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## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 3rd October, 2012 at Crewe Alexandra Football Club,  
Gresty Road, Crewe

### **PRESENT**

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

Councillors C G Thorley, J Hammond, Rachel Bailey, D Brown, P Hoyland,  
J Jackson, B Murphy, S Wilkinson and J Wray

### **OFFICERS PRESENT**

Ms S Dillon (Senior Lawyer), Mr D Evans (Principal Planning Officer), Mr A Fisher (Strategic Planning and Housing Manager), Mr B Haywood (Principal Planning Officer), Mr S Irvine (Development Management and Building Control Officer), Mrs D Kirk (Principal Planning Officer (Enforcement) Mr G McKinney (Interim Highways Development Support) and Mr N Jones (Principal Development Officer)

### **60 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors P Edwards, P Mason and G Walton.

### **61 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in relation to application 12/3106N, Councillor D Hough declared he knew the applicant.

Councillor Mrs R Bailey declared a non pecuniary interest in application 12/3323N as she was the Heritage Champion for Cheshire East. In addition she had attended meetings of the Parish Council when the application had been discussed and had meetings with the Leader of the Council and the applicant in the presence of an Officer.

In the interest of openness in relation to agenda item 10-Woodford Aerodrome Supplementary Planning Document, all Members of the Board declared that they knew John Knight one of the speakers as he was a former employee of Cheshire East Council.

In relation to the same item in the interest of openness, Councillor P Hoyland declared that he was the Chairman of the Woodford Working Group.

In the interest of openness in relation to agenda item 12-Planning Enforcement-Legal Action, Councillor P Hoyland declared that he knew one of the people involved.

## **62 MINUTES OF THE PREVIOUS MEETING**

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman subject to the addition of the word 'not' before the word 'ever' and subject to the removal of the word 'to' before the word 'never' in resolution no.4 of minute No.59.

## **63 PUBLIC SPEAKING**

RESOLVED

That the public speaking procedure be noted.

## **64 12/3106N-ERECTION OF 3-BED DORMER BUNGALOW FOR WHEELCHAIR USER AND FAMILY, LAND ON CHAPEL LANE, BADDILEY FOR MR DAN CUNDALL**

Consideration was given to the above application.

(Councillor S Davies, the Ward Councillor attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the following conditions:-

1. Time
2. Approved Plans
3. Material samples to be submitted
4. Implementation of landscaping scheme (Drawing number 008)
5. Details of boundary treatments
6. Hours of construction
7. Retention and protection of trees and hedgerows to boundaries
8. Removal of permitted development Part 1 A, B, C & E
9. Dwelling to be occupied by Mr. Dan Cundall or his spouse, carers and any resident dependants.

## **65 12/3323N-ERECTION OF 43 DWELLING HOUSES INCLUDING 5 AFFORDABLE HOUSES AND CREATION OF NEW ACCESS TO SHEPPENHALL LANE (RESUBMISSION), LAND OFF WEST SIDE OF SHEPPENHALL LANE, ASTON, CHESHIRE FOR NEWLYN HOMES LTD**

Consideration was given to the above application.

(Parish Councillor Batho, the Chairman of Newhall Parish Council, Mr Bailey, the Chairman of Aston (Newhall) Community Association, Sarah Callender-Beckett, a Supporter and Mr McAteer, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

In the opinion of the Local Planning Authority, there is insufficient public benefit arising from the scheme to outweigh the harm in terms of new residential development in the Open Countryside. The proposal is therefore contrary to the provisions of Policy NE.2 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the advice given in the National Planning Policy Framework in respect of enabling development.

**66 WITHDRAWN 12/2381N-RECONSTRUCTION OF 17TH CENTURY TIMBER FRAMED BUILDING TO FORM A DWELLING ON THE SITE OF A FORMER DWELLING HOUSE, GILLY'S FARM, WRENBURY, NANTWICH FOR MR PHILLIP HORSLEY**

This item was withdrawn prior to the meeting.

(The meeting adjourned at 12.10pm until 1.00pm for lunch).

**67 WITHDRAWN 12/2440N-OUTLINE APPLICATION - PROPOSED RESIDENTIAL DEVELOPMENT, LAND OFF QUEENS DRIVE, NANTWICH FOR GLADMAN DEVELOPMENTS LIMITED**

This item was withdrawn prior to the meeting taking place.

**68 11/2212N-DEMOLITION OF BUILDINGS. RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS & LANDSCAPING, LAND AT GRESTDY GREEN, GRESTDY GREEN ROAD, SHAVINGTON CUM GRESTDY, CREWE FOR BELLWAY HOMES LTD**

Consideration was given to the above application.

(Councillor D Brickhill, the Ward Councillor attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

The proposed development would not provide the required level of affordable housing or make any contributions to local education provision or highways infrastructure. The proposal would therefore not create a

sustainable, inclusive, mixed and balanced community. The benefits of allowing this development would be limited and would be outweighed by the significant and demonstrable adverse impact. Therefore the proposal is not considered to be an acceptable form of development as a departure from the development plan and would be contrary to the Interim Planning Policy on Affordable Housing and Policies RES.7 (Affordable Housing), BE.3 (Access and Parking) and BE.5 (Infrastructure) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the National Planning Policy Framework.

**69 WOODFORD AERODROME SUPPLEMENTARY PLANNING DOCUMENT**

Consideration was given to the above report.

(Councillor R West, the Ward, Councillor H Murray, the Neighbouring Ward Councillor, Town Councillor Bartos, representing Poynton Town Council, Parish Councillor Jim Wenham, Chairman of Adlington Parish Council, Stephen Taylor, representing Woodford Community Council and John Knight, an objector attended the meeting and spoke in respect of the application).

**RESOLVED**

That the Cabinet Member for Strategic Communities be recommended to approve the following six responses:-

1. Request the deferral of the SPD from progressing to adoption until the document is more compliant with national planning policy and Stockport's own Core Strategy.
2. Request that the total development area be limited to the full extent of the approved Brownfield areas (the Major Existing Developed Areas) and that the other parts of the site currently proposed for development and lying within the adopted Green Belt be removed from the SPD.
3. Request that some part of the site be identified and allocated for a range of employment uses, either as conversion of existing buildings or redevelopment.
4. Request that a full scheme of public transport improvements be investigated, costed and included in the SPD, dependent upon the scale and use of built development and given the site's rural nature.
5. Request that further work is undertaken on all wider community impacts (Secondary education, including the 6<sup>th</sup> form, medical, health and other social facilities) and appropriate mitigation measures introduced into the SPD.

6. Request that further traffic modelling and impact studies are undertaken before the SPD is progressed and that proposals are brought forward to address the impacts on the local road network include traffic management.

7. Request that a Glossary is added to the final document to aid understanding of technical terms.

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

#### **70 EXCLUSION OF THE PUBLIC AND PRESS**

RESOLVED - That the press and public be excluded from the meeting during consideration of the following items pursuant to Section 100(A) 4 of the Local Government Act 1972 on the grounds that they involved the likely disclosure of exempt information as defined in Paragraphs 1 of Part 1 of Schedule 12A of the Local Government Act 1972 and public interest would not be served in publishing the information.

#### **71 PLANNING ENFORCEMENT-LEGAL ACTION**

Consideration was given to the above report.

(Councillor H Murray attended the meeting and spoke in respect of the report).

RESOLVED

That the Council enforce a continuing breach of planning control by way of injunction.

The meeting commenced at 10.30 am and concluded at 3.45 pm

Councillor H Davenport (Chairman)

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