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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 1st July, 2015 at Council Chamber, Municipal Buildings,
Earle Street, Crewe CW1 2BJ

PRESENT

Councillor H Davenport (Chairman)

Councillors C Andrew, B Burkhill, T Dean, L Durham, S Gardiner (Substitute),
D Hough, N Mannion (Substitute), D Newton, S Pochin, M Sewart and J Wray

OFFICERS IN ATTENDANCE

Mr D Evans (Principal Planning Officer), Mrs N Folan (Planning Solicitor), Mr
B Haywood (Major Applications-Team Leader), Mr P Hooley (Planning and
Enforcement Manager), Mr P Hurdus (Highways Development Manager) and
Mr P Wakefield (Principal Planning Officer)

16 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs R Bailey, J
Hammond, Mrs J Jackson, S McGrory and G Walton.

17 DECLARATIONS OF INTEREST/PRE DETERMINATION

None.

18 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the
Chairman.

19 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

20 WITHDRAWN-15/0446C-ERECTION OF 154 TWO STOREY DETACHED, SEMI DETACHED AND MEWS DWELLINGS LANDSCAPING, FORMATION OF COMMUNITY PARK, OPEN SPACE, PARKING AND ASSOCIATED WORKS, LAND SOUTH OF MIDDLEWICH ROAD AND EAST OF ABBEY ROAD, SANDBACH FOR NEIL ARKWRIGHT, REDROW HOMES LTD & ANWYL HOMES

This application was withdrawn by Officers prior to the meeting.

- 21 **14/5654N-PROPOSED RESTORATION AND CONVERSION OF THE GRADE I DODDINGTON HALL AND GRADE II STABLES TO A 5 STAR COUNTRY HOUSE HOTEL (CLASS C1) PROVIDING 120 LETTING ROOMS, RESTAURANT, BARS, FUNCTION ROOMS INVOLVING A SERIES OF INTERNAL AND EXTERNAL ALTERATIONS, INTEGRATING / RETAINING THE 3 NO. COTTAGES AND STABLES INTO THE SCHEME AND THE ERECTION OF A NEW BUILD BEDROOM ACCOMMODATION ANNEX WING; WITH A NEW BUILD SPA LEISURE FACILITY (CLASS D2); TEMPORARY EVENT SPACE AND ASSOCIATED PARKING PROVISION, LANDSCAPE (GARDEN) RESTORATION OF THE GRADE II REGISTERED PARK AND GARDEN; DETAILED LANDSCAPING, AND THE INSTALLATION OF A NEW ELECTRICITY SUB-STATION. O PROPOSED STRUCTURAL RESTORATION, REFURBISHMENT AND CONVERSION OF THE GRADE I DELVES CASTLE (DELVES TOWER / DELVES HALL) : WITH ITS USE TO BE DEFINED AT A LATER DATE OUTWITH OF THIS APPLICATION. O PROPOSED STRUCTURAL RESTORATION AND REFURBISHMENT OF THE GRADE II* STAR BARN : WITH ITS USE TO BE DEFINED AT A LATER DATE OUTWITH OF THIS APPLICATION**

Consideration was given to the above application.

(Councillor P Groves representing the Ward Councillor Mrs J Clowes, Parish Councillor Charmian Brewin, representing Doddington & District Parish Council, Parish Councillor Simon Chettle, representing Hatherton & Walgherton Parish Council, Mr Bob Frodsham, representing Stand Together Against New Development, (STAND), and Justin Paul, the agent for the applicant attended the meeting and spoke in respect of application).

RESOLVED

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

1. Time Limit
2. Plans
3. Submission / approval and implementation of Materials
4. Submission / approval and implementation of Construction Environmental Management Plan
5. Hours of construction
6. Revised Lighting scheme to be submitted not lighting to be carried out in accordance with submitted report
7. Submission / approval and implementation of Acoustic Enclosure of any fans
8. Submission / approval and implementation of Electric Vehicle Charging Infrastructure,
9. Submission / approval and implementation of scheme for the improvement of the existing sewerage system
10. Submission / approval and implementation of Travel Plan

11. Submission / approval and implementation of cycle facilities
12. Submission / approval and implementation of programme of archaeological works
13. Development to proceed in accordance with the recommendation made by section 6.3.5 the submitted Ecological Assessment dated 2nd December 2014
14. Submission / approval / implementation of a detailed planting plan and method statement for the proposed woodland creation and parkland restoration.
15. Submission / approval / implementation of a 10 year woodland and parkland management plan (including proposals for the removal of rhododendron from the woodlands around Doddington Pool (as identified as target notes 7 and 8 on submitted Phase One habitat plan).
16. Nesting birds requiring surveys to be carried out prior to commencement of works during nesting season
17. Provision of nesting boxes
18. Construction of access prior to first use
19. Provision of Parking prior to first use
20. Development to take place in accordance with submitted tree protection
21. Any excavation within the root protection zone of retained trees should be supervised by an arboricultural consultant and undertaken by hand excavating or an agreed method such as an air spade.
22. The retention of the veteran tree, bear pit, and early hydro.
23. submission of details of the location, design, materials and the colour of all new radiators, fan coil unit enclosures, and ensuite pods.
24. Existing doors, windows (including retention of single glazing), fireplaces, floorboards, cornices and skirting boards to be retained and any repairs to any of these features to be carried out in like for like materials, design and colours.
25. Full details of its proposed design, materials and colours of marquee to be submitted for approval.
26. Provision of Heritage trail and footpaths
27. A costed schedule of full repairs to Delves Hall, following the recommendations of the Ellis & Moore Consulting Engineers Condition Survey Report dated 10 December 2014, shall be submitted to the local planning authority for approval within six months of commencement of the development hereby permitted and these repairs shall be completed at least six months prior to the first occupation of the Hall as a hotel
28. Updated Badger Survey
29. Requiring the exact route of the pipeline for the heat exchange pumps to be agreed with the LPA prior to installation.
30. 6 functions per year...No more than a single marquee at any time
- Submission / approval and implementation of sustainable urban drainage

31. Proposals for disposal of surface water (including a scheme for the on-site storage and regulated discharge)
32. Detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods
33. Retention / repair of the river washed cobbles to stable and service yard
34. Window / door / rainwater goods details
35. Retention of stable features - cupboard doors, feeding troughs, circular windows
36. Detailed recording condition
37. Details of plaster / brickwork

In addition two informatives were included as follows:-

Any works to the Star Barn or Delves Tower should not be carried out until a bat and barn owl survey has been carried out to ensure compliance with the Wildlife and Countryside Act.

That the permission does not imply any predetermination of a potential future enabling development application on the site

(During consideration of the application, Councillor D Newton arrived to the meeting. He did not take part in the debate or vote on the application).

- 22 **14/5656N-LISTED BUILDING CONSENT FOR PROPOSED RESTORATION AND CONVERSION OF THE GRADE I DODDINGTON HALL AND GRADE II STABLES TO A 5 STAR COUNTRY HOUSE HOTEL (CLASS C1) PROVIDING 120 LETTING ROOMS, RESTAURANT, BARS, FUNCTION ROOMS INVOLVING A SERIES OF INTERNAL AND EXTERNAL ALTERATIONS, INTEGRATING / RETAINING THE 3 NO. COTTAGES AND STABLES INTO THE SCHEME AND THE ERECTION OF A NEW BUILD BEDROOM ACCOMMODATION ANNEX WING; WITH A NEW BUILD SPA LEISURE FACILITY (CLASS D2); TEMPORARY EVENT SPACE AND ASSOCIATED PARKING PROVISION, LANDSCAPE (GARDEN) RESTORATION OF THE GRADE II REGISTERED PARK AND GARDEN; DETAILED LANDSCAPING, AND THE INSTALLATION OF A NEW ELECTRICITY SUB-STATION. O PROPOSED STRUCTURAL RESTORATION, REFURBISHMENT AND CONVERSION OF THE GRADE I DELVES CASTLE (DELVES TOWER / DELVES HALL) : WITH ITS USE TO BE DEFINED AT A LATER DATE OUTWITH OF THIS APPLICATION. O PROPOSED STRUCTURAL RESTORATION AND REFURBISHMENT OF THE GRADE II* STAR BARN : WITH ITS USE TO BE DEFINED AT A LATER DAT**

Consideration was given to the above application.

(Justin Paul, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. Time Limit
2. Plans
3. Submission / approval and implementation of Materials
4. The retention of the veteran tree, bear pit, and early hydro.
5. submission of details of the location, design, materials and the colour of all new radiators, fan coil unit enclosures, and ensuite pods.
6. Existing doors, windows (including retention of single glazing), fireplaces, floorboards, cornices and skirting boards to be retained and any repairs to any of these features to be carried out in like for like materials, design and colours.
7. Full details of its proposed design, materials and colours of marquee to be submitted for approval.
8. Provision of Heritage trail
9. Details of repairs to Delves Tower and Star Barn - a scheme of works including a timetable for implementation to be submitted prior to commencement of development.
10. Retention / repair of the river washed cobbles to stable and service yard
11. Window / door / rainwater goods details
12. Retention of stable features - cupboard doors, feeding troughs, circular windows
13. Detailed recording condition
14. Details of plaster / brickwork
15. A costed schedule of full repairs to Delves Hall, following the recommendations of the Ellis & Moore Consulting Engineers Condition Survey Report dated 10 December 2014, shall be submitted to the local planning authority for approval within six months of commencement of the development hereby permitted and these repairs shall be completed at least six months prior to the first occupation of the Hall as a hotel.
16. Full schedule of works (including opening up works) and associated method statement for those works

23 15/1867N-AMENDMENT TO APPROVAL NOTICE 14/2155N FOR REPLAN AND PLOT SUBSTITUTION OF PLOTS 18-21, 56, 57, 58, 60, 61, 63-67, 77, 79-85, 87, 88, 91, 93, 94, 96-98, 111-119, 121-123, 125-136, 139-142, 145-151, 158, 159 & 164-168, LAND AT FORMER STAPELEY WATER GARDENS, LONDON ROAD, STAPELEY FOR MRS JACQUELYN COLQUHOUN, DAVID WILSON HOMES NORTH WEST

Consideration was given to the above application.

(Andrew Taylor, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons outlined in the report the application be approved subject to the completion of Section 106 Deed of Variation securing:

1. A scheme for the provision of 30% affordable housing– 50% to be provided as social rent/affordable rent with 50% intermediate tenure. 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 subject to 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 25th dwelling the developer will provide MOVA control at the A5301 Peter DestapleighWay / A51 London Road and A51 Newcastle Road / A51 Elwood Way junctions.

31. Upon completion of the 25th dwelling the developer will provide a UTC system at the A5301 Peter DestapleighWay / A51 London Road and A51 Newcastle Road / A51 Elwood Way junctions in order to link the signal operation together.

32 Upon completion of the 25th 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

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Planning Enforcement Manager, in consultation with the Chairman (or in his absence the Vice Chairman) of 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 12.45pm until 1.30pm).

24 14/5886C-RE-PLAN OF PREVIOUSLY APPROVED DEVELOPMENT 11/4545C TO PROVIDE 13 DWELLINGS INSTEAD OF 8 UNITS IN THIS AREA (INCREASE BY 5). LAND AT THE GREEN, MIDDLEWICH FOR MR SEAN MCBRIDE, PERSIMMON HOMES

Consideration was given to the above application.

(Councillor M Parsons, the Ward Councillor, Kat Robinson, an objector and Adele Snook, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred for a site visit and to allow Officers further discussions with the applicant to improve parking provision on the site including ensuring internal garage dimensions are 2.7m x 5.5m (compliant with the emerging Local Plan).

(During consideration of the application, Councillor D Newton left the meeting and did not return).

25 14/5579C-OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING OF UP TO 119 DWELLINGS

(INCLUDING A MINIMUM OF 30% AFFORDABLE HOUSING), STRUCTURAL PLANTING AND LANDSCAPING, INFORMAL OPEN SPACE, SURFACE WATER ATTENUATION, A VEHICULAR ACCESS POINT FROM MAIN ROAD AND ASSOCIATED ANCILLARY WORKS, LAND OFF, MAIN ROAD, GOOSTREY FOR GLADMAN DEVELOPMENTS LTD

Consideration was given to the above application.

(Councillor A Kolker, the Ward Councillor, Parish Councillor Cath McCubbin, representing Goostrey Parish Council, Mrs Catherine Morris, representing Shear Brook Action Group, Professor Garrington, representing Jodrell Bank Observatory, Mr Stuart Thorley, an objector, Mrs Jo Lynch, an objector and Mr David Johnson attended the meeting and spoke in respect of the application. In addition a statement was read out by the Principal Planning Manager on behalf of the Councillor L Gilbert, the Ward Councillor).

RESOLVED

That the application be refused for the following reasons. (Any decision is subject to the determination of the Secretary of State's assessment on call in.):-

1. The proposed residential development is located within the Open Countryside and the Jodrell Bank Consultation Zone, and will result in impairment to the efficiency of the Jodrell Bank Radio Telescope. The proposal is therefore contrary to policies PS8, PS10 and H6 of the Congleton Borough Local Plan First Review 2005 and national guidance in the NPPF. These factors significantly and demonstrably outweigh the economic and social benefits of the proposed development in terms of contribution to boosting housing land supply, including the contribution to affordable housing.

2. The proposal will result in harm to the setting of the Grade II listed building, Swanwick Hall. The harm is considered to amount to "less than substantial harm" as defined in the National Planning Policy Framework. The public benefits of the proposal, when taken as a whole, are not considered to be sufficient to outweigh this harm to the heritage asset. The proposed development is therefore contrary to policy BH4 of the Congleton Borough Local Plan First Review 2005 and national guidance in the NPPF.

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

- 26 **WITHDRAWN-15/1247W-APPLICATION TO VARY CONDITION 11 OF PERMISSION 7/2006/CCC/11, CONDITION 8 OF PERMISSION 11/3389N AND CONDITION 8 OF PERMISSION 13/3774W TO INCREASE THE PERMITTED VEHICLE MOVEMENTS IN RESPECT OF BANK AND PUBLIC HOLIDAYS FROM 10 MOVEMENTS (5 IN, 5 OUT) TO 20 MOVEMENTS (10 IN, 10 OUT), WHITTAKERS GREEN FARM, PEWIT LANE, BRIDGEMERE FOR MR F H RUSHTON**

This application was withdrawn by Officers prior to the meeting.

The meeting commenced at 10.00 am and concluded at 3.20 pm

Councillor H Davenport (Chairman)