

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 26th March, 2025 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor B Puddicombe (Chair)
Councillor S Gardiner (Vice-Chair)

Councillors S Edgar, M Edwards, M Gorman, G Marshall, H Seddon, H Moss,
M Muldoon and A Gage

OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning
Adrian Crowther, Senior Planning Officer
Andrew Poynton, Senior Lawyer
Andrew Goligher, Development Officer, Infrastructure
Jennifer Ashley, Democratic Services Officer

45 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Rachel Bailey,
Thelma Jackson and Lesley Smetham.

Councillors Hannah Moss, Mike Muldoon and Allan Gage attended as
substitutes.

46 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness, the following declaration was made:

Item 5 – Application 22/4863N – Councillor Gardiner knew the registered
public speakers through his membership of the Crewe & Nantwich
Conservative Club ,however he had not had any discussions regarding the
application. In addition, Councillor Gardiner was a friend of Cllr Morris, and
they too had not had any discussions regarding the application.

47 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 29 January 2025 be approved as
a correct record.

48 PUBLIC SPEAKING

RESOLVED:

That the public speaking procedure be noted.

- 49 **22/4863N - BOMBARDIER, BOMBARDIER TRANSPORTATION WEST STREET, CREWE, CHESHIRE EAST, CW1 3JB: THE DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS AND STRUCTURES (INCLUDING THE BOUNDARY WALL ALONG WEST STREET) AND CONSTRUCTION OF 263 DWELLINGS COMPRISING 24 APARTMENTS AND 239 HOUSES, TOGETHER WITH OTHER ASSOCIATED WORKS, INCLUDING THE PROVISION OF PUBLIC OPEN SPACE, LAYING OUT OF ROADS AND FOOTWAYS (WITH TWO NEW ACCESSSES FROM WEST STREET), AND HARD AND SOFT LANDSCAPING. RESUBMISSION OF APPLICATION 18/0079N .**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Cllr Roger Morris – Ward Councillor

David Simcox and Claire Mclellan – Supporters

Applicant / Agent - Joe Turner (Managing Director at Countryside Partnerships / Vistry Group)
Edward Whalley, Land and Planning Director;
Daniel Wood, Project Director

RESOLVED:

For the reasons set out in the report, the application be APPROVED, as RECOMMENDED, subject to a S106 Agreement to secure:

- Contribution towards Special Educational needs of £136,500.00 within 3 months of the date of decision
- Contribution towards EV charging on site or in the local area to be made available for 3 years from date of decision, but if not spent to go to Primary Education £25,000
- To maintain the open space in accordance with the Management Scheme approved by the Council at all times to the satisfaction of the Council.
- To amend the Management Scheme only with the Council's written consent
- To keep the open space open, unbuilt upon and available for public recreational use in perpetuity.

and the following conditions:

1. Approved Plans
2. Implementation of landscaping (no edible trees / planting permitted)
3. Tree Protection Measures
4. The hours of construction of the development (and associated deliveries to the site) shall be restricted to: Monday – Friday 08:00 to 18:00 hrs Saturday 09:00 to 14:00 hrs Sundays and Public Holidays
5. Implementation of the noise mitigation measures
6. Implementation of Travel Plan
7. Electric Vehicle Infrastructure
8. Implementation of Construction and Environmental Management Plan
9. Separate drainage systems
10. Implementation of design/management of surface water drainage
11. No allocation of parking spaces for the apartment blocks
12. The replacement of the garden soils as detailed in the approved remedial strategy shall be carried out at the agreed plots presented within the approved remediation strategy. Verification should be issued to plot owners.
13. An assessment and any necessary remediation of the area of Public Open Space as detailed in the approved remedial strategy shall be carried out. Verification should be confirmed to the LPA.
14. Once verification reports for every agreed plot and the Public Open Space have been approved in writing, the LPA shall confirm in writing that the 14 plots shown [shaded red] may be occupied / sold or transferred and that Condition 1 and Condition 2 are discharged.
15. The developer shall arrange access to all remaining properties in accordance with specific timings/details sequenced by letters, site visits and phone calls. If plot owners refuse access, then any plots will remain on the Local Authority's list of potentially contaminated sites (kept under the Authority's obligations with respect to Part 2A of the Environmental Protection Act 1990) and the relevant information for this plot kept on the land charges register.
16. Unexpected contamination found shall be reported – standard condition.
17. Bin storage / management plan.
18. Informative relating to removal of Permitted Development Rights.

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.

In addition it was agreed for Officers to discuss directly with the applicant and residents regarding additional working hours to assist with completion of the site.

50 **24/5074/FUL - HATHERTON LODGE HUNTERSON ROAD, HATHERTON, NANTWICH, CHESHIRE EAST, CW5 7RA: CONSTRUCTION AND OPERATION OF A SOLAR FARM TOGETHER WITH ALL ASSOCIATED WORKS, EQUIPMENT AND NECESSARY INFRASTRUCTURE**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application.

Councillor Clowes, Ward Councillor
Chris Knibbs, Chair Hatherton and Walgherton Parish Council

RESOLVED:

For the reasons set out in the report, the application be APPROVED, as RECOMMENDED, subject to the following conditions;

1. Standard 3 year start date
2. Approved plans
3. Detailed landscaping to be approved
4. Submission of a landscape management plan
5. Approval of visibility splays
6. Survey of highway before and after development to be agreed
7. CEMP – Highways re parking, loading/unloading, HGV routing/timing etc
8. Construction compound site reinstatement after construction complete
9. Habitat Management and Monitoring Plan (30 years)
10. Construction Environmental Management Plan (CEMP: Biodiversity)
11. Update Badger Survey
12. Ecological Enhancement Plan
13. Breeding birds
14. Sensitive Lighting Plan
15. Public Rights of Way scheme of management
16. Archaeological mitigation programme
17. Decommission of site after 40 years

Informatives:

- NPPF
- Biodiversity Gain Informative
- Environmental Health Informatives
- PROW Informatives
- Highways informative re TTRO to reduce the speed limit on Crewe Rd either side of Hunterson Rd

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The meeting commenced at 10.00 am and concluded at 12.30 pm

Councillor B Puddicombe (Chair)