

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Tuesday, 4th September, 2018 at The Capesthorne Room - Town  
Hall, Macclesfield SK10 1EA

## **PRESENT**

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

Councillors B Burkhill, J Clowes, S Edgar, T Fox, D Hough, J Jackson,  
A Kolker and L Wardlaw (Substitute)

## **OFFICERS IN ATTENDANCE**

Mr M Brown (Enforcement Officer), Mr R Croker (Planning Officer), Ms S  
Dillon (Senior Lawyer), Mr K Foster (Principal Planning Officer), Mr S Hannaby  
(Director of Planning & Environment), Mr P Hurdus (Highways Development  
Manager), Mr N Jones (Principal Development Officer), Mr R Law (Principal  
Planning Officer) and Mr D Malcolm (Head of Planning (Regulation))

## **33 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor D Brown, P Groves,  
J Hammond and B Roberts.

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

In the interest of openness in respect of all of the applications, Councillor L  
Wardlaw declared that she was a member of Congleton Town Council and  
that she was Portfolio Holder for Health, which included the Playing Fields  
Strategy.

In the interest of openness in respect of applications 17/4034M, 17/4277M  
and 18/0294M, Councillor J Jackson declared that she was a member of  
Macclesfield Town Council but she did sit on the Town Council's Planning  
Committee, nor had she discussed the application with the Town Council.

It was noted that the majority of Members had received correspondence in  
respect of applications 17/4034M, 17/4277M and 18/0294M.

## **35 PUBLIC SPEAKING**

### **RESOLVED**

That the public speaking procedure be noted.

**36 17/4034M LAND SOUTH OF CHELFORD ROAD, MACCLESFIELD:  
OUTLINE PLANNING PERMISSION (WITH ALL MATTERS RESERVED  
EXCEPT FOR ACCESS) FOR THE ERECTION OF UP TO 232  
DWELLINGS FOR REDROW HOMES AND JONES HOMES NORTH  
WEST**

Consideration was given to the above application.

(Councillor N Mannion, the Ward Councillor, Councillor L Smetham a neighbouring Ward Councillor, Councillor L Durham, a neighbouring Ward Councillor, Town Councillor G Jones, representing Macclesfield Town Council, Parish Councillor Dr S Browne, representing Henbury Parish Council, Sue Poynton, an objector, Richard Slater, an objector, Paul Venn an objector and Gary Halman, 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:-

- Provision of 30% affordable units, of these dwellings 65% will be affordable rented and 35% intermediate housing.
- Educational contribution towards secondary and SEN provision of £1,158,541 based on 232 dwellings being built on site.
- Contribution towards ROS £1,000 per open market house and £500 per 1 / 2 bed open market apartments.
- Contribution towards health provision by formula, occupancy x number of units x £360, the final figure depending on the number and size of properties that come forward at reserved matters.
- Contribution towards indoor recreation of £28,500 based on 232 dwellings being built on site.
- Management Plan for the on-site public open space and LEAP
- Contribution for monitoring of Travel Plan £5,000.
- Contribution of £5,000 towards the costs of reviewing the current 30MPH speed limit along Pexhill Road once the layout of pedestrian/cycle links to the road are approved.

And subject to the following conditions:-

1. Standard Outline Time limit – 3 years
2. Approve reserved matters details
3. Accordance with approved plans
4. Details of surface water drainage to be submitted
5. Reserved matters to include a signage scheme directing users to local cycle and footpath routes
6. Submission and implementation of Travel Plan
7. Reserved matters to be supported by detailed arboricultural impact assessment

8. Implementation of site access prior to first occupation
9. Reserved matters to be supported by detailed finished ground and floor levels
10. Development to be carried out in accordance with submitted Flood Risk Assessment
11. Submission of Construction and Environment Management Plan
12. Reserved matters to be supported by Ecological Enhancement Strategy
13. Safeguarding the ecological buffer to the Local Wildlife Site
14. Boundary details as part of reserved matters submission
15. Method Statement for Dust control
16. Provision of Electric Vehicle Charging Points
17. Standard contaminated land condition
18. Any importation of soil for garden use to be tested
19. Process for unexpected contamination
20. Updated badger and bat surveys with reserved matters application
21. Implement noise assessment recommendations
22. Reserved matters to include landscaping scheme
23. Noise Impact Assessment as part of reserved matters application.
24. Details of materials to be submitted
25. Details of play area and wider open space as part of reserved matters
26. Retention of hedgerows
27. Retention of veteran tree
28. Bluebell Translocation Assessment
29. No development shall take place until a scheme for the implementation of a programme of archaeological works has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved scheme.
30. Submission of design code before submission of reserved matters.
31. Implement Broken Cross highway improvements prior to first occupation of any dwelling on the site
32. Implement zebra crossing on Gawsworth Road prior to first occupation of any dwelling on the site
33. Internal access to be designed to a standard that can serve potential future development of the adjacent safeguarded land and provides a satisfactory internal road link
34. Detailed lighting scheme to be submitted in support any future reserved matters application

In the event of any changes being needed to the wording of the Board's planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) be 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.

Members requested that the Reserved Matters application be brought back to the Board for their consideration.

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

**37 17/4277M LAND BETWEEN CHELFORD ROAD AND WHIRLEY ROAD, CHELFORD ROAD, HENBURY: OUTLINE APPLICATION FOR THE ERECTION OF UP TO 135 DWELLINGS WITH ACCESS FROM CHELFORD ROAD AND WHIRLEY ROAD AND ASSOCIATED OPEN SPACE FOR FREDERIC ROBINSON LTD**

Consideration was given to the above application.

(Councillor L Smetham, the Ward Councillor, Councillor M Hardy, the Ward Councillor, Councillor L Durham, the Ward Councillor, Town Councillor G Jones, representing Macclesfield Town Council, Parish Councillor Dr S Browne, representing Henbury Parish Council, Richard Slater, an objector, David Nuttall, an objector, Paul Venn an objector and Gary Halman, 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 £271,157 (primary) £310,511 (secondary) and £91,000 (Special Educational Needs) = total of £672,668
- Contribution of £5000 towards monitoring of Travel Plan
- NHS contributions of £136,080 towards merger of Practices in at Waters Green Medical Centre
- Public Open Space on site including provision of LEAP
- Management Plan for the on-site public open space and LEAP
- Contribution towards Recreation Open Space of £1,000 per open market family dwelling or £500 per 1 / 2 bed open market apartments
- Contribution towards indoor recreation of £24,050

And subject to the following conditions:-

1. Standard Outline Time limit – 3 years
2. Submission of Reserved Matters
3. Accordance with Approved Plans
4. Site access (either priority junction and ghost right turn or roundabout) be constructed in accordance with approved plan prior to first occupation

5. The vehicular access to serve the development will be via the new junction onto Chelford Road with no vehicular access to Whirley Road
6. Implement Broken Cross highway improvements prior to first occupation of any dwelling on the site
7. Submission, approval and implementation of a Construction Management Plan
8. Final Travel Plan to be submitted. Approved and implemented
9. Zebra crossing on Gawsorth Road to be provided
10. Scheme of Piling works to be submitted, approved and implemented
11. Dust control scheme to be submitted, approved and implemented
12. Noise mitigation scheme to be submitted with reserved matters and to accord with submitted Acoustic Report
13. Travel Plan to be submitted, approved and implemented
14. Provision of electric vehicle infrastructure (charging points) at each property prior to first occupation
15. Submission of contaminated land survey
16. Remediation of contaminate land
17. Details of drainage strategy to be submitted
18. Development to be carried out in accordance with submitted Flood Risk Assessment
19. Scheme of foul and surface water drainage to be submitted
20. Reserved matters to be supported by detailed finished ground and floor levels
21. Reserved matters application to be supported by updated Bat Survey
22. Reserved matters application to be supported by a method statement for the management of invasive non-native plant species
23. Development to be carried out in accordance with in accordance with the recommendations of the submitted Ecological Report
24. Reserved matters application to be supported by a detailed great crested newt mitigation strategy
25. Reserved matters application to be supported a detailed design for the new pond and a detailed specification for the deepening and enhancement of the retained pond
26. Nesting Birds Survey to be carried if works are to be carried out during the bird breeding season
27. Proposals for the incorporation of features into the scheme suitable for use by roosting bats and nesting birds to be submitted
28. Reserved matters application to be supported by an Arboricultural Impact Assessment and Tree Protection Plan
29. Detailed lighting scheme to be submitted in support any future reserved matters application
30. Reserved matters to include a signage scheme directing users to local cycle and footpath routes
31. Scheme for the provision of bat roosts to be incorporated into the development to be submitted, approved and implemented

32. The application for Reserved Matters shall be supported by a Scheme and Management Plan detailing measures for the extraction and relocation of peat deposits.

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) be 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.

**38 18/0294M LAND NORTH OF CHELFORD ROAD, MACCLESFIELD: OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR THE ERECTION OF UP TO 31 DWELLINGS FOR MR TOM LOOMES, JONES HOMES (NORTH WEST) LTD**

Consideration was given to the above application.

(Councillor L M Hardy, the Ward Councillor, Councillor L Durham, the Ward Councillor, Councillor L Smetham, a neighbouring Ward Councillor, Town Councillor G Jones, representing Macclesfield Town Council, Parish Councillor Dr S Browne, representing Henbury Parish Council, David Nuttall, an objector and Gary Halman, 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 rent and 35% for shared ownership / intermediate tenure) - (No more than 80% open market occupied prior to affordable provision)
- Education contributions of £65,078 (primary) £81,713 (secondary) = total of £146,791
- Public Open Space on site
- Management Plan for the on-site public open space
- Contribution towards Recreation Open Space of £1,000 per open market family dwelling or £500 per 1 / 2 bed open market apartments
- Contribution towards indoor recreation of £5460
- Contribution towards biodiversity offsetting of £34,500 (on commencement) to be spent on the restoration of Kerridge Hill Nature Reserve and Swettenham Valley Nature Reserve

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 be constructed in accordance with approved plan prior to first occupation comprising either the priority junction site access or the roundabout access to Chelford Road via a S278 Agreement with the Highway Authority
5. Submission, approval and implementation of a Construction Management Plan
6. Scheme of Piling works to be submitted, approved and implemented
7. Dust control scheme to be submitted, approved and implemented
8. Noise mitigation scheme to be submitted with reserved matters and to accord with submitted Acoustic Report
9. Travel Plan to be submitted, approved and implemented
10. Provision of electric vehicle infrastructure (charging points) at each property prior to first occupation
11. Submission of contaminated land survey
12. Remediation of contaminated land
13. Details of drainage strategy to be submitted
14. Development to be carried out in accordance with submitted Flood Risk Assessment
15. Scheme of foul and surface water drainage to be submitted
16. Landscaping scheme submitted with reserved matters to show retention, replacement and mitigation of hedgerows and a native composition of new hedgerow sections as well as the incorporation of native species planting and a Biodiversity and Management Plan to retain the on site marshy grassland where possible
17. Reserved matters application to be supported by a method statement for the removal and management of invasive non-native plant species (Himalayan Balsam)
18. Development to be carried out in accordance with the recommendations of the submitted Ecological Report
19. Reserved matters application to be supported by a detailed great crested newt mitigation strategy / method statement
20. Nesting Birds Survey to be carried out if works are to be carried out during the bird breeding season
21. Proposals for the incorporation of features into the scheme suitable for use by roosting bats and nesting birds to be submitted
22. Reserved matters application to be supported by an Arboricultural Impact Assessment and Tree Protection Plan
23. Detailed lighting scheme to be submitted in support any future reserved matters application
24. Travel Information pack to be submitted, approved and implemented
25. Scheme for the provision of bat roosts to be incorporated into the development to be submitted, approved and implemented
26. The application for Reserved Matters shall be supported by a Scheme and Management Plan detailing measures for the extraction and relocation of peat deposits.

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) be 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 was adjourned for a short break).

**39 18/2213M THE MARL FIELD , ARLEY HALL, ARLEY PARK, ARLEY CW9 6LZ: NEW MEMORIAL WALLED GARDEN, INCLUDING ANCILLARY LANDSCAPING, CAR PARK AREA AND RECEPTION FACILITIES FOR NINIAN MACGREGOR, THE WALLED GARDEN COMPANY**

Consideration was given to the above application.

(Ninian MacGregor, the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of Councillor E Brooks).

**RESOLVED**

That the application be approved subject to a referral to the Secretary of State, subject to the completion of a Section 106 Agreement securing the following:-

- Aesop's Cottage to be renovated in accordance with the 'Timber Frame Condition Survey Report (Appendix 2) within 3 years of commencement of development.
- The Arley Hall Window repairs detailed in Strutt & Parker's 'Arley Hall Window Schedule' (Appendix 1) shall be completed within 5 years of commencement of development.
- Development of the third and fourth quadrant of the walled memorial gardens, shall not commence until a programme of conservation works for the Arley Hall estate to the value of at least £100,000, (in addition to the conservation projects referred to above),-has been submitted to and approved in writing by the LPA. The programme of works shall be implemented in accordance within the agreed timetable.

And subject to the following conditions:-

1. The development shall be carried out in accordance with the submitted plans and submitted statements
2. Development to commence within 3 years
3. The development shall be carried out in strict accordance with the submitted materials



4. Landscaping implementation (carried out within the first available planning season) from the commencement of works including the reinstatement of the lime avenue, gapping up of Back Lane boundary, and external landscaping around each developed garden
5. Prior to the construction of any of the structures within the gardens, elevations and details of materials shall be submitted to the LPA and approved in writing
6. Prior to the removal of vegetation between 1st March and 31st March in any year, a detailed survey shall be carried out to check for nesting birds
7. Car park and access provided prior to first use of any one of the quadrants of the walled garden
8. Prior to first use of any constructed quadrant of the Walled garden, details of footpaths and associated landscaping connecting the constructed quadrant to the car park and Arley Estate shall be submitted to and approved in writing by the LPA. These footpaths shall be laid prior to first use of that quadrant.

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) be 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 4.15 pm

Councillor G Merry (Chairman)