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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Thursday, 11th September, 2025 in the The Capesthorpe Room -
Town Hall, Macclesfield, SK10 1EA

PRESENT

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

Councillors M Edwards, M Houston, T Jackson, H Moss, H Seddon and
S Holland

OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning
Robert Law, Planning Team Leader
Paul Griffiths, Highways Officer
James Thomas, Senior Planning and Highways Lawyer
Sam Jones, Democratic Services Officer

17 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Garnett Marshall, Councillor Lesley Smetham, Councillor David Edwardes and Councillor Stewart Gardiner. Councillor Sally Holland was present on behalf of Councillor Stewart Gardiner.

18 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests of openness and transparency, the following declarations of interest were made:

Councillor Puddicombe declared that, in relation to Item 5, a number of pieces of correspondence from members of the public, interested parties and the applicant had been circulated to Board Members. Councillor Puddicombe also declared that he was present when Bloor presented the application to the Town Council, but he did not input to the discussion.

Councillor Edgar declared that, in relation to Item 5, a video of the site had been circulated to Board Members.

19 MINUTES OF THE PREVIOUS MEETING

Councillor Houston requested that the declaration of interest which she made at the 23 July 2025 meeting be corrected to read as follows:

Cllr Houston declared that as a former member of Crewe Town Council Planning Committee, she had received a presentation from a

representative from the Cheshire Constabulary and the developer on the proposals, however, had not been involved in any discussions or formed a view on the application.

RESOLVED:

That the minutes of the meeting held on 23 July 2025 be approved as a correct record.

20 PUBLIC SPEAKING

The public speaking procedure was noted.

21 25/0210/OUT OUTLINE PLANNING PERMISSION (WITH ALL MATTERS RESERVED EXCEPT SITE ACCESS) FOR RESIDENTIAL DEVELOPMENT (USE CLASS C3) COMPRISING OF NEW DWELLINGS, PUBLIC OPEN SPACE, HARD AND SOFT LANDSCAPING, AND ASSOCIATED INFRASTRUCTURE AND WORKS ON LAND AT PRESTBURY ROAD, MACCLESFIELD FOR BLOOR HOMES.

Consideration was given to the above planning application.

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

Councillor Judy Snowball (Ward Councillor), Macclesfield Town Council provided a statement which was read out by the Democratic Services Officer, Councillors David Edwardes and Emma Gillman (Adjacent Ward Councillors) provided a statement which was read out by the Democratic Services Officer, Nick Cheetham and Madge Slater (Objectors) and Anna Ralph (Agent / Applicant).

RESOLVED (By Majority):

That application 25/0210/OUT be **REFUSED** against officer recommendations, for the following reasons:

The proposed development is inappropriate development in the Green Belt. The proposal fails to meet the definition of 'Grey Belt', specifically purpose (d) of National Planning Policy Framework para 143 and para 155 and there are no very special circumstances which exist to outweigh this harm. There is also additional harm to the 'Bollin Valley Local Landscape Designation'. The proposal is therefore contrary to Policies PG 3 and SE 4 of the Cheshire East Local Plan Strategy and Policies PG11, ENV3, ENV5, HER1 and HER3 of the Site Allocations and Development Policies Document as well as advice of the National Planning Policy Framework and National Planning Practice Guidance.

Should the application be the subject of an appeal, approval is given to enter into a S106 Agreement with the following Heads of Terms:

S106	Amount	Triggers
Affordable Housing	45% (65% Affordable Social Rent / 35% Intermediate)	In accordance with phasing plan to be submitted.
Education	£694,642.00 (Secondary) and £449,520.00 (SEN (Special Educational Needs) = total of £1,144,162.00	50% Prior to first occupation 50% at occupation of 51 st dwelling
Health	£228,800 (Waters Green Medical Centre / development of additional primary care premises within Macclesfield) (average – based on occupancy)	50% Prior to first occupation 50% at occupation of 51 st dwelling
Indoor recreation	£35,748.44 (Macclesfield Leisure Centre)	Prior to first occupation
Public Space Open	Private Management Company for Areas of Open Space and / or transferred to the Council with ongoing maintenance Allotment provision on site contribution in lieu (TBC) Provision of a LEAP on site Provision of LAP on site	On first occupation On occupation of 51 st dwelling
Highways Contribution	£600,000 towards public transport provision (bus services) and £200,000 towards pedestrian link on Abbey Road	First £200,000 paid upon first occupation Second £200,000 paid 12 months after first occupation Third £200,000 paid 24 months after first occupation Abbey Rd contribution on commencement.
Public Rights of Way	TBC towards footpath and connection	50% Prior to first occupation

S106	Amount	Triggers
contribution	improvements at Riverside Park	50% at occupation of 51 st dwelling

Councillor Hannah Moss requested it be recorded that she voted to refuse the application.

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

The meeting commenced at 10.30 am and concluded at 12.55 pm

Councillor B Puddicombe (Chair)