

CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Strategic Planning Board**
held on Wednesday, 24th February, 2021

PRESENT

Councillor M Hunter (Chairman)
Councillor S Gardiner (Vice-Chairman)

Councillors A Critchley, S Edgar, P Groves, S Hogben, D Jefferay, R Moreton,
B Puddicombe (Substitute), P Redstone, J Weatherill and P Williams

OFFICERS IN ATTENDANCE

Mr O Beddow (Civil Engineering Apprentice), Mrs N Folan (Planning Solicitor),
Mr N Hulland (Principal Planning Officer), Mr P Hurdus (Highways
Development Manager), Mr D Malcolm (Head of Planning), Mrs P Radia
(Senior Planning Officer), Mr P Reeves (Flood Risk Manager) and Miss E
Williams (Principal Planning Officer)

78 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor A Farrall.

79 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 20/3382N, Councillor P Williams declared that he was the Ward Councillor and that when Alsager Town Council had considered the application he left the meeting. He had not engaged in any discussions with the Town Council on the application.

In the interest of openness in respect of application 19/4578W, Councillor S Gardiner declared that he was a former employee of Emery, the planning agent involved the application. He had not discussed the application with former or current employees of Emery.

In the interest of openness in respect of application 18/2492N, Councillor S Gardiner declared that he worked closely with Councillor J Clowes in his capacity as Deputy Leader of the Conservative Group in the Council, who was speaking on the application, however he had not discussed the application with her.

In the interest of openness in respect of application 19/4578W, Councillor S Gardiner declared that he had worked closely with Councillor A Kolker when they were both directors of Civicance who was speaking on the application, however he had not discussed the application with him.

In the interest of openness, Councillor M Hunter declared that he was a non-Executive Director of ANSA, however he had not expressed a view on any of the applications.

In the interest of openness in respect of applications 18/2492N and 20/4747M, Councillor S Edgar declared that he was the Chairman of the Public Rights of Way Committee who had been a consultee on both of the applications, however had he had not discussed the applications or made any comments on them.

It was noted that all Members had received email correspondence in respect of application 19/4578W.

80 MINUTES OF THE PREVIOUS VIRTUAL MEETING

RESOLVED

That the minutes of the previous virtual meeting held on 27 January 2021 be approved as a correct record and signed by the Chairman.

81 PUBLIC SPEAKING-VIRTUAL MEETINGS

RESOLVED

That the public speaking procedure be noted.

82 18/2492N-APPROVAL OF MATTERS RESERVED IN OUTLINE PLANNING APPLICATION 12/3114N (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR RESIDENTIAL DEVELOPMENT COMPRISING 157 DWELLINGS (INCLUDING 47 AFFORDABLE HOMES), PUBLIC OPEN SPACE AND ASSOCIATED WORKS, LAND SOUTH OF, NEWCASTLE ROAD, SHAVINGTON FOR SEAN MCBRIDE, PERSIMMON HOMES (NORTH WEST) LTD AND MAC

Consideration was given to the above application.

(Councillor J Clowes, the Ward Councillor, Parish Councillor P Jackson, representing Wybunbury Parish Council and Adele Jacques, the agent for the applicant attended the virtual 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. In accordance with outline permission
2. In accordance with approved plans
3. Submission/approval of facing and roofing materials
4. Implementation of highway surfacing treatment

5. Implementation of landscaping scheme
6. Implementation of Landscape Management Plan (version 8)
7. Details of lighting – minimise impact on bats
8. Submission of strategy to *secure* features to enhance biodiversity
9. Adherence to submitted Arboricultural Impact Assessment
10. Submission of a detailed Construction Specification/ Method Statement to mitigate impact on trees
11. Details of layout and specification of allotments
12. Design detail, specification and implementation of MUGA, NEAP and play area/features
13. Details of cycle storage details
14. Details of bin storage
15. Details of specification, width and surfacing of PROW
16. Removal of permitted development rights (Part 1 Classes A-E)
17. Establishment of a Liaison Group
18. Additional Landscaping/planting / scheme around play areas / POS
19. Submission of a Construction Management Plan

In order to give proper effect to the Strategic Planning Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning 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.

(Prior to consideration of the following application the virtual meeting was adjourned for a short break).

83 19/4578W-CHANGE OF USE TO MIXED USE FOR AGRICULTURE AND AS A WASTE TRANSFER STATION/SKIP HIRE SITE, INCLUDING THE ERECTION OF A SKIP STORAGE BUILDING, LANDSCAPING AND ASSOCIATED WORKS, BROOKBANK FARM, BRIDGE LANE, GOOSTREY FOR J BARBER

Consideration was given to the above report.

Parish Councillor Paul Morgan, representing Goostey Parish Council, Councillor Andrew Kolker, the Ward Councillor, Dr Ken Morris, an objector and Lynn Jones, the agent for the applicant attended the virtual meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

It has not been demonstrated that the proposal is essential in order to expand or redevelop the business and cannot reasonably be located on a site within an existing settlement as per the requirements of CELPS policy EG1, EG2, CO1 and SD1; and as such it has not been demonstrated that the proposal falls within any of the exceptions set out in Policy PG 6 of the Cheshire East Local Plan Strategy and Policy PS8 of the Congleton

Borough Local Plan First Review, for development in the Open Countryside.

In order to give proper effect to the Strategic Planning Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning 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.

It was noted that the Board's request for the enforcement team to look at the appropriateness of enforcement action as a matter of urgency should be included within the minutes.

- 84 **20/3382N-PROPOSED DEVELOPMENT OF 6 NO. COMMERCIAL UNITS PROVIDING UP TO 74,610 SQ.M.GIA OF MIXED B1C, B2 AND B8 (UNFETTERED), OF WHICH 34,650 SQ.M (UNITS 1, 2 & 6) WILL BE SOUGHT UNDER DETAILED APPROVAL INCLUDING ASSOCIATED INFRASTRUCTURE, PARKING, ACCESS AND CIRCULATION AREAS, MAINTENANCE AND IMPROVEMENT OF EXISTING ACCESS INTO THE SITE SOUTH OF THE LEVEL CROSSING AND THE EXISTING VEHICULAR ACCESS NORTH OF THE LEVEL CROSSING, CYCLE AND PEDESTRIAN ACCESS TO THE WHOLE SITE,RELOCATION OF EXISTING CLOCK TOWER, NEW INTERNAL ROADS AND DRAINAGE INFRASTRUCTURE. UNITS 3, 4 & 5 (TOTAL PROPOSED FLOORSPACE OF 39,960SQM) SEEK OUTLINE APPROVAL FOR ACCESS AND SCALE, RESERVING APPEARANCE, LANDSCAPING AND LAYOUT FOR LATER APPROVAL, FORMER BAE SITE/RADWAY GREEN BUSINESS PARK, RADWAY GREEN ROAD, CREWE FOR TILSTONE INDUSTRIAL LIMITED AND CORBALLY GROUP (RADWAY) LTD**

Consideration was given to the above application.

(Town Councillor Michael Unett, representing Alsager Town Council and Andy Plant, representing the applicant attended the virtual 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 following conditions:-

1. Full time limit for Units 1, 2 and 6.
2. Outline time limit for Units 3, 4 and 5.
3. Reserved matters to include appearance, landscape and layout.
4. Approved plans.
5. The occupied buildings within the development shall be designed to ensure that structure and façade are designed to resist the peak accidental explosion hazard to the building without exceeding a

Minimal Hazard response condition. The explosion hazard varies across the development. For the nearest building, Unit 2, the peak hazard equates to a shock front with a peak overpressure of 11kPa with a 121ms duration.

6. Prior to commencement of the construction of any of the buildings, the design calculations, drawings and other submitted information for the primary building frames and façades shall be submitted to and approved in writing by the LPA, in consultation with the HSE. Development shall be carried out in accordance with the approved details.
7. Prior to first occupation of any of the units, the ghost right turn lane at the southern access to the site shall be provided and available for use.
8. Prior to first occupation the car park links to units 1 and 2 to the northern access road shall be provided and available for use.
9. Prior to first occupation of any of the units, the combined pedestrian/cycle route shall be provided and available for use.
10. External lighting in accordance with the submitted external lighting details.
11. Method statement for the control of non-native invasive plant species.
12. Protection of nesting birds.
13. Strategy for the inclusion of features to enhance biodiversity including nesting birds, roosting bats, gaps for Hedgehog movements, brash/deadwood piles and native species planting.
14. Any future reserved matters application for units 2,4 and 5 to be supported by a strategy for the inclusion of features to enhance biodiversity including nesting birds, roosting bats, gaps for Hedgehog movements, brash/deadwood piles and native species planting.
15. Compliance with the submitted tree protection measures.
16. Arboricultural Method Statement.
17. Any reserved matters application to be supported by an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Scheme.
18. Development in accordance with the Flood Risk Assessment.
19. Detailed drainage/design strategy to limit surface water run off.
20. Foul and surface water drained on separate systems.
21. Updated Remediation Strategy (contaminated land).
22. Verification Report (contaminated land).
23. Soil and soil forming materials for soft landscaping areas to be tested and verified.
24. 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.

25. Mitigation in the Noise Assessment to be implemented.
26. Prior to first occupation, submission of an electric vehicle infrastructure plan.
27. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.
28. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), the development hereby approved shall be limited to Use Class E(g)(i) (Offices), E(g)(ii) (Research and Development) and E(g)(iii) (Industrial Processes).
29. Prior to first occupation of any of the units hereby approved, a scheme for the creation of a public art feature reflecting the history of the site shall be submitted to and approved in writing by the LPA in consultation with Alsager Town Council and the public art shall be provided prior to first occupation of any of the units.

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, in consultation with the Chairman (or in their 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.

(During consideration of the application, Councillor R Moreton left the virtual meeting and therefore did not take part in the debate or vote on the application. Prior to consideration of the following application the virtual meeting was adjourned for a short break).

- 85 **20/4747M-HYBRID APPLICATION COMPRISING OF; A) FULL APPLICATION FOR THE DEMOLITION OF KILBURN HOUSE, LOVELACE HOUSE AND BROOKER HOUSE TO CREATE "TOWN SQUARE" AND LANDSCAPED AREAS AND AN EXTENSION TO FURBER HOUSE TO CREATE ADDITIONAL FOOD & BEVERAGE / SUPPORT SPACE; FACADE UPGRADES TO TURING HOUSE, BABBAGE HOUSE AND FURBER HOUSE; RETROSPECTIVE APPLICATION FOR INSTALLATION OF GENERATORS, INSTALLATION OF ROOF MOUNTED AIR HANDING UNITS; CREATION OF A NEW SECURITY LODGE; REMOVAL OF A VISITOR CAR PARK; CREATION OF NEW PUBLIC REALM; INTERNAL HIGHWAYS IMPROVEMENTS; LANDSCAPING AND OTHER ASSOCIATED WORKS; AND B) OUTLINE PLANNING PERMISSION (INCLUDING MATTERS OF ACCESS, SCALE AND LAYOUT) FOR THE ERECTION OF NEW OFFICE FLOORSPEACE (USE CLASS B1A) INCLUDING EMPLOYEE WELLNESS FACILITIES AND ASSOCIATED**

WORKS, RADBROKE HALL, STOCKS LANE, OVER PEOVER, KNUTSFORD FOR BARCLAYS BANK PLC

Consideration was given to the above application.

(Parish Councillor Kathy Doyle, representing Peover Superior Parish Council, Cheflord Parish Council, Ollerton with Marthall Parish Council and Snelson Parish Council, Ron Coghill, representing the applicant and Harry Bolton, the agent for the applicant attended the virtual meeting and spoke in 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 in consultation with the Chairman and Vice Chairman regarding the travel plan and securing the following:-

S106	Amount	Triggers
Highways – Off-site improvement works	£100,000	Prior to commencement
Highways – Monitoring of Staff Travel Plan and submission/approval of revised Travel Plan	£6,000	Prior to commencement

And subject to the following conditions:-

1. Time (Phase 1)
2. Time (Phase 2)
3. Submission of reserved matters to include scale (Phase 2)
4. Reserved Matters application made within 3 years (Phase 2)
5. Plans (For each phase, including phasing plan)
6. Prior Submission/approval of CEMP to include a) appropriate routes for construction (Highways) b) measures to prevent bird attraction (Manchester Airport) and c) measures to ensure that the construction works (including construction traffic) do not adversely impact upon the listed buildings (Heritage) (Each Phase)
7. No increase in Parking Spaces hereby approved
8. Submission/approval of facing, roofing and hard surfacing materials (Phase 1)
9. Submission of facing, roofing and hard surfacing materials with Reserved Matters (Phase 2)
10. Submission/approval of an updated soft landscaping scheme and planting plan to include; a) the habitat creation detailed in the submitted Biodiversity Net Gain Assessment, b) tree loss mitigation (Phase 1) and c) updated design of proposed 'kitchen garden' informed by understanding of Radbroke Hall Site
11. Landscape implementation (Phase 1)

12. Submission/approval of levels details (Phase 1)
13. Submission/approval of a finalised tree removals and retention plan (Phase 1)
14. Submission/approval of a tree protection plan (Phase 1)
15. Submission/approval of an arboricultural method statement (Phase 1)
16. Submission/approval of an engineer designed surface locations and specification (Phase 1)
17. Implementation of Great Crested Newt Method statement
18. Implementation of Bat Mitigation
19. Implementation of Bluebell mitigation statement
20. Submission/approval of external lighting details (Each Phase)
21. Existing ponds excluded from SUDS
22. Nesting birds (Each Phase)
23. Submission/approval of Ecological Enhancement Strategy
24. Submission/approval of a 30 year habitat management plan
25. Provision of electric vehicle charging infrastructure
26. Submission/approval of a Phase II contaminated land report
27. Submission/approval of a contaminated land verification report
28. Submission/approval of a soil verification report
29. Works should stop if contamination is identified
30. Submission/approval of an overall detailed strategy/design limiting surface water run-off and an associated management/maintenance plan
31. Development shall be carried out in accordance with the submitted FRA, Outline Drainage Strategy and SUDS strategy
32. Submission/approval of a surface water drainage scheme (Phase 1)
33. Surface water drainage scheme shall be submitted with Reserved Matters (Phase 2)
34. Foul and surface water - drained on separate systems
35. Submission/approval of a sustainable drainage management and maintenance plan (Phase 1)
36. Sustainable drainage management and maintenance plan shall be submitted with Reserved Matters (Phase 2)
37. Submission/approval of a Public Rights of Way Management Scheme
38. Line of the PROW be marked out
39. Submission/approval of pre-commencement and post-completion PROW condition surveys
40. Log to be retained on site which collates the daily levels of staff and vehicles on site to be updated monthly and to be made available on request
41. Establishment of a Liaison Committee with representatives from Barclays Bank, the local Parish Councils and Cheshire East Council

In order to give proper effect to the Strategic Planning Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning 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 commenced at 10.00 am and concluded at 4.24 pm

Councillor M Hunter (Chairman)