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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 17th August, 2011 at The Assembly Room - Town Hall,
Macclesfield SK10 1DX

PRESENT

Councillor H Davenport (Chairman)

Councillors J Hammond, Rachel Bailey, D Brown, P Edwards, D Hough,
J Jackson, B Murphy, G M Walton, R West, S Wilkinson and J Wray

OFFICERS IN ATTENDANCE

Mr N Curtis (Principal Development Officer), Ms S Dillon (Senior Lawyer), Mr
D Evans (Planning Officer), Mr A Fisher (Head of Planning and Housing), Mr S
Irvine (Planning and Development Manager) and Mr R Law (Senior Planning
Officer),

33 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Macrae and C
Thorley.

34 DECLARATIONS OF INTEREST/PRE DETERMINATION

All Members of the Board declared that they had received correspondence
and a dvd in respect of application 11/0440C-Demolition of 170 and 172
Middlewich Road, Sandbach and Formation of New Access to Serve
Residential Development, 170&172 Middlewich Road, Sandbach for Fox
Strategic Land & Property.

35 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the
Chairman subject to the inclusion of Councillor P Edwards in the list of
apologies and subject to the inclusion of Councillor C Thorley the Vice
Chairman who acted as Chairman for the meeting, in the list of those
present.

36 PUBLIC SPEAKING

(Prior to consideration of the application Councillor J Wray arrived to the
meeting).

RESOLVED

That the public speaking procedure be noted.

37 11/0440C-DEMOLITION OF 170 AND 172 MIDDLEWICH ROAD, SANDBACH AND FORMATION OF NEW ACCESS TO SERVE RESIDENTIAL DEVELOPMENT, 170&172 MIDDLEWICH ROAD, SANDBACH FOR FOX STRATEGIC LAND & PROPERTY

Consideration was given to the above application.

(Town Councillor Andrew Wood, Chairman of Sandbach Town Council and

Tricia Maguire, a representative of Middlewich Road Site Access Action Group attended the meeting and spoke in respect of the application. In addition Steve Irvine, the Planning and Development Manager read out statements on behalf of Ward Councillor G Merry and Neighbouring Ward Councillor B Moran).

RESOLVED

That the application be approved subject to a prior appropriate unilateral undertaking promising not to implement permission unless the substantive housing appeal is allowed and subject to the following conditions:-

1. Standard time limit – 3 years.
2. The demolition of the dwellings to proceed in accordance with the recommendations of the Bat Survey Report dated 28th January 2011
3. Submission of an Environmental Management Plan which shall be implemented and in force during the construction phase of the development.
4. No development shall commence, until a scheme of tree planting to replace any trees felled outside the perimeter of the site as a result of the construction of any access has been submitted to and approved in writing by the Local Planning Authority. The tree planting scheme shall include details of schedules of trees noting species, plant sizes, container size, staking and protection, pit size, soil amelioration, the proposed numbers, location of planting (which shall be located on land adjacent to the highway) and an implementation program and a method of establishment.
5. Prior to the commencement of development, the developer will provide a detailed suite of design and construction specification plans for the proposed junction to the satisfaction of the Local Planning Authority. These plans will form part of the Section 278 Agreement under the Highways Act 1980.

6. Prior to commencement of the development, the developer will enter into and sign a Section 278 Agreement under the Highways Act 1980, with Cheshire East Council Highway Authority.

(The meeting adjourned at .30pm and reconvened at 3.25pm).

38 11/1682C-OUTLINE APPLICATION INCLUDING MEANS OF ACCESS FOR UP TO 231 RESIDENTIAL UNITS, LOCAL NEEDS RETAIL FOODSTORE (A1), COMMERCIAL DEVELOPMENT COMPRISING B1(A) OFFICES, B1(C) LIGHT INDUSTRIAL, MEDICAL FACILITY (D1), CARE HOME (C2) AND CHILDREN'S DAY CARE FACILITY (D1), PART RETENTION OF THE FORMER FISON'S BUILDING (FRONTAGE), DEMOLITION OF REAR WINGS AND CHANGE OF USE TO PUBLIC HOUSE (A4), RESTAURANT (A3), CARE HOME (C2) AND HOTEL (C1) IN ADDITION TO PROVISION OF PUBLIC OPEN SPACE, LANDSCAPING

Consideration was given to the above application.

(Councillor L Gilbert, the Ward Councillor and Mr Barton, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the completion of a S106 Agreement comprising of the following Heads of Terms:-

1. Affordable housing provision of 30% - to be provided on site. The housing is to be provided based on 65% social rented and 35% intermediate tenure, and to be provided in a variety of unit sizes to meet local requirements, in accordance with the scheme to be agreed at the Reserved Matters stage. The affordable housing to be 'tenure blind' and pepper potted throughout the site, subject to RSL operational requirements.
2. The following contributions:-
 - £25,000 for the provision of two bus stops on the A54 Marsh Lane.
 - £15,000 for revisions to local traffic management orders.
 - £10,000 for use by Cheshire East Council in producing additional traffic assessments related to local traffic issues and for the production and provision of local improvements to traffic management within the village highway infrastructure.
 - £5,000 to fund monitoring of the Travel Plan in the first five years after the date of its commencement.
3. Provision for public open space to serve the whole of the development to be agreed with the Council when details of layout are submitted for approval. This must secure the

provision and future management of children's play areas and amenity greenspace in accordance with quantitative and qualitative standards contained in the Council's policy documents including the Congleton Borough Local Plan First Review SPG1 and its Interim Policy Note for the Provision of Public Open Space 2008. Submitted details must include the location, grading, drainage, layout, landscape, fencing, seeding and planting of the proposed public open space, transfer to and future maintenance by a private management company.

And subject to the following conditions:-

1. Standard outline
2. Submission of reserved matters
3. Approved Plans – location and zoning including retention of front part of former Fisons building
4. Submission / approval / implementation of a scheme for phasing and timescales for development works
5. Before any phase of development hereby permitted is commenced, full details of all reserved matters relating to that phase (layout, scale, external appearance of the buildings and the landscaping of the site) shall be submitted to and approved by the Local Planning Authority.
6. The employment units hereby permitted as illustrated on the Illustrative Colour Site Masterplan 10080-PL-110 and labelled 'B1(c) light industrial/ B1(a) offices' shall be constructed for either office (B1a) or light industrial use (B1c) or as a combination of B1(a) offices and B1(c) light industrial, to be confirmed through the submission of reserved matters applications. The combined total floorspace for the identified employment units shall not exceed 5560m²
7. Notwithstanding detail shown – indicative masterplan to be amended to show retention/management of area of woodland by River Croco
8. Any reserved matters application to be supported by an up to date badger survey report
9. Any reserved matters application to be supported by an up to date survey for breeding birds
10. Further contaminated land investigations / mitigation pursuant to condition 5.
11. Reserved matters to be in accordance with scale parameters
12. Detailed design and specification plans for the MOVA upgrades to the A54/A50 traffic signal junction.
13. Provide and install the agreed upgrade to the A54/A50 traffic signal junction.

14. Detailed design and construction drawings for the two proposed access junctions, related carriageway widening and footway provision
15. Provide and construct all works related to the provision of the new site access junctions.
16. Provide detailed design and specification drawings for the PUFFIN crossing installation on the A54 Station Road.
17. Provide and construct all works related to the provision of the new PUFFIN crossing on the A54 Station Road.
18. Provide a system of street lighting on the A54 Marsh Lane along the site frontage.
19. Submit a schedule for, and provide all required adjustments and necessary changes to, the highway signing and lighting related to the off-site highway works.
20. Developer will agree a revised Travel Plan Framework with agreed targets in each of the first five years post development. The TPF will relate specifically to the employment and business dedicated uses within the proposal for each of the reserved matters and provision will be made for improvements to the cycle network linking London Road for the benefit of the whole development.
21. Submission of scheme for protecting the proposed dwellings from railway noise and vibration
22. Submission of a scheme for protecting housing from noise from all the commercial and industrial activities
23. Each reserved matters application for commercial activities to be accompanied by submission and approval of proposed hours of operation
24. Each reserved matters application for commercial activities to be accompanied by a noise impact assessment has been submitted to and approved by the Local Planning Authority. Any recommendations within the report shall be implemented prior to the development being brought into first use.
25. Prior to commencement of development of any commercial building scheme for the acoustic enclosure of any fans, compressors or other equipment with the potential to create noise, to be submitted
26. Prior to commencement of development of any commercial building details of any external lighting shall be submitted to and approved
27. Prior to commencement of development of any commercial building details of the specification and design of equipment to extract and disperse cooking odours, fumes or vapours
28. The hours of construction (and associated deliveries to the site) of the development shall be restricted to 08:00 to 18:00 hours on Monday to Friday, 08:00 to 13:00

hours on Saturday, with no work at any other time including Sundays and Public Holidays

29. Details of the method, timing and duration of any pile driving operations to be approved
30. Details of the method, timing and duration of any floor floating operations connected with the construction of the development hereby approved to be approved
31. Submission of scheme to limit the discharge of surface water from the proposed development such that it does not exceed the run-off from the existing site
32. A scheme for the management of overland flow
33. A scheme to dispose of foul and surface water
34. scheme for the provision and management of a buffer zone alongside the watercourses
35. Accordance with Landscape framework
36. Retention of trees and hedgerows
37. Submission of Arboricultural Impact Assessment
38. Submission of Arboricultural Method Statement
39. Submission of Comprehensive tree protection measures
40. No development shall commence, until details of a proposed mini roundabout to be located at the junction where Marsh Lane meets with Manor has first been submitted and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the first phase of development.

Prior to the end of the meeting, Councillor Wilkinson raised concerns that the agendas for the Board had not included Appeal Summaries.

It was requested that this information be included on future agendas.

The meeting commenced at 2.00 pm and concluded at 4.35 pm

Councillor H Davenport (Chairman)