

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 25th January, 2023 in the The Capesthorpe Room -  
Town Hall, Macclesfield SK10 1EA

## **PRESENT**

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

Councillors S Akers Smith, C Browne, S Edgar, D Edwardes, P Groves,  
S Hogben, B Murphy, B Puddicombe and J Weatherill

## **OFFICERS IN ATTENDANCE**

David Malcolm, Head of Planning  
Laura Hayes, Principal Planning Officer  
Richard Taylor, Principal Planning Officer  
Paul Hurdus, Highways Development Manager  
James Thomas, Principal Planning & Highways Solicitor  
Rachel Graves, Democratic Services Officer

## **36 APOLOGIES FOR ABSENCE**

Apologies were received from Councillor A Critchley.

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

In the interest of openness the following declarations were made:

Councillor P Groves, in relation to application 22/3170N, declared that he was one of the ward councillors for this application. He had opposed the outline application for the site but accepted that development was going ahead and had not pre-determined this application.

Councillor S Edgar declared he was the Vice Chair of the Public Rights of Way Sub Committee. The Rights of Way Team were a consultee on applications 21/6196M and 22/3170N and he had not discussed the application with them.

In respect of applications 22/3170N, Councillor S Gardiner declared that he knew the applicant's agent but had not discussed the application with them. He also declared that he was acting on behalf of a client in a case with the developers at another location.

Councillor S Hogben and Councillor M Hunter declared that they were a non-executive director of ANSA, who were a consultee on application 22/3170N and that they had not discussed the application in this capacity.

Councillor M Hunter declared that he was in correspondence with Bellway Homes over an issue at their development in Middlewich, on behalf of a member of the public.

Councillor S Akers Smith declared that she was a member of the Public Rights of Way Sub Committee.

Councillor D Edwardes declared that he was a member of Macclesfield Town Council's Planning Committee, which had considered application 22/4684N. However, he had not pre-determined this application.

Councillor B Puddicombe declared in relation to application 22/4684M that he had spoken to the managing director of Cheshire Cheese but they had not discussed the application.

### **38 PUBLIC SPEAKING**

The public speaking procedure was noted.

### **39 21/6196M - HAWKSHEAD QUARRY, LEEK OLD ROAD, SUTTON: PROPOSED ADDITIONAL INDUSTRIAL UNITS FOR SMALL SCALE BUSINESSES WITHIN HAWKSHEAD HEAVY INDUSTRIAL & HAULAGE PARK**

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application:  
Councillor Andrew Gregory (ward councillor) and Mr Colin Barnes (agent).

#### **RESOLVED:**

That the application be REFUSED for the following reasons:

- 1 the application site is located outside of designated settlement boundaries in the Open Countryside and is not an allocated employment site where new employment and industrial development is directed towards as per the Cheshire East Local Plan Strategy (CELPS) and Site Allocations and Development Policies Document (SADPD). The principle of the development is not accepted as the proposals are not identified as an exceptional form of development permitted within the open countryside and do not present employment uses that by the nature of the business proposed where known (noting many are proposed on a speculative basis) are essential for them to be located in a countryside and out of settlement location. Due to the site's location there is poor access to a means of a variety of transport such as buses, cycling, walking or trains and the development would be reliant on private vehicles such as cars/vans and as such is not considered to be a sustainable location. It is not considered that job creation and nature conservation and forestry mitigation and improvements

described within the submission outweigh the conflict with the development plan in this instance. It is considered therefore that the proposals are contrary to policies MP1, PG2, PG6, SD1, SD2, EG1, EG2, EG5, SE2 and CO1 of the CELPS and RUR10 of the SADPD.

In the event of any changes being needed to the wording of the Committee'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 has delegated authority to do so in consultation with the Chair of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

**40 22/3170N - PETER DESTAPLEIGH WAY, STAPELEY: RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION 12/3747N FOR THE APPEARANCE, SCALE, LAYOUT AND LANDSCAPING FOR PHASE 1 RESIDENTIAL DEVELOPMENT (USE CLASS C3) INCLUDING INTERNAL ACCESS ROADS, PUBLIC OPEN SPACE INCLUDING NEAP, VILLAGE GREEN, COMMUNITY ORCHARD AND ECOLOGICAL AREAS, PARKING AND ASSOCIATED INFRASTRUCTURE LAND**

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application:  
Councillor Andrew Martin (ward councillor) and Mr Jon Suckley (agent).

**RESOLVED:**

That the application be DEFERRED for the following reasons:

- 1 further consideration to be given to:
  - the location of the POS and NEAP
  - the provision of allotments
  - footpath connections
  - review layout next to 28 Bishops Court
- 2 to enable a site visit to be undertaken.

**41 22/4684M - LAND BETWEEN CHELFORD ROAD AND WHIRLEY ROAD, HENBURY: VARIATION OF CONDITION 9 ON APPROVAL 17/4277M FOR OUTLINE APPLICATION FOR THE ERECTION OF UP TO 135 DWELLINGS WITH ACCESS FROM CHELFORD ROAD AND WHIRLEY ROAD AND ASSOCIATED OPEN SPACE**

Consideration was given to the above planning application.

A statement was read on behalf of Councillor Nick Mannion (ward councillor).

## **RESOLVED:**

For the reasons set out in the report the application be APPROVED subject to the completion of a S106 Deed of Variation to ensure that the obligations contained within the original S106 apply to this decision, and the following conditions:

- 1 Accordance with Approved Plans
- 2 Site access (either priority junction and ghost right turn or roundabout) to be constructed in accordance with approved plan prior to first occupation
- 3 The vehicular access to serve the development will be via the new junction onto Chelford Road with no vehicular access to Whirley Road
- 4 Implement Broken Cross highway improvements prior to first occupation of any dwelling on the site
- 5 Development shall be carried out in accordance with the Construction Management Plan approved under discharge of conditions ref; 20/5102D
- 6 Development shall be carried out in accordance with the Travel Plan approved under discharge of conditions ref; 20/5102D
- 7 Zebra crossing on Gawsworth Road to be provided in accordance with revised plan ref; 2560-F01
- 8 Development shall be carried out in accordance with the Scheme of Piling Works approved under discharge of conditions ref; 21/4032D
- 9 Development shall be carried out in accordance with the Dust Control Scheme approved under discharge of conditions ref; 20/5102D
- 10 Accordance with Noise mitigation scheme and Acoustic Report
- 11 Provision of electric vehicle infrastructure (charging points) at each property prior to first occupation in accordance with detail approved under discharge of conditions ref; 21/4032D
- 12 Development shall be carried out in accordance with the Contaminated Land Remediation Strategy approved under discharge of conditions ref; 20/5102D
- 13 Verification of contaminated land
- 14 Development shall be carried out in accordance with the Drainage Strategy approved under discharge of conditions ref; 20/5102D
- 15 Development to be carried out in accordance with submitted Flood Risk Assessment
- 16 Development shall be carried out in accordance with the foul and surface water drainage scheme approved under discharge of conditions ref; 20/5102D
- 17 Accordance with updated Bat Survey
- 18 Accordance with management of invasive non-native plant species
- 19 Development to be carried out in accordance with in accordance with the recommendations of the submitted Ecological Report
- 20 Addition of bollards on grassed area of Princess Way

- 21 Development shall be carried out in accordance with the new pond and detailed specification for the deepening and enhancement of the retained pond
- 22 Nesting Birds Survey to be carried if works are to be carried out during the bird breeding season
- 23 Accordance with scheme of features suitable for use by roosting bats and nesting birds
- 24 Signage scheme directing users to local cycle and footpath routes to be submitted

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 Chair of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

The meeting commenced at 10.00 am and concluded at 2.12 pm

Councillor M Hunter (Chair)