

# Public Document Pack

## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 20th August, 2014 at Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

### **PRESENT**

Councillor H Davenport (Chairman)  
Councillor G M Walton (Vice-Chairman)

Councillors Rhoda Bailey (Substitute), D Brickhill, D Brown, P Edwards, J Hammond, D Hough, J Jackson, B Murphy, D Newton, R West (Substitute), S Wilkinson and J Wray

### **OFFICERS IN ATTENDANCE**

Mr A Fisher (Head of Strategic and Environmental Planning), Mrs N Folan (Planning Lawyer), Mr B Heywood (Major Applications Team Leader), Mr N Hlland (Planning Officer), Mr N Jones (Principal Planning Officer), Ms L Thompson (Senior Planning Officer), Mr N Turpin (Principal Planning Officer)

### **33 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Rachel Bailey, D Bebbington (substitute), P Hoyland and L Smetham.

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

In the interest of openness in respect of application 14/1779C Councillor Rhoda Bailey declared that she was the Ward Member when this application was considered previously and had not taken part in any discussions, but that she had kept an open mind.

In the interest of openness in respect of application 14/1680C Councillor Rhoda Bailey declared that she knew a person from Worth Partnership (the applicant) and that she had not taken part in any discussions, but had kept an open mind.

In the interests of openness in respect of application number 13/4132N, Councillor J Hammond declared that he was a member of Haslington Parish Council and Cheshire Wildlife Trust who had been consulted on the application. However, he had not taken part in any discussions on the application.

In the interests of openness in respect of application number 14/1779C, Councillor J Wray declared that he knew the applicant and was a member of Betchton Parish Council who had been consulted on the application. However, he had not taken part in any discussions on the application.

In the interests of openness in respect of application number 14/1680C, Councillor J Wray declared that he had attended a display by the applicant's agent at Congleton Town Hall. He had met with one or two residents of Giantswood Lane, but had made no comments on the application and that he had kept an open mind.

In the interests of openness in respect of application number 13/4132N, Councillor D Hough declared that he was a member of the White Moss Liaison Committee, but had not attended any of the Liaison Committee meetings when this planning application was discussed. He had not pre-determined the application and had no set view. He had also been contacted by members of the public and had raised comments on this application, for inclusion in the Local Plan. As these comments were not included in this application today, he would take full part in the discussions.

In the interests of openness in respect of application number 14/1338M, Councillor Murphy declared that he had been lobbied by residents and had discussed some issues with Planning Officers and that he would consider the reports and take account of the information in the papers today.

In the interests of openness in respect of application number 14/1680C, Councillor Brown declared that he knew the landowner, but had not expressed an opinion.

In the interest of openness in respect of application 14/1779C, Councillors Hammond and West declared that they were Directors of Ansa Environmental Services who had been consulted on this application.

Councillor Corcoran declared that his wife was a GP in Alsager and, therefore, the application may affect her practice as it included a GP Surgery, but the interest was not prejudicial and he was declaring the matter in the interest of openness.

### **35 MINUTES OF THE PREVIOUS TWO MEETINGS**

RESOLVED – That the minutes of the meetings held on 10<sup>th</sup> July 2014 and 23<sup>rd</sup> July 2014 be approved as a correct record and signed by the Chairman, subject to the following amendments:

10<sup>th</sup> July – Page 4 – “£195,233 towards Educational Facilities at Chelford and Peover Superior Primary Schools” and Page 7 – To include the Chairman’s name (Councillor Walton) on the final page of the minutes.

23<sup>rd</sup> July 2014 – Councillor Hough’s declarations of interest should read “In the interests of openness in respect of application number 13/4132N, Councillor D Hough declared that he was a member of the White Moss Liaison Committee, but had not attended any of the Liaison Committee meetings when this planning application was discussed. He had not pre-determined the application and had no set view. He had also been contacted by members of the public and had raised comments on this application, for inclusion in the Local Plan. As these comments were not included in this application today, he would take full part in the discussions.”

### **36 PUBLIC SPEAKING**

That the public speaking procedure be noted.

**37 13/4132N-OUTLINE APPLICATION FOR THE RESIDENTIAL DEVELOPMENT OF THE WHITE MOSS: INCORPORATING THE PROVISION OF UP TO 350 RESIDENTIAL DWELLINGS; EXTRA CARE FACILITY; RELOCATION AND REDEVELOPMENT OF EXISTING GARDEN CENTRE; PROVISION OF LOCAL SERVICES INCLUDING A1 USES: 465 SQUARE METRES CONVENIENCE STORE, 3NO. 95 SQUARE METRES RETAIL UNITS, D1 USES: CHILDRENS DAY CARE CENTRE AND DOCTORS SURGERY, PUBLIC HOUSE/RESTAURANT; AND, PROVISION OF PUBLIC OPEN SPACE AND ASSOCIATED HIGHWAY IMPROVEMENTS AND BIODIVERSITY ENHANCEMENT, LAND AT AND ADJACENT TO, WHITE MOSS QUARRY, BUTTERTON LANE, BARTHOMLEY, CREWE FOR MR LEE DAWKIN, RENEW LAND DEVELOPMENTS LTD**

Mr B Haywood, Major Applications Team Leader, read out a statement submitted by Councillor Rod Fletcher (the Neighbouring Ward Councillor), who was unable to attend the meeting.

Councillor Sam Corcoran (the Neighbouring Ward Councillor), Councillor Derek Longhurst (on behalf of Alsager Town Council), Councillor Richard Hovey (on behalf of Haslington Parish Council), Honorary Alderman Derek Bould (representing ARAG), Sylvia Dyke (an objector), and Alan Thornley (the agent for the applicant) attended the meeting and addressed the Committee on this matter.

RESOLVED – That for the reasons set out in the report and in the written update, the application be APPROVED subject to the completion of a Section 106 Agreement to secure the following. The Chairman/Vice Chairman and the Head of Strategic and Economic Planning in consultation with Ward Members to agree the Section 106 contributions and affordable housing details

**1. Affordable Housing**

a. 30% affordable housing with a tenure split 65% rented housing and 35% intermediate affordable housing in line with the Council's Interim Planning Policy on Affordable Housing. The mix and type of affordable dwellings:

- i. A figure to be agreed of general needs dwellings, formed from a figure to be agreed of social or affordable rent & a figure to be agreed of intermediate tenure;
- ii. A figure to be agreed of Affordable extra care dwellings formed from a figure to be agreed of social or affordable rent & a figure to be agreed of intermediate tenure

b. affordable units to be tenure blind and pepper potted within the development.

c. no more than 50% of the open market dwellings are to be occupied unless all the affordable housing has been provided, with the exception that the percentage of openmarket dwellings that can be occupied can be increased to 80% if the affordable housing has a high degree of pepper-potting and the development is phased

d. Housing to be transferred to and managed by a Registered Provider as set out in the defined in the Housing & Regeneration Act 2008

**2. Minimum of 12,250sqm of public open space to include:**

a. large equipped children's play area on the public open space. The equipped play area needs to cater for both young and older children - 8 pieces of equipment for young, plus 8 pieces for older children

- b. The proposal should also provide a Multi Use Games Area marked out to include:
  - 1 basketball court and 1 5-a-side football pitch (D's and spots only).The Multi Use Games Area also needs to be floodlit.
- c. Specification for the above to be as set out in the Greenspaces consultation response
- d. Private Residents Management Company to maintain all open space on site including amenity greenspace, play space, allotments, incidental open space, footpaths and cycleways.
- 3. Education Contribution (Amount £683,316)
- 4. Healthcare Contribution (Amount TBC)
- 5. Appropriate restoration of the adjacent quarry land including phasing.

And the following conditions:

- 1. Standard Outline.
- 2. Approved Plans.
- 3. Submission/approval and implementation of a detailed scheme of improvement works to upgrade Right of Way across the site.
- 4. Submission / approval and implementation of a detailed scheme of destination signage for cyclists and pedestrians.
- 5. Piling hours Monday – Friday 09:00 – 17:30 hrs; Saturday 09:00 – 13:00 hrs; Sunday and Public Holidays Nil.
- 6. Submission, approval and implementation of piling method statement.
- 7. Submission, approval and implementation of Construction Environmental Management Plan.
- 8. Hours of construction Monday – Friday 08:00 to 18:00 hrs; Saturday 09:00 to 14:00 hrs; Sundays and Public Holidays Nil.
- 9. Submission, approval and implementation of acoustic mitigation measures/detailed layout.
- 10. Submission, approval and implementation of Travel Plan.
- 11. Submission, approval and implementation of air quality mitigation measures/detailed layout.
- 12. Provision of Electric Vehicle Infrastructure.
- 13. Submission, approval and implementation of scheme to control dust emissions arising from construction.
- 14. Submission and approval of Phase 2 contaminated land investigation and submission, approval and implementation of any necessary mitigation.
- 15. Submission / approval and implementation of a programme of archaeological works.
- 16. Submission/approval and implementation of an amended restoration scheme for the part of the quarry lying outside the application site.
- 17. Submission / approval and implementation of detailed scheme for re-instatement of areas lowland raised bog and wet woodland.
- 18. Submission / approval and implementation of scheme of bat and bird boxes.
- 19. Submission / approval and implementation of residential travel plan.
- 20. Development permitted by this planning permission shall only be carried out in accordance with the approved FRA prepared by AMEC Environment and Infrastructure UK Ltd (dated 23 December 2013) and the following flood risk mitigation measures detailed within the FRA:
  - No building development or land raising to take place within the Flood Zone 3 (1% AEP flood) outline, as shown on the Environment Agency's Flood Maps.

- Finished floor levels of all residential dwellings within and adjacent to the Flood Zone 2 (0.1% AEP flood) outline, as shown on the
  - Environment Agency's Flood Maps, to be set no lower than 600 mm above the 0.1% flood level for Valley Brook (the 0.1% flood level being taken as the 1% climate change flood level), i.e. minimum of 78.95 m AOD.
  - Finished floor levels of all non-residential buildings within and adjacent to the Flood Zone 2 (0.1% AEP flood) outline, as shown on the Environment Agency Flood Maps, to be set no lower than 78mm above the 1% flood level for Valley Brook, i.e. minimum of 78.39m AOD.
  - Finished floor levels of all buildings to be set a minimum of 1200 mm above the maximum anticipated post-operational groundwater levels.
21. Submission, approval and implementation of a scheme to limit the surface water runoff generated by the proposed development.
  22. Submission, approval and implementation 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.
  23. Submission, approval and implementation of a plan detailing the protection of fish species within the ponds/lakes onsite. Fish within this pond are protected under the Salmon & Freshwater Fisheries Act (1975). The fishery protection plan shall be carried out in accordance with a timetable for implementation as approved.
  24. Submission, approval and implementation of a scheme for detailed restoration, including long-term design objectives, management responsibilities and maintenance schedules.
  25. Submission, approval and implementation of a scheme for the provision and management of compensatory habitat creation. The scheme shall include the following features:
    - i. Design of the new ponds to benefit nature conservation
    - ii. The feasibility of using the new ponds as part of a SUDS scheme
  26. Submission, approval and implementation of a remediation strategy that includes the following components to deal with the risks associated with contamination of the site:
    1. A preliminary risk assessment which has identified:
      - ☐ all previous uses
      - ☐ potential contaminants associated with those uses
      - ☐ a conceptual model of the site indicating sources, pathways and receptors
      - ☐ potentially unacceptable risks arising from contamination at the site.
    2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
    3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
    4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

27. Submission, approval and implementation of a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
28. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority.
29. Reserved matters to include arboricultural impact assessment.
30. Submission, approval and implementation of a scheme of tree protection.
31. Landscaping to include details of replacement hedge planting.
32. Reserved matters application to be supported by proposals for the incorporation of wildlife ponds into the proposed development.
33. Submission of a willow tit mitigation method statement to be submitted in support of any future planning application.
34. Retention of three mature oak trees identified as having bat roost potential reserved matters application is supported by a detailed badger survey and detailed mitigation proposals.
35. Submission, approval and implementation of details of new pedestrian/ cycle routes within the site and maintenance arrangements.
36. Reserved matters to make provision for the properties within the Band 3 area on the Safeguarding Map to be of traditional brick construction and no more than 12m in height.
37. Submission, approval and implementation of sustainable design features.
38. Design code to be submitted with reserved matters.
39. No banking associated with flood mitigation to be located within the area identified for lowland raised bog/wet woodland without LPA approval
40. Reserved matters to incorporate cycle access to the north of the site to enable linkages into the national cycle network.
41. Removal of Japanese Knotweed.
42. Section 106 to include contribution to highway improvements on Butterson Lane B5077 and B5078 Radway Green Road.
43. Access to quarry to be from Butterson Lane B5077.
44. Restoration scheme to include levels information.
45. Bin Storage.

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of the Strategic Planning Board, 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 adjourned for lunch from 13.15 pm until 14.00 pm)*

*(Following consideration of this item Councillor Jackson left the meeting and did not return).*

*(Prior to consideration of the next item Councillor Brickhill arrived to the meeting at 2.00 pm)*

**38 14/1338M-RESERVED MATTERS APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 162 DWELLINGS - ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE, LAND NEAR TYTHERINGTON LANE AND MANCHESTER ROAD, MACCLESFIELD FOR CHRIS DOBSON, REDROW HOMES**

Note: Prior to consideration of this item, Councillor West declared that he had worked with one of the company directors at Peaks and Plains, but had not discussed this case with him.

Kevin Richardson (Solicitor, on behalf of Pool End Action Group), Tom Gurney (on behalf of Denise Gurney, objector), Brian Jones (on behalf of DUMBAH Residents Association), and Paul Sinclair (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

RESOLVED – That for the reasons set out in the report and written update, the Application for Reserved Matters be APPROVED subject to the following conditions:

1. A25GR - Obscure glazing requirement
2. A01GR - Removal of permitted development rights
3. A12LS - Landscaping to include details of boundary treatment
4. A04TR - Tree pruning / felling specification
5. A02EX - Submission of samples of building materials
6. Development to be carried out in accordance with the approved plans
7. No dig retaining structures
8. Badger
9. Junction to be constructed in line within Section 278 Agreement prior to occupation of 1st dwelling.
10. Scheme to provide fluvial flood risk
11. Floor levels should be at a minimum level of 144.4mAOD
12. Road level should be minimum level of 144.0 mAOD,
13. A scheme to limit surface water shall be submitted
14. Scheme to manage overland flow of surface water shall be submitted.
15. Pile Driving

The following details shall be delegated to the Chairman/Vice Chairman and the Head of Strategic and Economic Planning in consultation with Ward Members to consider prior to a Decision Notice being issued:

- A Landscape and Habitat Management Plan
- A detailed scheme for a roundabout to be constructed at the access to the development from Manchester Road.

*After discussion of this item, Councillor Murphy left the room at 3.25 pm and returned during consideration of the next application and did not take part in the debate or vote on the application.*

**39 REQUEST TO VARY THE UNILATERAL UNDERTAKING DATED 17TH SEPTEMBER 2012 FOLLOWING THE ALLOWED APPEAL AS PART OF APPLICATION 11/4549N, LAND ON ROPE LANE, SHAVINGTON**

Consideration was given to the request to vary the Unilateral Undertaking dated 17<sup>th</sup> September 2012 following the allowed appeal as part of application 11/4549N.

RESOLVED – That the request to remove the valuation mechanism within the Unilateral Undertaking be APPROVED.

**40 14/2155N-FULL PLANNING PERMISSION FOR THE ERECTION OF 171 DWELLINGS, PUBLIC OPEN SPACE, ALTERATIONS TO EXISTING ACCESS OFF LONDON ROAD, AND PLOT SUBSTITUTIONS FOR TWO DWELLINGS (PLOT 49 AND 50, APPROVED UNDER PLANNING PERMISSION REF: 12/1381N), LAND AT FORMER STAPELEY WATER GARDENS, LONDON ROAD, STAPELEY FOR DAVID WILSON HOMES (NORTH WEST)**

Lorraine Davison (agent on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

RESOLVED – That for the reasons set out in the report, the application be APPROVED subject to the completion of a Section 106 Agreement securing the following:

1. A scheme for the provision of 30% affordable housing – 50% to be provided as social rent/affordable rent with 50% shared ownership/homebuy. The scheme shall include:
  - The numbers, type, tenure and location on the site of the affordable housing provision
  - The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
  - The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
  - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
  - The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
2. A financial contribution of £314,542 towards improved primary school provision.
3. A scheme for provision of a Public Open Space to be maintained by a private management company in perpetuity. The scheme shall include:
  - Timing and delivery of POS and its phasing into the development
  - Long term maintenance and management



And the following conditions:

1. Standard Time Limit (3 years)
2. Approved Plans
3. Submission of Materials
4. Full details of all surfacing materials
5. Full Landscaping scheme to be submitted, including details of replacement trees/hedgerows and aftercare
6. Landscaping Implementation
7. Full details of all boundary treatment. Boundary treatment onto newt mitigation land shall not be close board fence
8. Details of Pump Station to be submitted
9. Submission of 10 year habitat management plan including proposals for monitoring
10. Implementation of recommendation made by the submitted Protected Species Survey undertaken by CES Ecology.
11. Survey for breeding birds
12. Features for Breeding Birds to be submitted and approved in writing by the LPA
13. Details of newt tunnels to be submitted and agreed in writing by the LPA
14. Parking to be provided prior to first occupation of the dwelling
15. Method Statement for pile driving to be submitted. All piling operations shall be restricted to - Monday – Friday: 09:00 – 17:30 hrs, Saturday: 09:00 – 13:00 hrs, Sunday and Public Holidays: Nil
16. Noise mitigation measures to be carried out in accordance with Acoustic Statement including provisions for ventilation
17. Submission of 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.
18. Prior to the commencement of development a Phase II Contaminated Land Assessment shall be submitted to the LPA for approval in writing.
19. Removal of permitted development rights
20. The development hereby permitted shall not be commenced until such time as; a scheme to limit the surface water run-off generated by the proposed development, has been submitted to and approved in writing by, the Local Planning Authority.
21. The development hereby permitted shall not be commenced until such time as; 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.
22. Details and location of the contractors compound together with details of management of the site to be submitted to the LPA and approved in writing
23. Details of phasing of development to be submitted and approved
24. Tree and hedgerow retention and protection scheme to be submitted and agreed in writing
25. A single Electric Vehicle Charging Point shall be provided in each property with designated parking spaces (including garages). Charge points to be suitable for overnight charging of electric vehicles.
26. A robust Travel Plan shall be developed for with the aim of promoting alternative /low carbon transport options. The plan shall be agreed with the LPA prior to the first occupation / use coming into effect and shall include suitable and measurable targets with the aim to reduce transport related emissions. The plan shall be implemented and enforced throughout the use,

- reviewed every 5 years, with a report provided to the LPA annually on achievements against the agreed targets.
27. Details of external lighting to be submitted and agreed in writing with the LPA
  28. Full details of the footpaths/cycleways to be submitted and agreed in writing
  29. The developer will provide a suite of detailed design and construction drawings for the revised site access junction and the off-site junction improvement at the A51 Newcastle Road/A51 Elwood Way junction, prior to first development.
  30. Upon completion of the 25<sup>th</sup> dwelling the developer will provide MOVA control at the A5301 Peter Destapleigh Way / A51 London Road and A51 Newcastle Road / A51 Elwood Way junctions.
  31. Upon completion of the 25<sup>th</sup> dwelling the developer will provide a UTC system at the A5301 Peter Destapleigh Way / A51 London Road and A51 Newcastle Road / A51 Elwood Way junctions in order to link the signal operation together.
  32. Upon completion of the 25<sup>th</sup> dwelling the developer will provide the identified junction improvement at the A51 Newcastle Road/A51 Elwood Way junction.
  33. Drainage Scheme to be submitted and agreed in writing
  34. Features for Hedgehogs to be incorporated into the scheme
  35. Prior to the commencement of development detailed proposals for the incorporation of a suitable access to be provided to the adjacent great crested newt mitigation area.
  36. Prior to the commencement of development details for a scheme for rainwater harvesting from the proposed residential properties to provide an additional source of water for ponds A2,A3 and A4 to be submitted to the LPA prior to the commencement of development.
  37. Bin Storage

**41 14/1779C-DEMOLITION OF EXISTING SITE BUILDINGS, CONSTRUCTION OF A PURPOSE BUILT WASTE RECEPTION BUILDING, RELOCATION OF SITE OFFICE PORTACABIN, INSTALLATION OF TWO NEW MESSROOM/TOILET PORTACABINS AND INSTALLATION OF A WEIGHBRIDGE, BETCHTON COTTAGE FARM, CAPPERS LANE, BETCHTON FOR TOM GARDINER, WILLIAM BEECH SKIP HIRE LTD**

Consideration was given to the above application.

RESOLVED – That for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1. Time limit.
2. Compliance with the approved plans.
3. Skips stored on the site shall not exceed a height of 2.5m from ground level.
4. Submission of full details of the acoustic fencing. Installation and maintenance of the acoustic fencing.
5. Submission of a landscaping scheme including hedgerow details adjacent to the acoustic fencing.
6. Implementation of the landscaping scheme.
7. In addition, submission of a piling method statement to include details of the method, timing and duration of any pile driving operations connected with the construction of the development hereby approved shall be approved in writing by the Local Planning Authority prior to such works

taking place and shall be implemented in accordance with the approved details. The hours of any piling shall be restricted to 0900 hours to 1730 hours Monday to Friday, 0900 hours to 1300 hours Saturday with no working on Sundays and Public Holidays.

8. Submission of a scheme to minimise dust emissions during the demolition/construction stage of the works.
9. The hours of operation of the business/use hereby approved shall be limited to 0800 hours to 1700 hours on Monday to Friday and 0900 to 1300 on Saturday but at no time on Sundays or Public Holidays.
10. All tipping of waste shall take place within the new building.
11. Implementation of the Noise Action Plan contained within the noise assessment and supplement

*(The meeting adjourned at 4.05pm until 4.18 pm for a short break)*

**42 14/1680C-OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING UP TO 96NO. DWELLINGS INCLUDING ACCESS, LAND BETWEEN MANCHESTER ROAD AND, GIANTSWOOD LANE, HULME WALFIELD, CONGLETON FOR WORTH PARTNERSHIP**

Ms L Thompson, Planning Officer read out a statement submitted by Mike Hardy (an objector), who was unable to attend the meeting.

Liz Cowdray (agent on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Board considered a report, a written update and verbal updates regarding the above planning application.

RESOLVED – That for the reasons set out in the report and in the written update, the application be APPROVED subject to completion of a Legal Agreement to secure the following:-

1. Provision of 30% affordable housing units – 65% to be provided as social rent/affordable rent with 35% intermediate tenure.
2. The provision of Public Open Space with a Private Management Company in perpetuity.
3. The provision of LEAP play provision with a Private Management Company in perpetuity.
4. Highways contribution of £300,000 towards off site highways improvements.
5. Landscape Management Plan.

And subject to a Section 106 Agreement and the following conditions:

1. Outline – submission of reserved matters time limit.
2. Appearance Layout and Landscaping Reserved Matters to be submitted.
3. Approval of Reserved Matters within 3 years.
4. Drainage Scheme
5. Surface Water Flooding Scheme
6. Surface Water Run-Off Scheme
7. Noise Mitigation
8. Pile Driving

9. Dust Control
10. Environmental Management Plan
11. Protection for breeding birds
12. Implementation of ecological report
13. Construction of access
14. Visibility splays to be provided
15. No gates
16. Construction of highways including electric vehicle points
17. Protection of highway from mud
18. Construction method statement
19. Bat features
20. Wildlife buffer
21. Tree Retention
22. Tree Protection
23. Travel Plan
24. Contaminated Land
25. Safeguarding measures for Jodrell Bank
26. Design Code
27. Hours of operation
29. Informative protecting amenity for residents of Giantswood Lane
30. Provision of Bin Storage.

**43 14/1160N-VARIATION OR REMOVAL OF CONDITIONS 48 - 51 INCLUSIVE OF PLANNING PERMISSION 12/3114N - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 400 DWELLINGS, LOCAL CENTRE OF UP TO 700 SQ M (WITH 400 SQ M BEING A SINGLE CONVENIENCE STORE), OPEN SPACE, ACCESS ROADS, CYCLEWAYS, FOOTPATHS, STRUCTURAL LANDSCAPING AND ASSOCIATED ENGINEERING WORKS, LAND SOUTH OF NEWCASTLE ROAD, SHAVINGTON FOR MACTAGGART & MICKEL HOMES LTD**

Councillor Janet Clowes (the Ward Councillor) and Councillor P W Jackson (on behalf of Wybunbury Parish Council) attended the meeting and addressed the Committee on this matter.

RESOLVED – That for the reasons set out in the report and written update, the application be APPROVED subject to conditions and completion of a Deed of Variation to a Section 106 Agreement on application 12/3114N to secure:

1. Changes to reflect the latest plans, revised application number and any other relevant minor changes to the text.

And the following conditions:

1. Standard Outline
2. Submission of reserved matters
3. Plans
4. No approval for indicative layout
5. Submission / approval and implementation of a scheme to manage the risk of flooding from overland flow of surface water
6. The development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) from RPS, ref. AAC4908 Issue 3 dated 25/06/2012 and the following mitigation measures detailed within the FRA

7. Submission / approval and implementation of a scheme is agreed to protect the watercourses and ponds on site and to provide a 5 metre wide undeveloped buffer zone around them measured from top of bank. The undeveloped buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping.

8. The watercourse channel and corridor shall be constructed in accordance with a scheme to include the following:

- plans showing the extent and layout of the undeveloped buffer zone.
- details of any proposed planting scheme (for example, native species).
- details demonstrating how the undeveloped buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.
- The proposed river channel and corridor shall be constructed in accordance with a scheme to include the following features:
- Detailed designs of new watercourse corridor within the site, which is fully integrated as part of overall scheme design, in such a way as to positively contribute to the nature conservation, landscape and amenity value of the site.
- Plans showing the extent and layout of the undeveloped buffer zone between the new development and the stream.
- This undeveloped buffer zone shall be a minimum of 5 metres wide measured from bank top. This zone shall be without structure and domestic gardens.
- Details of planting schemes.
- Details demonstrating how the buffer zone will be protected during development and managed/maintained over the long term.

9. Reserved matters to make provision for houses to face waterfronts and footpaths

10. The site shall 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.

11. Submission / approval and implementation of details of Sustainable Drainage Systems (SuDS).

12. The hours of demolition / 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

13. All Piling operations shall be undertaken using best practicable means to reduce the impact of noise and vibration on neighbouring sensitive properties. All piling operations shall be restricted to: Monday – Friday 09:00 – 17:30 hrs; Saturday 09:00 – 13:00 hrs; Sunday and Public Holidays Nil

14. Submission approval and implementation of a piling method statement.

15. Submission approval and implementation of details of location, height, design, and luminance of any proposed lighting

16. Noise levels from any services plant shall be designed to be 10dB below the existing background noise level at the nearest residential property

17. Submission approval and implementation of noise mitigation measures for properties adversely affected by road traffic noise from Newcastle Road to provide for

☐ the internal noise levels defined within the “good” standard within BS8233:1999.

- ☐provisions for ventilation that will not compromise the acoustic performance of any proposals whilst meeting building regulation requirements.
- 18. Submission / approval and implementation of dust mitigation during development.
- 19. Submission of revised Air Quality assessment to take into consideration Nantwich Road and mitigation against any impact
- 20. Submission of archaeological report
- 21. 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.
- 22. Provision of sustainable design strategy / plan
- 23. Submission of construction details for access / roads
- 24. Provision of access / roads
- 25. Provision of visibility splays of 2.0m x 43m in both directions at each of the access points.
- 26. Provision of parking
- 27. Submission of contaminated land report
- 28. Development to be in accordance with principles set out in Design and Access Statement
- 29. Submission of Statement Design principles to take into account, the Master Plan, the Parameters Plan and Phasing Plan and to include the principles for:
  - ☐determining the design, form, heights and general arrangement of external architectural features of buildings including the roofs, chimneys, porches and fenestration;
  - ☐determining the hierarchy for roads and public spaces;
  - ☐determining the colour, texture and quality of external materials and facings for the walls and roofing of buildings and structures;
  - ☐the design of the public realm to include the colour, texture and quality of surfacing of footpaths, cycleways, streets, parking areas, courtyards and other shared surfaces;
  - ☐the design and layout of street furniture and level of external illumination;
  - ☐the laying out of the green infrastructure including the access, location and general arrangements of the multi use games area, the children's play areas and allotments;
  - ☐sustainable design including the incorporation of decentralised and renewable or low carbon energy resources as an integral part of the development
  - ☐ensuring that there is appropriate access to buildings and public spaces for the disabled and physically impaired.
- 30. Maximum number of units to be 360
- 31. Submission / approval and implementation of boundary treatment
- 32. Submission / approval and implementation of materials
- 33. Submission / approval of landscaping
- 34. Implementation of landscaping
- 35. Important hedgerows and trees to be retained and to be incorporated within reserved matters layout
- 36. Submission of tree and hedgerow protection measures
- 37. Implementation of tree and hedgerow protection measures
- 38. Replacement tree/hedge planting
- 39. Reserved Matters to include details of bin storage
- 40. Breeding Bird Survey for works in nesting season
- 41. Provision of bird boxes
- 42. Retention and enhancement of the on-site ponds
- 43. Submission / approval and implementation of Construction management plan
- 44. Retention of no.90 Stock Lane

- 45. Any future reserved matters application to be supported by a survey and mitigation proposals
- 46. Provision and implementation of Travel Plan
- 47. Provision of new footway to Newcastle Road prior to first occupation
- 48. Prior submission of drainage plan for Dig Lane

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of the Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Although the Strategic Planning Board has resolved to remove the conditions relating to 3 storey development, the inclusion of a wildlife corridor behind Dig Lane and bungalows backing on to existing bungalows on Stock Lane, the applicant should be aware that the Board will scrutinise any reserved matters application very carefully to ensure that an adequate standard of amenity is maintained for existing residents.

As such the applicant is advised to avoid three storey development within the site and siting multi-storey dwellings alongside the existing bungalows in Stock Lane and is advised to include a Wildlife Corridor to the rear of the properties on Dig Lane, to ensure that adequate separation distances are maintained between existing and proposed dwellings and drainage concerns mitigated. This advice is given without prejudice to the Board's consideration of any formal reserved matters application.

**44 WITHDRAWN-14/1161N-REMOVAL OF CONDITION 30 ON APPROVED APPLICATION 12/3114N - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 400 DWELLINGS, LOCAL CENTRE OF UP TO 700 SQ M (WITH 400 SQ M BEING A SINGLE CONVENIENCE STORE), OPEN SPACE, ACCESS ROADS, CYCLEWAYS, FOOTPATHS, STRUCTURAL LANDSCAPING AND ASSOCIATED ENGINEERING WORKS, LAND SOUTH OF NEWCASTLE ROAD, SHAVINGTON FOR MACTAGGART & MICKEL HOMES LTD**

This item was withdrawn from the agenda prior to the meeting.

**45 WITHDRAWN ADLINGTON NEIGHBOURHOOD AREA APPLICATION**

This item was withdrawn by Officers from the agenda prior to the meeting.

**46 URGENT ITEM - APPEAL AT GRESTDY ROAD, CREWE APPLICATION NUMBER: 13/2874N**

Following the Chairman's approval to consider this urgent item, the Board considered a report to consider varying the Decision of the Strategic Planning Board of Wednesday 5<sup>th</sup> March 2014 as to the provisions of any future S106 Agreement that may be required with respect to application number 13/2874N.

RESOLVED/- That for the reasons set out in the report, APPROVAL be granted to authorise the Borough Solicitor to complete a Section 106 Agreement as set out in the recommendation below:

That the Resolution of the Strategic Planning Board of Wednesday 5<sup>th</sup> March 2014 relating to the provisions of any future S106 Agreement that may be required be varied in respect of the build cost to construct a new 1 form entry primary school which shall be amended from £1,713,714.00 to £3,224,893.00.

The meeting commenced at 10.35 am and concluded at 6.25 pm

Councillor H Davenport (Chairman)