## **PRESENT**

Councillor G Merry (Chairman)  
Councillor M J Weatherill (Vice-Chairman)

Councillors D Brown, B Burkhill, S Edgar, T Fox, P Groves, S Hogben,  
J Rhodes, B Roberts and J Wray (Substitute)

## **OFFICERS IN ATTENDANCE**

Mr A Crowther (Major Applications-Team Leader), Ms S Dillon (Senior Lawyer), Mr T Evans (Neighbourhood Planning Manager), Mr A Fisher Head of Planning, Strategy), Mr P Hurdus (Highways Development Manager), Mr R Law (Principal Planning Officer) and Mr G Taylerson (Principal Planning Officer)

## **80 APOLOGIES FOR ABSENCE**

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

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

In the interest of openness in respect of application 17/4750C, Councillor S Hogben declared that he was a Director of ANSA who had been a consultee, however he had not made any comments nor discussed the application.

In the interest of openness in respect of application 18/2662M, Councillor B Dooley, a visiting Councillor declared that her family owned a business on the high street and that her daughter was in the construction industry.

## **82 MINUTES OF THE PREVIOUS MEETING**

### **RESOLVED**

That the minutes of the meeting held on 19 December 2018 be approved as a correct record and signed by the Chairman subject to the title under Minute No.74 being amended to read 'Peat Farm' and not 'Pete Farm' and subject to the Section 106 Agreement under the same minute no. referring to 'after care scheme' and not 'after care plan' or 'scheme'.

## **83 PUBLIC SPEAKING**

## RESOLVED

That the public speaking procedure be noted.

(Prior to consideration of the following item, Councillor D Brown arrived to the meeting).

- 84 **17/4705C LAND AT JUNCTION WITH CENTURION WAY, HOLMES CHAPEL ROAD, MIDDLEWICH: OUTLINE APPLICATION FOR THE ERECTION OF UP TO 370 DWELLINGS A NEW CHURCH WITH ANCILLARY FACILITIES AND ASSOCIATED PARKING, LANDSCAPING, PUBLIC OPEN SPACES AND PLAY AREAS FOR PERSIMMON HOMES**

Consideration was given to the above application.

(Councillor B Walmsley, the Ward Councillor and Leon Armstrong, representing the applicant attended the meeting and spoke in respect of the application).

## RESOLVED

That the application be refused for the following reason:-

The proposed development is unsustainable because it is located within the Open Countryside and would result in an adverse impact on appearance and character of the area and the loss of Grade 2 and 3a agricultural land contrary to Policies PG2 (Settlement Hierarchy), PG6 (Open Countryside), SD1 (Sustainable Development in Cheshire East) and SD2 (Sustainable Development Principles), SE2 (Efficient Use of Land) of the Cheshire East Local Plan Strategy, saved PS8 (Open Countryside) of the Congleton Borough Local Plan, Policies TC6: Locations Outside the Town Centre & H1: Housing Strategy & of the Middlewich 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. As such it creates harm to interests of acknowledged importance.

In order to give proper effect to the Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Affordable Housing</b>	30%	In accordance with phasing

	(65% Affordable Rent / 35% Intermediate)	plan																		
<b>Health</b>	<p>Contribution to support the development of Oaklands Medical Practice &amp; Waters Edge Medical Practice using the below formula:</p> <table> <tr> <th>Size of Unit</th><th>Occupancy Assumptions Based on Size of Unit</th><th>Health Need/Sum Requested per unit</th></tr> <tr> <td>1 bed unit</td><td>1.4 persons</td><td>£504 per 1 bed unit</td></tr> <tr> <td>2 bed unit</td><td>2.0 persons</td><td>£720 per 2 bed unit</td></tr> <tr> <td>3 bed unit</td><td>2.8 persons</td><td>£1,008 per 3 bed unit</td></tr> <tr> <td>4 bed unit</td><td>3.5 persons</td><td>£1,260 per 4 bed unit</td></tr> <tr> <td>5 bed unit</td><td>4.8 persons</td><td>£1,728 per 5 bed unit</td></tr> </table>	Size of Unit	Occupancy Assumptions Based on Size of Unit	Health Need/Sum Requested per unit	1 bed unit	1.4 persons	£504 per 1 bed unit	2 bed unit	2.0 persons	£720 per 2 bed unit	3 bed unit	2.8 persons	£1,008 per 3 bed unit	4 bed unit	3.5 persons	£1,260 per 4 bed unit	5 bed unit	4.8 persons	£1,728 per 5 bed unit	<p>50% Prior to first occupation 50% at occupation of 185th dwelling</p>
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<b>Public Open Space</b>	<p>Provision of Public Open Space of 40m2 per dwelling combined amenity green space and children and young person provision for on site provision</p> <p>Contribution of £50,000 towards indoor sport facilities to improve the quality and number of health and fitness stations at Middlewich Leisure Centre to accommodate localised demand for indoor physical activity</p> <p>Contribution of £1,500 per family home and £750 per bed space in apartments for outdoor sport</p>	<p>50% Prior to first occupation 50% at occupation of 185th dwelling</p>																		
<b>Education</b>	<p>Contribution to support school provision using the below formula:</p> <p><math>55 \times £17,959 \times 0.91 = £898,848</math> (secondary)  <math>4 \times £50,000 \times 0.91 = £182,000</math> (SEN)  Total education contribution: £1,080,848</p>	<p>50% Prior to first occupation 50% at occupation of 185th dwelling</p>																		
<b>Highways</b>	Contribution of £2,003,180 towards the provision of Middlewich Eastern Bypass	<p>Bypass 50% Prior to first occupation 50% at occupation of 185th</p>																		

	A travel plan monitoring fee of £5,000	dwelling  Travel plan 100% on first occupation
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**85 18/2662M LAND TO THE NORTH OF BLACK LANE, MACCLESFIELD, CHESHIRE: RESERVED MATTERS APPLICATION FOR APPEARANCE, LANDSCAPING LAYOUT AND SCALE FOR EXISTING OUTLINE PERMISSION 15/5676M AS AMENDED BY 18/2665M FOR WHATELEY, CEDAR INVEST LIMITED**

Consideration was given to the above application.

(Councillor S Carter, the Ward Councillor, Councillor L Durham, the neighbouring Ward Councillor, Councillor B Dooley, the neighbouring Ward Councillor, Town Councillor Gareth Jones, representing Macclesfield Town Council and Peter Icke, the agent for the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

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. Details of external materials to be submitted and approved (areas of brickwork to be stone clad)
2. Provision of an acoustic fence to the boundary with the properties on Withyfold Drive in accordance with amended plans. Fence to be completed prior to the first use of the retail units hereby permitted
3. Surfacing materials to be submitted and approved
4. Landscaping scheme to be submitted and approved
5. Implementation of landscaping scheme
6. Development to be carried out in accordance with submitted acoustic assessment
7. Vehicular access to Black Lane for use by vehicles servicing Units 1, 2, 3 and 4 only
8. Scheme for dust control to be submitted, approved and implemented
9. Piling Method Statement to be submitted, approved and implemented
10. Floor Floating Method Statement to be submitted, approved and implemented
11. Parking provided prior to first use of development hereby permitted
12. Details of boundary treatments and retaining structures to be submitted, approved and implemented
13. Details of levels to be submitted, approved and implemented

(It was requested that the Ward Councillor be involved/consulted on discharge of condition for the construction/delivery times on the outline application).

In order to give proper effect to the Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

**86 18/5582M LAND NORTH OF GLASSHOUSE , ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY SK10 4TF: FULL PLANNING APPLICATION FOR DEMOLITION OF BLOCK 156; THE ERECTION OF A MULTI-STOREY CAR PARK; THE CREATION OF A MINI-ROUNDBOUT AND OTHER INTERNAL ESTATE ROAD WORKS; LANDSCAPING AND PUBLIC REALM; AND OTHER ASSOCIATED WORKS INCLUDING ANY NECESSARY INFRASTRUCTURE FOR C/O AGENT, ALDERLEY PARK LIMITED**

Consideration was given to the above application.

(Conor Vallely, 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 and in written update to the Board, the application be approved subject to the following conditions:-

1. 3 Year start time
2. Approved plans/documents
3. Materials
4. Landscaping
5. Landscape maintenance
6. Tree Protection
7. Tree Retention
8. Arboricultural Method Statement
9. Contaminated land verification report
10. Foul and surface water on separate systems
11. Surface water drainage
12. Bird nesting season
13. Updated badger survey if start not before Aug 19
14. Gully Pots
15. Remediation strategy
16. Unexpected contamination
17. Piling condition
18. Lighting maximum 1 lux at site boundaries with sensitive woodland

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Planning (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

(The meeting was adjourned for lunch from 12.25pm until 1.00pm).

**87 REVISED DRAFT LOCAL VALIDATION CHECKLIST FOR PLANNING APPLICATIONS**

Consideration was given to a report on the Revised Draft Local Validation Checklist for Planning Applications.

**RESOLVED**

That the Housing, Planning and Regeneration Portfolio Holder be recommended to approve for consultation the draft Local Validation Checklist and associated documents attached as Appendix 1.

**88 ADOPTION OF THE COMMUNITY INFRASTRUCTURE LEVY (CIL)**

Consideration was given to a report on the Adoption of the Community Infrastructure Levy (CIL).

**RESOLVED**

1. That the Community Infrastructure Levy Charging Schedule attached as Appendix 1 to the report, including the identified charging rates and zones be endorsed.

2. That Full Council be recommended to adopt the Community Infrastructure Levy with an implementation date of 1st March 2019.

**89 CREWE STATION HUB AREA ACTION PLAN - DEVELOPMENT STRATEGY**

Consideration was given to a report on the Crewe Station Hub Area Action Plan – Development Strategy.

**RESOLVED**

1. That the consultation responses set out at Appendix 1 and the draft Development Strategy Document at Appendix 2 be noted.

2. That the Housing, Planning and Regeneration Portfolio Holder be recommended to approve the Development Strategy attached at Appendix 2 for consultation and that any minor typographical amendments be delegated to officers to agree.

The meeting commenced at 10.30 am and concluded at 2.35 pm

Councillor G Merry (Chairman)