

# CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 9th November, 2011 at Meeting Room, Macclesfield  
Library, Jordangate, Macclesfield

## PRESENT

Councillor H Davenport (Chairman)

Councillors C G Thorley, J Hammond, D Hough, J Jackson, B Murphy,  
G M Walton, S Wilkinson and J Wray

## OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Lawyer)

Mr S Irvine (Planning and Development Manager)

Mr D Cleary (Planning Officer)

## Apologies

Councillors D Brown and J Macrae

## 65 DECLARATIONS OF INTEREST

There were no declarations of interest received.

## 66 MINUTES OF THE PREVIOUS MEETING

**RESOLVED** - That the minutes of the meeting held on 19<sup>th</sup> October 2011 be approved as a correct record and signed by the Chairman, subject to the inclusion of Mr J Borrowdale, who was speaking **on behalf of Morning Foods Limited**, in the list of speakers for Item 63: 11/2212N.

## 67 PUBLIC SPEAKING

### RESOLVED

That the public speaking procedure be noted.

## 68 MILL STREET/LOCKITT STREET, CREWE

Consideration was given to a report relating to the proposed amendments to the resolution passed by Strategic Planning Board in respect of application PO7/0639 relating to land at Lockitt Street/Mill Street, Crewe.

### RESOLVED

That the resolution in relation to the Section 106 agreement be amended to read:

1. The provision of on site open space and equipped children's playspace in accordance with Policy RT.3 of the Local Plan with any shortfall in provision to be made up by way of a developer contribution in lieu of public open space calculated at £1000 per house (index linked).
2. Affordable housing provision, which shall include a requirement that:  
35% affordable housing be provided, of which 100% shall be affordable rented.
3. Details of phasing of development to include, inter alia, the provision of the pedestrian/cycle link.
4. A scheme of public art to be agreed for the site.

## **69 RACIST AND OFFENSIVE REPRESENTATIONS**

Consideration was given to a report on Guidance on Racist and Offensive Planning Representations.

### **RESOLVED**

That the the approach set out in Appendix 1 of the report be approved.

## **70 NOTICE OF MOTION: PLANNING PERMISSION FOR SOLAR PANELS**

Consideration was given to a Notice of Motion which had been submitted by Councillor D Brickhill at the Council meeting on 13 October which was referred to the Strategic Planning Board for advice and report back to Council for decision in December.

*"That since the government is running the Photovoltaic roof panel scheme for householders to generate green electricity and have exempted this from all planning permission requirements, that this Council notify any enquirers that planning permission is not required and cease to require details, drawings or charges except for listed buildings or conservation areas for which permission is still required"*

### **RESOLVED**

That the report be noted and that Council be recommended to continue to adopt the approach as advocated within the Town and Country Planning (General Permitted Development) Order.

## **71 LOACHBROOK FARM, SANDBACH ROAD, CONGLETON**

Consideration was given to a report relating to the withdrawal of part of a reason for refusal relating to planning application 11/0736C Redevelopment of Land for up to 200 Dwellings, Community Facilities and Associated Infrastructure at Loachbrook Farm, Sandbach Road, Congleton.

The relevant part of the refusal reason concerned inadequate foul drainage of the site. The Board had resolved upon this following an objection from United Utilities. However, United Utilities had recently clarified that their concerns could

be resolved by imposition of a Grampian condition on any approval of planning permission.

**RESOLVED**

That the foul drainage part of the second reason for refusal be withdrawn in favour of control by condition.

The meeting commenced at 2.05 pm and concluded at 3.00 pm

Councillor H Davenport (Chairman)