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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 29th March, 2023 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

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

OFFICERS IN ATTENDANCE

David Malcom, Head of Planning
Adrian Crowther, Principal Development Officer
Paul Hurdus, Highways Development Manager
James Thomas, Senior Planning and Highways Lawyer
Jennifer Ashley, Democratic Services Officer

53 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor B Murphy.

54 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness the following declarations were made:

Councillor Edgar declared that he was the Vice Chair of the Public Rights of Way Sub Committee, who were a consultee on both applications being considered, however he had not discussed the applications or made any comments.

Councillor Gardiner - In respect of applications 22/3170N, Councillor 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 Groves – In respect of application 22/3170N - declared that he was one of the ward councillors for this application and had meet with representatives of David Wilson Homes regarding another site in Nantwich. No discussions had taken place regarding the application being considered.

Councillor S Hogben and Councillor M Hunter declared that they were non-Executive Directors of ANSA who were a consultee on both applications being considered, however they had not discussed the applications or made any comments.

55 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 1 March 2023 be approved as a correct record.

56 PUBLIC SPEAKING

The public speaking procedure was noted.

57 22/3170N - LAND AT 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

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application:
J Hillman, Vice Chair Stapeley and District Parish Council, and J Suckley (Agent).

RESOLVED:

For the reasons set out in the report and update report, 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. Submission/approval of details of hard surfacing treatments
5. Submission/approval of ground level and finished floor levels
6. Submission/approval of planting specification
7. Implementation Noise mitigation
8. Design detail, specification and implementation of NEAP and green gym
9. Provision and detailed design of allotments
10. Details and provision of notice/habitat/interpretation boards and Waymarkers
11. Retention of retained trees,
12. Development in accordance with tree protection and special construction measures of AIA & Method Statement and tree protection plan
13. Submission/approval of no- dig hard surface construction specification

14. Submission/approval of Detailed Levels Survey providing for retention of trees
15. Updated badger survey prior to commencement
16. Submission of working design/details for attenuation basin
17. Approval and Implementation of landscape and habitat management plan
18. Provision of Cycle Storage
19. Obscure glazing to first floor bathroom windows in side elevations of plots 27 & 61
20. Provision of 30% Accessible Dwellings M4(2) within the development
21. Provision of 6% Wheelchair Adaptable Dwellings M4 (3)(2)(a) within the development
22. Provision of ecological mitigation areas at the commencement of development within Phase 2
23. Installation of barriers to prevent informal routes/access to Peter Destaplegh Way

Any future decision notice to include an informative to ensure that as part of the Section 38 agreement, all roads within the application site be subject to a 20 mph speed limit.

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

58 22/3338C - LAND TO THE EAST OF VIKING WAY, CONGLETON - FULL PLANNING APPLICATION PROPOSING THE ERECTION OF AN EMPLOYMENT BUILDING (USE CLASS B2, B8 AND ANCILLARY E(G)) WITH ASSOCIATED INFRASTRUCTURE, INCLUDING LANDSCAPING, DRAINAGE, AND CAR, HGV AND CYCLE PARKING, AND ACCESS FROM VIKING WAY

Consideration was given to the above planning application.

The following attended the meeting and spoke on the application:

A Routledge (Agent)

RESOLVED:

For the reasons set out in the report and update report, the application be APPROVED subject to a Deed of Variation to the Section 106 agreement attached to application 19/5596C and to the following conditions;

1. Standard 3 year consent

2. Approved plans
3. Tree Protection
4. Landscape implementation
5. Submission of a Landscape Management Plan
6. Updated badger survey prior to commencement.
7. Safeguarding of nesting birds
8. Implementation of submitted Ecological Enhancement
9. Implementation of submitted Habitat Creation and Management Plan
10. Electric Vehicle infrastructure
11. Ultra Low Emission Boilers
12. Noise measures recommended
13. Submission of a supplementary Phase II ground investigation and risk assessment
14. Submission and approval of a Verification Report prepared in accordance with the approved Remediation Strategy
15. Any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping shall be tested for contamination and suitability for use
16. Contaminated Land – unexpected findings
17. Construction & Environmental Management Plan to include hours of working
18. Submission of a detailed strategy/design limiting the surface water runoff/approval of submitted detail if LLFA agree with submitted details
19. Submission of sustainable drainage management and maintenance plan for the lifetime of the development
20. Submission of details for a groundwater monitoring scheme and dewatering options
21. Submission of ground levels and finished floor levels (flood risk)

Informatives;

- Water Course & Bylaw 10
- EP Standard informs

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The meeting commenced at 10.00 am and concluded at 12.05 pm

Councillor M Hunter (Chair)

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