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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 12th November, 2014 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors Rachel Bailey, B Burkhill (Substitute), K Edwards (Substitute),
P Edwards, P Groves (Substitute), B Murphy, D Newton, M J Weatherill
(Substitute), S Wilkinson and J Wray

OFFICERS IN ATTENDANCE

Ms S Dillon (Planning Lawyer), Mr D Evans (Principal Planning Officer), Mr A
Fisher (Head of Strategic and Economic Planning), Mr D Malcolm (Principal
Planning Manager) and Mr N Jones (Principal Development Manager)

72 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Brickhill, D
Brown, J Hammond, Mrs J Jackson and Mrs L Smetham.

Councillor Mrs R Bailey gave her apologies for the morning session of the
meeting.

73 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of the White Moss Quarry item,
Councillor D Hough declared that whilst he had spoken on the White Moss
Quarry application he had not spoken in respect of this item.

In the interest of openness in respect of application 14/0114M, Councillor
G Walton declared that he was a member of the Manchester Airport
Consultative Group and on a Sub Group of the Technical Advisory Group,
however had not had discussions with Manchester Airport regarding the
application.

It was noted that the majority of Members had received correspondence in
respect of some of the applications on the agenda.

74 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 15 October 2014 be approved as correct record.

75 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

Prior to consideration of the following item, Mr A Fisher, the Head of Strategic and Economic Planning read out a written statement in respect of the Planning Inspector's Interim views on the Local Plan.

- 76 14/0114M HARMAN TECHNOLOGY SITE AND ADJ LAND, ILFORD WAY, TOWN LANE, MOBBERLEY, KNUTSFORD, CHESHIRE: HYBRID PLANNING APPLICATION FOR MIXED-USE REDEVELOPMENT SEEKING: A. FULL PLANNING PERMISSION FOR ALTERATIONS TO EXISTING EMPLOYMENT BUILDINGS, CONSTRUCTION OF NEW EMPLOYMENT BUILDINGS AND INSTALLATION OF NEW OVER GROUND SERVICES, PIPING AND DUCTING. B. FULL PLANNING PERMISSION FOR DEMOLITION OF REMAINING REDUNDANT EMPLOYMENT BUILDINGS AND REMOVAL OF REDUNDANT OVER GROUND SERVICES, PIPING AND DUCTING. C. OUTLINE PLANNING PERMISSION FOR CONSTRUCTION OF DWELLINGS, ASSOCIATED INFRASTRUCTURE, LANDSCAPING AND OTHER ASSOCIATED WORKS (MEANS OF ACCESS) FOR ARGONAUGHT HOLDINGS LTD C/O LPC LIVING**

Consideration was given to the above application.

(Councillor J Macrae, Ward Councillor, Parish Councillor Maurice Bowden, representing Mobberley Parish Council, Gareth Wilson representing RAMS, (Residents Against Mobberley Sprawl), Ian Norbury, an objector, Jim Shepherd, an objector, Mr Elton, a Supporter and Mr Hinds, the agent for the applicant attended the meeting and spoke in respect of the application.

RESOLVED

That the application be refused for the following reasons:-

- (1) Impact of noise from aircraft on the amenity of the residents
- (2) Character and scale of the development
- (3) Lack of affordable housing

Should an appeal be submitted, authority be delegated to the Principal Planning Manager in consultation with the Chairman (or in his absence Vice Chairman) and the Ward Councillor to agree the appropriate terms of a Planning Obligation pursuant to S106 of the Town and Country Planning Act 1990.

(This decision was contrary to the Officer's recommendation of approval. The meeting adjourned for lunch from 1.30pm until 2.15pm. Prior to consideration of the following item, Councillors P Edwards and B Murphy left the meeting and did not return).

- 77 13/4049N LAND TO THE WEST OF WRENBURY HEATH BRIDGE, NANTWICH ROAD, WRENBURY: DEVELOPMENT OF MARINA WITH ASSOCIATED DREDGING TO ACCOMMODATE THIS DEVELOPMENT; ASSOCIATED MARINA AMENITIES INCLUDING FACILITIES BUILDING, BOAT WORKSHOP, CAR PARKING AND HARDSTANDING, AND LANDSCAPING; AND A NEW ACCESS ROAD AND FARMER'S ENTRANCE TO THE EXISTING FIELD, FOOTBRIDGE AND ASSOCIATED FOOTPATHS FOR MR PAUL BESWICK, ENZYGO LIMITED**

Consideration was given to the above application.

(Councillor S Davies, the Ward Councillor and Parish Councillor Jack McEvoy, representing Wrenbury Parish Council attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. Unsustainable form of development
2. Proposals would have an adverse impact upon landscape character and insufficient information
3. Insufficient information in respect of protected species and BAP habitat

(Prior to consideration of the following item, Councillor Mrs R Bailey arrived to the meeting).

- 78 14/1669N LAND TO REAR OF 71, MAIN ROAD, SHAVINGTON, CREWE, CHESHIRE: OUTLINE APPLICATION FOR THE DEMOLITION OF 71 MAIN ROAD AND A RESIDENTIAL DEVELOPMENT OF UP TO 44 HOUSES OF MIXED TYPE AND TENURE FOR MR ANDREW GIBBS**

This application was withdrawn by Officers prior to the meeting.

- 79 14/2247N LAND TO THE NORTH EAST OF COMBERMERE ABBEY, COMBERMERE PARK DRIVE, DODCOTT CUM WILKESLEY, WHITCHURCH, CHESHIRE SY13 4AJ: INSTALLATION OF GROUND MOUNTED PHOTOVOLTAIC SOLAR ARRAYS TO PROVIDE CIRCA 14 MW GENERATION CAPACITY TOGETHER WITH INVERTER STATIONS; SUB STATION; LANDSCAPING; STOCK FENCING; SECURITY MEASURES; ACCESS GATE; AND ANCILLARY INFRASTRUCTURE FOR INRG (SOLAR PARKS) 13 LTD**

Consideration was given to the above.

(Sara Compton representing Kernon Countryside Consultants and Alex Anderson, agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That authority be delegated to the Principal Planning Manager to approve the application subject to:-

(A)

(i) The Principal Planning Manager being satisfied that restoration of the land to agricultural condition when the use hereby permitted ceases, is secured by financial bond or equivalent mechanism.

(ii) Subject to the following conditions:-

1. Standard 3 years
2. Approved Plans
3. Implementation of the submitted Ecological Management Plan
4. Submission of detailed proposals for off site habitat creation/management to compensate the loss of breeding and wintering birds habitat
5. Submission of a scheme for roosting/breeding Barn Owls
6. Submission of Construction Environment Management Plan
7. Further Badger survey prior to commencement of development
8. 200m gap to be provided beneath the security fencing
9. Works to be completed between 1 November and 28 February to avoid Great Crested Newts
10. Development carried out in accordance with the Tree Retention/Removal Plan
11. Construction specification/Method Statement (Trees)
12. Landscape Scheme to be submitted
13. Implementation of landscaping
14. Landscape Management Plan for operational period of the development
15. Prior to commencement a decommissioning report for the removal of panels and infrastructure after 25 years to be agreed and return to agricultural use
16. Colour, finish of Solar arrays, fencing, CCTV, poles, stands to be agreed
17. Materials for substations, inverters Transformer housing to be submitted for approval
18. Scheme for provision and management of an undeveloped buffer zone along New hall Cut

(B) Authority is delegated to the Principal Planning Manager to enter into an Agreement under the Section 106 Town and Country Planning Act

1990 to require a restoration bond or other financial security if necessary and appropriate.

(This decision was contrary to the Officer's recommendation of refusal).

80 14/2913C LAND TO THE SOUTH OF HIND HEATH RD, SANDBACH, CHESHIRE: APPLICATION FOR RESERVED MATTERS THE APPEARANCE, LANDSCAPING, LAYOUT & SCALE FOR PHASE 2 TO INCLUDE 179 DWELLINGS ON PLANNING APPLICATION NO: 10/2608C FOR STEWART BALL, BOVIS HOMES LTD

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the update to Board the application be approved subject to the following conditions:-

1. Approved Plans
2. Materials in accordance with the submitted for approval
3. Landscaping details to be submitted to the LPA for approval in writing (including land levels for the proposed POS)
4. Implementation of the approved landscape scheme
5. Boundary treatment details to be in accordance with the approved details
6. Development to proceed in accordance with the AIA and Tree Protection Plans
7. Details of the LEAP to be submitted to the LPA for approval in writing
8. Details of proposed land levels in accordance with the submitted plans
9. Full detailed design and construction details of the storage lagoon to be submitted to the LPA for approval in writing.
10. Details of the LEAP shall be submitted to the LPA for approval in writing
11. Badger mitigation method statement to be submitted
12. Bin storage details to be submitted and approved
13. Cycle storage details to be submitted and approved
14. Submission of revised proposals for habitat creation/retention to be provided to the South of the site

Informative to be included in respect of the Brine Board.

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

81 WHITE MOSS QUARRY, BARTHOMLEY: CERTIFICATE OF EXISTING LAWFUL USE FOR THE PARKING AND STORAGE OF VEHICLES MACHINERY AND EQUIPMENT

(During consideration of the item, Councillor B Burkhill left the meeting and did not return).

Consideration was given to the above report.

(Cath Mainwaring, a Supporter attended the meeting and spoke in respect of the application).

RESOLVED

That the decision to issue a negative Certificate of Existing Lawful Use for the parking and storage of vehicles, machinery and equipment for White Moss Quarry, Bathomley be confirmed.

The reasons for this decision was that the Applicant has failed to demonstrate, on the balance of probabilities that the use of land known as Triangle Field, Butterson Lane, Barthomley, Crewe, as outlined in red on the attached plan, for the parking and storage / parking of vehicles, machinery and equipment is immune from enforcement action on the basis of it having been used for in excess of ten years prior to the date of the application. In reaching this conclusion the local planning authority has taken into consideration evidence submitted by the Applicant, evidence from local residents and other interested parties and evidence which is contained within the authority's own records.

The meeting commenced at 10.30 am and concluded at 4.30 pm

Councillor H Davenport (Chairman)