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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 22nd August, 2012 at The Assembly Room, Town Hall,
Macclesfield

PRESENT

Councillor H Davenport (Chairman)
Councillor D Hough (Vice-Chairman)

Councillors C G Thorley, J Hammond, Rachel Bailey, P Hoyland, J Jackson,
P Mason, B Murphy, G M Walton, S Wilkinson and J Wray

Officers

Ms S Dillon (Senior Lawyer), Mr B Haywood (Principal Planning Officer), Mr S
Irvine (Development Management and Building Control Officer), Mr N Jones
(Principal Development Officer), Mr N Turpin (Principal Planning Officer) and
Mrs E Tutton (Principal Planning Officer)

38 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Brown and
P Edwards.

39 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests of openness with regard to application 12/0831M Cllr
Hammond declared that he was Chairman of the Maw Green Landfill Site
Liaison Group and Cllr Thorley declared that he was a member of that
Group.

With regard to application 12/2082M Cllr Davenport declared that he was a
member of Disley Parish Council but that he had not taken part in any
discussions with the Parish Council in respect of the application and had
not made comments on it.

40 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 1 August 2012 were approved as a
correct record, subject to the following amendments :-

A correction to minute 28 – Declarations of Interest - Cllr Hough had
provided veterinary services to the “owner of the Land” and not “the
applicant”.

Minute 31 – Condition 32 to refer the route of the footpath, as well as the
design and surfacing.

Minute 34 – The resolution to refer to “Bollington Cross Youth project” and not “Bolington Youth Cross Project”.

41 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

42 12/0831N-OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 165 DWELLINGS ON LAND TO THE NORTH AND SOUTH OF MAW GREEN ROAD, CREWE. ACCESS IS PROPOSED VIA A NEW ROUNDABOUT OFF MAW GREEN ROAD, LAND TO THE NORTH AND SOUTH OF MAW GREEN ROAD, COPPENHALL, CREWE FOR RICHBOROUGH ESTATES

Consideration was given to the above application.

(Cllr D Newton, the Ward Councillor; Mr G Fellows, an objector; Mr P Downes and Mr J Parker, agents for the applicant, attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in report and the Officer's update to the Board, the Board grant delegated powers to the Development and Building Control Manager to approve subject to:

Consultation with and no objection from Environmental Health and Cheshire Brine and Subsidence Compensation Board and subject to the completion of a Section 106 Legal Agreement to Secure: -

- 10% affordable housing (20 dwellings), on a tenure split of 75% intermediate tenure and 25% rented, (either social rented dwellings let at target rents or affordable rented dwellings let at no more than 80% of market rents)
- Provision of affordable housing prior to 80% occupation of the open market housing
- Transfer of any rented / shared ownership affordable units to a Registered Provider
- Affordable house scheme to be submitted at reserved matters
- Affordable homes to be let or sold to people who are in housing need and have a local connection. (The local connection criteria used in the agreement to match the Councils allocations policy.)
- Public Open Space scheme to be submitted at reserved matters
- Provision of play area / five-a-side pitch
- Provision of detailed specification for play area to incorporate :

- *8 pieces of play equipment should be provided.*
 - *5 a side pitch (600sqm)*
 - *NEAP (2,620sqm)*
 - *Durable retaining walls – concrete or brick*
 - *porous wet pour safer surfacing.*
 - *concrete steps to the bank*
 - *the slide to be set in concrete*
 - *Two bins with one being provided on each level.*
 - *Metal bow top railings are required; pedestrian access gates in the same style but a contrasting colour to the railings.*
 - *Gate to be outward opening, with rubber caps on the clapping side and have a mechanical self-closing mechanism.*
 - *NEAP to provide seating; bicycle parking and appropriate signage.*
- Provision for a management company to maintain the on-site amenity space / play area / ancillary areas, ponds, woodland planting / nature conservation areas / other open space.
 - Provision of open space by 50% occupation and transfer to management company by 75% occupation.
 - The above areas to be made available for use by the general public except where this would conflict with the approved ecological mitigation /management plan.
 - Management plan for landscaping /public open space/ wildlife mitigation areas in perpetuity to be submitted at reserved matters
 - Education Contribution of £292, 850.
 - Commuted sum of £1500 to barn owl group
 - Highways Contributions: -
 - Maw Green Road Signage Scheme – £20,000 (on occupation of 50th dwelling)
 - Crewe Green Roundabout – £60,000 – (on occupation of 50th dwelling)
 - Sydney Road bridge - £ 1,082,000 – (£50k be paid on commencement with remainder on occupation of the 50th dwelling)
 - Public Transport Contribution - £12,000– (on occupation of 50th dwelling)

And the following conditions :-

1. Standard Outline (18 month time limit for commencement of development)
2. Submission of reserved matters
3. Plans
4. No approval for indicative layout
5. Breeding Bird Survey for works in nesting season
6. Bat, barn owl and bird boxes
7. Design and layout of open space/Nature conservation area
8. Design of proposed ponds

9. Submission and implementation of revised ecological mitigation proposals in support of reserved matters application.
10. Updated protected species survey prior to commencement
11. If, during development, contamination not previously identified is found to be present at the site then no further shall be carried out until the developer has submitted a remediation strategy
12. Removal of permitted development rights
13. The development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), ref. BMW/2011/FRA Rev. D, dated 17/05/2012
14. Limit on the surface water run-off generated by the proposed development, so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
15. Provision of a scheme to manage the risk of overland flow of surface water during extreme rainfall events.
16. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
17. Overland flow to be contained within the site, such that new buildings are not affected.
18. Reserved matters to make provision for houses to face waterfronts and footpaths
19. Reserved matters to make provision for green open spaces adjacent to any watercourses and ponds on site and provision and management of a 5 metre wide undeveloped buffer zone alongside the watercourse and ponds
20. Submission / approval and implementation of details of Sustainable Drainage Systems (SuDS).
21. This site must be drained on a total separate system, with only foul drainage connected into the public foul sewerage system. Surface water should discharge to soakaway and or watercourse. No surface water will be allowed to discharge in to the public sewerage system.
22. Only clean surface water from roofs and paved areas should be discharged to any surface water soakaway.
23. Submission of a scheme to limit the surface water run-off generated by the proposed development,
24. Submission of a scheme to manage the risk of flooding from overland flow of surface water, has been submitted to and approved in writing by the Local Planning Authority.
25. 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 Nil
26. Should there be a requirement to undertake foundation or other piling on site, then a method statement which shall be submitted and approved.
27. Should there be a requirement to undertake “floor floating” (the process of mechanical smoothing of concrete to a floor area) the Local Authority Environmental Health Service should be informed of the details

of the location, days / hours of work, and contact details of a responsible person prior to the onset of the work.

28. Floor floating operations should be restricted to within the following days / hours Monday – Friday 08:00 – 18:00hrs; Saturday 09:00 – 14:00hrs; Sunday and Public Holidays Nil
29. Prior to its installation details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. This shall include any proposed lighting of the 5-a-side football pitch marked on the site plan.
30. A full and detailed noise mitigation scheme for protecting the proposed dwellings noise to be submitted and agreed.
31. The developer shall agree with the Local Planning Authority an Environmental Management Plan (EMP) with respect to the Construction phase of the development. The EMP shall identify all potential dust sources and outline suitable mitigation.
32. Programme of archaeological mitigation which should consist of a targeted watching brief during relevant operations (initial topsoil strip followed by the excavation of foundation trenches if required) in a 20m wide strip alongside the street frontage
33. At least 10% of predicted energy requirements from decentralised and renewable or low-carbon sources, unless it can be demonstrated that this is not feasible or viable.
34. Submission of boundary treatment
35. Submission of materials
36. Submission of landscaping, to include provision for tree planting to the rear of the existing properties on Sydney Road
37. Implementation of landscaping
38. Important hedgerows and trees to be retained and to be incorporated within reserved matters layout
39. Submission of tree and hedgerow protection measures
40. Implementation of tree and hedgerow protection measures
41. Replacement hedge planting
42. Reserved Matters to include details of bin storage.
43. Prior to first occupation provision of off-site highways works including:
 - Grobby Road Zebra Crossing; Groby Road 1.5m footway; Maw Green Road Zebra Crossing; Maw Green Road narrowing and footway; Maw Green Road Roundabout; Site Access
44. Replacement hedge planting
45. Implementation of reptile mitigation
46. Implementation of gas protection measures
47. Implementation of contaminated land mitigation
48. No more than 50 units to be occupied until the new roundabout at Maw Green Road/Elm Drive/ Groby Road junction has been completed and brought into use
49. Construction Management Plan, including no parking of contractor's vehicles on Maw Green Road
50. Reserved Matters to make provision for any bungalows to be located adjacent to existing properties on Sydney Road

51. Installation of Traffic lights at the bridge over Maw Green Road before occupation of 50th House

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to DMBCM, in consultation with the Chair of SPB, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

(The meeting was adjourned at 12.45pm until 1.30pm)

- 43 **12/2082M-CHANGE OF USE FROM USE CLASS C1 (HOTEL) TO USE CLASS C2 (RESIDENTIAL INSTITUTION), MOORSIDE HOTEL, MUDHURST LANE, DISLEY FOR STARDON (MOORSIDE) LTD**

(Prior to the consideration of the following item, Cllr Thorley left the meeting and did not return).

Consideration was given to the above application.

(Cllr G Marshall, representing Disley Parish Council; Dr D Harrop, an objector; and Mr D Adey, the agent for the applicant attended the meeting and spoke in respect of the application.

RESOLVED

That the application be deferred to allow further consideration of the impact on tourism and for consultation with the Peak Park Joint Planning Board.

- 44 **11/3738M-OUTLINE PLANNING APPLICATION FOR APPROXIMATELY 111 DWELLINGS, LAND TO THE EAST OF LARKWOOD WAY, TYTHERINGTON, MACCLESFIELD FOR THE EMERSON GROUP**

(Prior to the consideration of the following item, Cllr Hoyland left the meeting and did not return).

Consideration was given to the above application.

(The Chairman read out a letter on behalf of Cllr L Roberts, one of the Ward Members. Mr Cook, an objector and Mrs K Phillips, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in report and the Officer's update to the Board, the Board grant delegated powers to the Development and Building Control Manager to approve, subject to the completion of a Section 106 legal agreement comprising the following Heads of Terms:-

- 30% Affordable Housing = 33 units be 65% social or affordable rent, and 35% intermediate tenure
- A contribution of £70 000 towards highway improvements to be made to the A523, north of the application site. with particular consideration towards the provision of signage, road layout, impact on roundabout flares and traffic calming in the vicinity of Tytherington Lane
- Leisure Services have stated that the quantity of public open space to be provided on site would be acceptable subject to a detailed scheme for the design and layout of the open space to be approved prior to commencement. A NEAP will also be required.
- A commuted sum would be required for Recreation / Outdoor Sport of £77,000 (which includes discount of £33,000 for the affordable housing based on the affordable dwellings). The commuted sums would be used to make improvements, additions and enhancements to the facilities at Rugby Drive playing field. The Recreation / Outdoor sports commuted sum payment will be required prior to commencement of the development
- A 15 year sum for maintenance of the open space will be required IF the council agrees to the transfer of the open space to CEC on completion. Alternatively, arrangements for the open space to be maintained in perpetuity will need to be made by the developer, subject to a detailed maintenance schedule to be agreed with the council, prior to commencement
- Provision of art in public areas to be incorporated into the landscaping scheme

and subject to the following conditions :-

1. A06OP - Commencement of development
2. A03OP - Time limit for submission of reserved matters (within 1 year)
3. A01OP - Submission of reserved matters
4. A02OP_1 - Implementation of reserved matters
5. A09OP - Compliance with parameter plans
6. A10OP_1 - Details to be submitted -layout
7. A08OP - Ground levels to be submitted
8. A01LS - Landscape Masterplan - submission of details
9. A04LS - Landscaping (implementation)
10. A01GR - Removal of permitted development rights
11. A02HA - Construction of access

- 12.A04HA - Vehicular visibility at access to be approved
- 13.A32HA - Submission of construction method statement
- 14.A19MC - Refuse storage facilities to be approved
- 15.At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources
- 16.Phasing of landscaping works - along Silk Road first
- 17.Submission of a landscape management scheme to be submitted with the Reserved Matters application
- 18.The landscaping scheme shall incorporate details of boundary treatment
- 19.Protection of breeding birds
- 20.Provision of bird boxes
- 21.Arboricultural Implication Study required
- 22.Details of lighting to be approved
- 23.the maintenance of a 3 m landscape bund as protection
- 24.the constructional specifications of the proposed dwellings in terms of wall construction, standard of glazing and the provision of system 4 mechanical ventilation as noise mitigation measures to the identified dwellings.
- 25.Piling - contractor to be members of the Considerate Construction Scheme
- 26.Hours of construction/noise generative works
- 27.Mitigation to follow submitted air quality assessment
- 28.Submission of a drainage scheme including details in respect of surface water run-off
- 29.Submission of a scheme to manage the risk of flooding to be submitted
- 30.Submission of a Character Assessment justifying scale, layout and materials as part of the Reserved Matters application
- 31.Maximum scale of dwellings
- 32.Contaminated land
- 33.Times of Piling
- 34.Times of floor floating
- 35.Details of bin storage
- 36.No fires during construction

45 **11/2765W-VARIATION OF CONDITIONS 2, 11, 13, 14, 22, 24 AND 26 ON APPLICATION 5/06/2496P, HENSHAWS WASTE MANAGEMENT,**

**150, MOSS LANE, MACCLESFIELD FOR MR C.F.M HENSHAW -
WITHDRAWN FROM THE AGENDA**

The above application had been withdrawn from the agenda on advance of the meeting.

- 46 11/2766W-EXTENSION OF EXISTING WASTE RECYCLING CENTRE FOR RELOCATION OF INERT WASTE PROCESSING PLANT AND EXISTING TROMMEL INCLUDING TWO ENCLOSED PICKING LINE SHEDS AND NEW AREAS FOR THE STORAGE OF SHEETED FULL SKIPS AND EMPTY SKIPS/CONTAINERS, HENSHAW'S WASTE MANAGEMENT, 150, MOSS LANE, MACCLESFIELD FOR MR C.F.M HENSHAW - WITHDRAWN FROM THE AGENDA**

The above application had been withdrawn from the agenda on advance of the meeting.

- 47 12/1578M-OUTLINE APPLICATION FOR A CONTINUING CARE RETIREMENT COMMUNITY (CARE VILLAGE) COMPRISING 58 BEDROOM CARE HOME, 47 CLOSE CARE COTTAGES AND 15 SHARED OWNERSHIP AFFORDABLE DWELLINGS, TOGETHER WITH ACCESS ROADS, PUBLIC OPEN SPACE, LANDSCAPING, CAR PARKING AND ANCILLARY DEVELOPMENT, LAND ADJACENT TO COPPICE WAY, HANDFORTH FOR MR PASQUALE NICOSIA, GREYSTONE (UK) LTD - WITHDRAWN FROM THE AGENDA**

The above application had been withdrawn from the agenda on advance of the meeting.

- 48 12/1627M-OUTLINE APPLICATION FOR NEW VEHICULAR ACCESS WITH MEANS OF ACCESS, LAYOUT AND ASSOCIATED ENGINEERING WORKS FOR CONSIDERATION (WITH LANDSCAPING RESERVED FOR SUBSEQUENT APPROVAL), LAND ADJACENT TO COPPICE WAY, HANDFORTH FOR MR PASQUALE NICOSIA, GREYSTONE (UK) LTD - WITHDRAWN FROM THE AGENDA**

The above application had been withdrawn from the agenda on advance of the meeting.

- 49 WOODFORD AERODROME SUPPLEMENTARY PLANNING DOCUMENT WITHDRAWN FROM THE AGENDA**

The above item had been withdrawn from the agenda on advance of the meeting.

The meeting commenced at 10.30 am and concluded at 4.50 pm

Councillor H Davenport (Chairman)