

Application No: 25/2024/PIP
Application Type: Permission in Principle
Location: Land Off Bridge Street, Wybunbury, Cheshire East,
Proposal: Permission in Principle for the construction of up to six new dwellings.
Applicant: Mr Martin and Simon Poole,

Expiry Date: 01-August 2025

Summary

The proposed development would result in residential development located beyond the Wybunbury Infill Village Boundary Line and would conflict with policies PG6 of the CELPS and H1 of the WCPNP. This would also result in a change to the rural character of the site and a small loss of agricultural land.

The proposal is considered to be sustainably located, but despite this the proposal conflicts with the Development Plan as a whole.

However, the Council is unable to demonstrate a five-year supply of housing, and paragraph 11d of the NPPF is engaged. The NPPF seeks to boost significantly the supply of housing and the development of up to 6 houses would make a small contribution to meeting the Councils housing need.

Small and medium sized sites can make an important contribution and be built out very quickly (this is emphasised in Policy HOU16 of the SADPD and paragraph 73 of the NPPF). There would also be economic benefits through the construction and occupation of the proposed development. Social benefits would also be provided in terms of the proposed housing provision.

The adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies within the NPPF. The proposed development would benefit from the presumption in favour of sustainable development which weighs heavily in support of the proposed development. Therefore, the application is recommended for approval.

Summary recommendation

Approve

1. Reason for Referral

1.1 This application is referred to Southern Planning Committee at the request of Cllr Clowes for the reasons as summarised below:

- The site is in the Open Countryside and is contrary to policies PG6 of the CELPS and H1 of the WCPNP. The site is located outside the Wybunbury Settlement Boundary.

- This elevated site is part of an open vista looking down Bridge Street, towards Wybunbury Brook that flows to the north and around the rough pasture fields to the east of the site.
- This site lies adjacent to the Wybunbury Conservation Area and is in clear view of significant listed buildings at the edge of the Village, including the Swan public house and the Wybunbury Tower. It also lies in the hinterland of two fort sites (both are listed ancient monuments).
- The site will be highly visible to all those using PROW to the village and around the village, (Wybunbury FP6, FP1 and FP2) due to its elevated position on leaving Wybunbury Village.
- The development will negatively impact on the rural character of the village when approaching from the south via Wybunbury Road to Bridge Street or when leaving from the west via Main Road to Bridge Street.
- Impact upon Wybunbury Moss. The applicant has not addressed the ecological value of the site.
- The most recent Wybunbury Housing Needs assessment identified some interest by older people downsizing and some younger residents wishing to purchase smaller affordable housing units. However, in both cases, the preference was for 2-bed dwellings.
- The Wybunbury/Shavington Triangle site (Persimmon has completed 360 homes to date) is currently nearing completion in the north of the Wybunbury Parish.
- Phase 3 of the Wybunbury/Shavington Triangle (Queens Meadow), is also under construction. Anwyl is also providing two-bed first floor and ground floor apartments and a two-bed bungalow.
- There is no identified local need.
- Wybunbury Village is a small community with limited facilities. It does not satisfy the criteria to be classified as a local Service Centre.
- This site is not an identified gap between linear development and so does not qualify as "In-fill" development.
- Irrespective of the design or number of dwellings, this is not identified as "affordable housing" or "social rented housing".
- Potential over-development of the site if tree root radii and established hedgerows fronting the site are to be retained and protected.
- Inadequate parking provision, lack of a feasible access, lack of on-road parking along Bridge Street, the access is directly opposite the Tower View development.
- The cumulative complexity of highway access points in this constrained section of Bridge Lane, requires a full highways management investigation.
- This site has been subject to a number of previous applications in recent years, all of which have been strongly opposed by the Wybunbury Parish Council and residents for various material planning reasons.
- This application should be refused.

2. Proposed Development

- 2.1. This application seeks Permission in Principle for the erection of up to 6 dwellings to the eastern side of Bridge Street. The site lies within the Open Countryside adjacent to the Village Infill Boundary for Wybunbury.

3. Site Description

- 3.1. The site of the proposed development extends to 0.16 ha and is located to the east of Bridge Street. The site is within the open countryside and just outside the Conservation Area boundary.

- 3.2. To the west of the site is residential development which fronts Bridge Street and Tower Hill Close. Further to the west and north is Wybunbury Brook and there are significant level changes beyond the site boundary where levels drop towards the watercourse. Wybunbury Brook is classified as a main river and the application site is located within Flood Zone 1.
- 3.3. There are 4 trees to the south-east boundary and a group of trees to the north-east which are covered by a Tree Preservation Order.

4. Relevant Planning History

- 4.1. 21/5357N - Construction of 8 dwellings for over 55's housing – Withdrawn 26th April 2023
- 4.2. 18/1786N - Construction of new residential development – Withdrawn 15th June 2018
- 4.3. 15/5644N - Construction of new access – Approved 14th December 2015

5. National Planning Policy

- 5.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration for the purposes of decision making.

6. Development Plan Policy

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 – 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.
- 6.2. Relevant policies of the Cheshire East Local Plan Strategy (CELPS) and Cheshire East Site Allocations and Development Plan Policies Document (SADPD)

Cheshire East Local Plan Strategy (CELPS)

MP1 - Presumption in Favour of Sustainable Development

PG1 - Overall Development Strategy

PG 2 - Settlement Hierarchy

PG 6 - Open Countryside

PG7 – Spatial Distribution of Development

SD1 - Sustainable development in Cheshire East

SD2 - Sustainable development principles

SC4 – Housing Mix

SE1 - Design

SE2 - Efficient Use of Land

SE 4 - Landscape

SE3 - Biodiversity and Geodiversity

SE5 – Trees, Hedgerow and Woodland

SE7 - The Historic Environment

SE12 – Pollution, Land Contamination and Land Instability

SE13 - Flood Risk and Water Management
C01 – Sustainable Travel and Transport
IN1 – Infrastructure
IN2 - Developer contributions

Site Allocations and Development Policies Document (SADPD)

PG10 – Infill Villages
GEN 1 - Design principles
ENV1 – Ecological Network
ENV2 – Ecological Implementation
ENV5 – Landscaping
ENV6 – Trees, Hedgerow and Woodland Implementation
ENV16 – Surface Water Management and Flood Risk
HER1 – Heritage Assets
HER3 – Conservation Areas
HER4 – Listed Buildings
HER8 – Archaeology
HER 7- Non-designated heritage assets
HOU1 – Housing Mix
HOU8 – Space, Accessibility and Wheelchair Housing Standards
HOU 12 - Amenity
HOU 13 - Residential standards
HOU14 - Housing Density
HOU15 – Housing Delivery
HOU16 – Small and Medium-sized Sites
INF3 – Highway Safety and Access

6.3. Neighbourhood Plan

The Wybunbury Combined Neighbourhood Plan (WCPNP) was made on 6th April 2020

H1 – Location of New Houses
H2 – Housing Mix
H3 – Affordable Housing on Rural Exception Sites
H4 – Design
H5 – Adapting to Climate Change
E1 – Woodland, Trees, Hedgerows and boundary Fencing
E2 – Wildlife Corridors
E3 – Biodiversity
E5 – Landscape Quality, Countryside and Open Views
TI1 – Traffic Management
TI2 – Parking
TI3 – Traffic Generation
TI4 – Drainage

7. Relevant supplementary planning documents or guidance

- 7.1. Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:
- 7.2. Biodiversity and Net Gain SPD
- 7.3. Environmental Protection SPD
- 7.4. SuDS SPD

7.5. Cheshire East Design Guide SPD

8. Consultation Responses

- 8.1. **Environmental Health:** General advice provided, informatives suggested.
- 8.2. **United Utilities:** General drainage advice provided and a drainage condition is suggested.
- 8.3. **Natural England:** No objection. Based on the plans submitted the proposal will not have an adverse impact upon statutory protected nature conservation sites or landscapes.
- 8.4. **Head of Strategic Transport:** No objection.

9. Views of the Town or Parish Council

- 9.1. **Wybunbury Parish Council:** The Parish Council object to the application on the following grounds:
- The application site is in open countryside and occupies a small restrained corner of a larger field. Application does not show any access points being given to the remainder of this field, which would presumably be necessary to maintain the land and there are no other possible access points.
 - The main sewer also runs through/very close to the application site. United Utilities report quite clearly states that they “will not allow buildings or structures to be erected over or in close proximity to a public sewer.”
 - Application 15/5644N for construction of new “agricultural” access to the field was approved on 10/02/16 with the condition that the applicant contacted the councils Transport services Department to arrange re-location of the bus stop (which was in the way of proposed access). As far as Wybunbury Parish Council is aware, this condition has never been met.
 - Wybunbury PC is currently developing an amenity area for all to use in Sally Clarkes Lane (virtually opposite the proposed access). One of the main aims of creating this area is to encourage exercise and walking to school and visiting the area using the local bus network. The Bridge Street bus stop plays a large role in the Parish Councils aims. Sally Clarkes Lane is one of the main routes for children walking to school along its public footpath and is also very well used by walkers and dog walkers. Although the applicants supporting planning statement says the local bus stop would be immediately outside and opposite the site this is incorrect as one bus stop opposite due to the Tower View development being built has already been lost. Concern that this bus stop will be lost and that there is no suitable alternatives.
 - The plans show only 7 parking spaces for 6 properties. Most households nowadays have at least 2 cars, which would be 12 spaces needed plus visitor parking. There is absolutely no other parking available in the area and any on street parking would result in the blocking of the road due to the narrow bridge and other access roads and driveways. There is no turning room for refuse or emergency vehicles which presumably would have to park on the highway which is not acceptable and would cause chaos for residents and other road users.
 - The proposals would create 2 new access points and the existing two way road, Tower View access and Sally Clarkes Lane access, existing driveways and a bus stop all within a 20m stretch combined with school traffic and on road parking within 30m of the “pinch point” created by the Bridge which narrows to a single lane. Any further development in this area would be extremely hazardous to all.
 - Wybunbury is defined as an “infill village” which means development should only happen where there is a small gap between existing buildings, and “does not involve the loss of undeveloped land that makes a positive contribution to the character of the

area” (taken from Cheshire East policy PG10 infill villages) and does not give rise to unacceptable impacts. PG10 also states that “Outside of the village infill boundaries shown on the adopted policies map development proposals will NOT be considered to be “limited infilling in villages”.

- The proposed site lies outside Wybunbury Village Settlement Boundary and is within open countryside. Proposals would have a negative impact on the rural character and street scene.
- The site lies within part of a series of important wildlife corridors associated with the Brook and adjacent woodland and Hough Mill Quarry restoration area. Ancient hedgerow would be lost due to development.
- Parts of this field are known to flood and flooding in this area is increasing year after year.
- Wybunbury is a village that is well catered for with regard to varied housing stock, especially bungalows. There is certainly no shortage of available housing stock (including bungalows) within the village.
- Whether or not Cheshire East can demonstrate a 5 year housing supply this piece of land is entirely unsuitable for housing development due to its location in terms of Highway, Flood risk, Main sewer crossing the land and loss of amenity for existing residents.
- Wybunbury Parish Council is of the opinion that the proposals are not suitable in terms of location/land use or development and objects most strongly to this application.

10. Representations

10.1. Letters of objection have been received from 16 households which raise the following points:

- The location is inappropriate and would have a detrimental impact upon the quality of life and the local area.
- Loss of an open view.
- Loss of a natural vista.
- Loss of visual amenity.
- Inconsistent with the principles of good design.
- Overlooking/loss of privacy.
- Increased traffic, congestion and pressure on local roads.
- Safety concern for pedestrians, cyclists and other road users.
- The site is informal green space and part of a wildlife corridor.
- Loss of habitat.
- The development will cause flooding.
- Impact upon wildlife.
- Lack of consultation.
- Bridge Street is narrow and there are limited passing places.
- Traffic problems during school drop-off/collection times.
- Proximity to a planned children’s play area.
- The development only provides 7 parking spaces for 6 dwellings
- Existing traffic problems along Bridge Street (including HGV movements).
- Impact upon a National Nature Reserve and SSSI.
- There have been previous refused applications on this site.
- The site is outside the infill village boundary and is contrary to planning policies.
- The site is unsuitable for housing and the area is over-developed.
- Proximity to the junctions of Tower View Close and Sally Clarkes Lane, a bus stop, the base of a hill, and driveways.
- Speeding vehicles along Bridge Street.
- No visitor parking.
- No refuse/emergency vehicle turning provision.
- No access for the remaining field to allow maintenance.

- Loss of the bus stop on Bridge Street.
- Flooding in the locality.
- The area gets icy in winter, and the site is an unsuitable location for people with limited mobility.
- Lack of public transport.
- Disruption during construction.
- Proximity to a large sewer.
- The site is within a flood plain.
- The existing conifers are dangerous (one has recently fallen) and it is unsafe to develop new dwellings on the site.
- Impact upon the water table and water run-off.
- Impact upon sewage infrastructure.
- The area has seen significant housing development.
- Impact upon the rural identity of the village.
- United Utilities have highlighted concerns with this application.
- Impact upon the wildlife corridor.
- The development is not infill and is an incursion into the countryside.
- Incremental development in the locality.
- There should be greater respect for the neighbourhood plan.
- The development would result in urban sprawl.
- Contaminated land.
- The 5-year supply argument is irrelevant across the vast geographical area of Cheshire East, given the importance of preserving the historic village of Wybunbury.

11. Officer Appraisal

Principle of Development and Key issues

- 11.1. The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.
- 11.2. The scope of Permission in Principle is limited to the following;
- Location
 - Land Use
 - Amount of Development
- 11.3. Issues relevant to these 'in principle' matters should be considered at the Permission in Principle Stage. Other matters should be considered at the technical consent stage (Local Authorities cannot list the information they require for applications for Permission in Principle in the same way they can for planning permission).
- 11.4. It is not possible for conditions to be attached to a grant of permission in principle and its terms may only include the site location, the type of development and the amount of development. The LPA can inform the applicants what they expect to see at the technical details stage.
- 11.5. It is not possible to secure a planning obligation at the permission in principle stage.
- 11.6. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed. The granting of technical details consent has

the effect of granting planning permission for the development. Other statutory requirements may apply at this stage such as those relating to protected species or listed buildings.

- 11.7. A local planning authority may not grant permission in principle for a major development. This means where the number of houses is 10 or more, the floor space created is 1,000sqm or more or the development is carried out on a site having an area of 1 hectare or more. The proposed development would not be classed as a major development.
- 11.8. The LPA may not grant Permission in Principle for Schedule 1 development. This proposal would not be Schedule 1 development (Schedule 1 is development which requires an Environmental Impact Assessment).
- 11.9. Local Planning Authorities must not grant permission in principle for development which is likely to affect a Habitat Site (as defined within the NPPF).

Development Plan

- 11.10. The site adjoins the Village Infill boundary of Wybunbury but is located within the Open Countryside.
- 11.11. CELPS Policy PG6 (Open Countryside) states that within the Open Countryside only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted. Exceptions include:
- where there is the opportunity for limited infilling in villages; the infill of a small gap with one or two dwellings in an otherwise built-up frontage elsewhere; affordable housing in accordance with Policy SC6 or a dwelling of exceptional design.
 - for the replacement of existing buildings (including dwellings) by new dwellings not materially larger than the buildings they would replace.
- 11.12. Policy PG6 is similar in wording to Policy H1 of the WCPNP which also restricts housing development in the open countryside in a similar manner.
- 11.13. The proposed development would not comply with the requirements of policy PG6 of the CELPS or Policy H1 of the WCPNP. The proposal would conflict with the Development Plan as a whole.

Site Accessibility

- 11.14. The site is located on the edge of Wybunbury (an Infill Village). The CELPS identifies that in other settlements in rural areas that *'In the interests of sustainable development and the maintenance of local services, growth and investment in the other settlements should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the existing built-up extent of the settlement'*.
- 11.15. In this case there are bus stops located on Bridge Street a short distance from the site. There is one bus service (Crewe-Nantwich) with 4-5 services a day Monday-Saturday.
- 11.16. In addition to the bus services above, the site is located on the Cheshire Cycleway which provides links onto the National Cycleway Network (to Crewe and Nantwich). There are

also footways to the opposite side of Bridge Street which would provide access to the services and facilities in Wybunbury.

11.17. Wybunbury is one of the larger Infill Villages and has a good range of local services (primary school, public houses, shop/post office, post box, church, village hall, open space/play area, and access to public transport (bus)). The site is also located on the Cheshire Cycleway.

11.18. Despite the above, there would be some instances where there would be a need to travel beyond the settlement (employment, secondary education, healthcare and some retail needs). Despite this, there is employment within the wider area and there is a greater reliance on home working. Healthcare, secondary education and some retail needs could be accessed via public transport. On this basis, the development site is sustainably located given its location on the edge of Wybunbury.

Efficient Use of Land

11.19. Policy HOU14 of the SADPD states that residential developments will generally be expected to achieve a net density of 30 dwellings per hectare. The proposed development would achieve a density of 25 dwellings per hectare and would fall below the density suggested within Policy HOU14.

11.20. However, the density would not be out of character with the character of development along Bridge Street and given the edge of settlement location is considered to be appropriate.

Housing Land Supply

11.21. Cheshire East's latest published housing land supply position is set out in the Housing Monitoring Update (HMU) 22/23 (base date 31st March 2023). This identifies a 5-year deliverable supply of 11,845 dwellings.

11.22. The new local housing need (LHN) figures (calculated using a revised Standard Method) were published for LPAs alongside the revised NPPF on 12th December 2024. Cheshire East's LHN is now 2,461 dwellings (was previously 977dpa). This figure will be updated annually.

11.23. The following table shows the calculation of 5-year housing land supply based on the published supply in the HMU 22/23 and on the new LHN figure (+ 5% buffer).

Five Year Supply Calculator - New standard method	
22/23 Forecast	11845
Basic annual requirement	2461
Buffer	123
Annual requirement	2584
Five year supply	4.6

11.24. Cheshire East is now, therefore, not able to demonstrate a 5-year supply of deliverable housing sites. Applications for the provision of housing may therefore be subject to the tilted balance under paragraph 11d of the Framework. Please note that paragraph 11d) has been revised, particularly 11d) ii. which highlights the need to have particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination. Footnote 9 says where the relevant policies covering these matters are to be found in the NPPF.

Character and Appearance

11.25. The application site is undeveloped and is located on the edge of Wybunbury. To the south of the site is a ribbon of residential development fronting Bridge Street, to the west are residential properties on the opposite side of Bridge Street with a residential development to the rear (Tower View Close), to the north and west is undeveloped land.

11.26. The layout, scale, and appearance of the development is not for determination. There would be some loss of the rural character of the site through the proposed residential development (as there would be with any housing development located beyond a settlement boundary). However, the proposed development could be designed in a way that would not appear intrusive. The proposed development would be seen in the context of the adjacent housing along Bridge Street and as such the impact upon the character and appearance of the countryside would be acceptable.

Trees/Hedgerows

11.27. The Borough of Crewe & Nantwich (Wybunbury No.3) Tree Preservation Order 1985 affords protection to trees along the eastern field boundary. Although these protected trees are located outside the site edged red and will not be substantially affected.

11.28. A group of Cypress trees is located to the south of the site and provides boundary screening to No. 21 Bridge Street. These trees are prominent in the immediate locale and will cause significant shading to the southernmost plot. The Root Protection Area of a small group of early mature trees to the north, located immediately offsite, could be potentially affected by the proposed north access and turning area. These impacts will therefore require careful design consideration to ensure compliance with BS5837:2012 guidelines. Any future detailed proposals should therefore be supported by an Arboricultural Impact Assessment that considers and addresses these concerns and informs the Tree Protection Plan.

11.29. The proposed development has the potential to impact upon the boundary hedgerow. An ecological assessment should therefore be provided at the Technical Details Stage to evaluate the potential impact on hedgerows and proposed measures to protect their habitat. Where removal is deemed unavoidable, details of compensatory planting should be provided to replace any hedgerows affected and to enhance local biodiversity.

Ecology

11.30. Local Planning Authorities must not grant permission in principle for development which is likely to affect a Habitat Site (as defined within the NPPF). In this case the Council's Ecologist has confirmed that:

- The site is not covered by a statutory or non-statutory nature conservation designation.
- The site does not trigger Natural England's Impact Risk Zones for Sites of Special Scientific Interest.

- The application is 400m from Wybunbury Moss, which is a SSSI and Ramsar site. However, works are unlikely to have a harmful effect on this statutory nature designated site.
- The site does not fall within a Nutrient Neutrality Catchment area.

11.31. The Council's Ecologist has stated that there are no ecological constraints for this permission in principle application. This is supported by the comments from Natural England who state that the proposals will not have an adverse impact upon statutorily protected nature conservation sites.

11.32. All other ecological matters will be dealt with at the Technical Details stage.

Heritage

11.33. To the north and west of the site is the Wybunbury Conservation Area, there are also Scheduled Ancient Monuments within the vicinity of the site (Moated site 300m Southeast of St Chads Church, Hall Bank Moated Site, and the Site of the Church of St Chad). The impact upon the Conservation Area and the setting of the Scheduled Ancient Monuments can only be considered at the Technical Details Stage once the design/layout is provided. Given the separation distance, the nearby residential development and the possibility to secure additional landscaping, it is likely that an acceptable scheme could be secured.

Other Matters

11.34. The proposal would result in the loss of a small parcel of agricultural land, but given its small size it is not considered that any harm would be determinative within the planning balance.

11.35. Concerns have been raised in terms of flooding on this site. The Environment Agency flood maps identify that the site is located within Flood Zone 1 and has a low probability of flooding. Although there are areas of flooding within the vicinity of the site, they are located off-site. The matter of drainage will be dealt with at the Technical Details stage.

11.36. Concerns raised in terms of the loss of hedgerow, amenity, noise/disturbance, contaminated land, and design would all be covered at the Technical Details stage and are not for determination as part of this application.

12. Planning Balance/Conclusion

12.1. The proposed development would result in residential development located beyond the Wybunbury Infill Village Boundary Line and would conflict with policies PG6 of the CELPS and H1 of the WCPNP. This would also result in a change to the rural character of the site and a small loss of agricultural land.

12.2. The proposal is considered to be sustainably located, but despite this the proposal conflicts with the Development Plan as a whole.

12.3. However, the Council is unable to demonstrate a five-year supply of housing, and paragraph 11d of the NPPF is engaged. The NPPF seeks to boost significantly the supply of housing and the development of up to 6 houses would make a small contribution to meeting the Council's housing need.

12.4. Small and medium sized sites can make an important contribution and be built out very quickly (this is emphasised in Policy HOU16 of the SADPD and paragraph 73 of the NPPF). There would also be economic benefits through the construction and occupation of the

proposed development. Social benefits would also be provided in terms of the proposed housing provision.

- 12.5. The adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies within the NPPF. The proposed development would benefit from the presumption in favour of sustainable development which weighs heavily in support of the proposed development. Therefore, the application is recommended for approval.

13. Recommendation

APPROVE

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.

