

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 16th December, 2015 at Council Chamber,
Municipal Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor H Davenport (Chairman)
Councillor J Hammond (Vice-Chairman)

Councillors Rachel Bailey, L Durham, D Hough, S Gardiner (Substitute),
J Jackson, S McGrory, D Newton, S Pochin, M Sewart and J Wray

OFFICERS

Dan Evans (Principal Planning Officer)
Nicky Folan (Planning Solicitor)
Nick Hulland (Senior Planning Officer)
Paul Hurdus (Highways Development Manager)
David Malcolm (Head of Planning (Regulation))
Nick Turpin (Principal Planning Officer)
Gaynor Hawthornthwaite (Democratic Services Officer)

90 APOLOGIES FOR ABSENCE

Apologies were received from Councillors B Burkhill, G Walton and
T Dean.

91 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 15/1537N
Councillor J Hammond declared that he had attended a number of
briefings with the Agents, Officers, Ward and Parish Councillors in
developing the Master Plan for Basford East. However, he had not
made any comments nor been involved in any discussions relating to
this application.

In the interest of openness in respect of applications 14/1193C and
15/3410C Councillor J Hammond declared that he was a Director of
ANSA Environmental Services Limited who were consultees, but had
not made any comments nor been involved in any discussions
relating to these applications.

In the interest of openness in respect of application 15/3410C
Councillor S Gardiner declared that the applicant is known to him, but
had not spoken to the applicant or agent about this application.

In the interest of openness in respect of application 15/3410C Councillor D Hough declared that he had been approached about this application but had not participated in any discussions or expressed a view.

In respect of application 15/3673C Councillor S Pochin declared a non-pecuniary personal interest on the grounds that the applicant is a good friend and would, therefore, withdraw from the meeting and take no part in the discussion or voting on this application.

92 MINUTES OF THE PREVIOUS MEETING

That the minutes of the meeting held on 18th November 2015 be approved as a correct record and signed by the Chairman.

93 PUBLIC SPEAKING

That the public speaking procedure be noted.

94 15/1537N - LAND AT BASFORD EAST, CREWE: OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED) FOR A MIXED-USE DEVELOPMENT COMPRISING RESIDENTIAL USE (USE CLASS C3) (UP TO 325 RESIDENTIAL DWELLINGS); EMPLOYMENT USE (USE CLASS B1), LOCAL CENTRE COMPRISING HEALTH CENTRE AND COMMUNITY FACILITY (USE CLASS D1), FOOD/NON FOOD RETAIL (USE CLASS A1), PUBLIC HOUSE/RESTAURANT (USE CLASS A4/A3) AND ASSOCIATED WORKS INCLUDING CONSTRUCTION OF A NEW ACCESS ROAD WITH ACCESS FROM THE CREWE GREEN LINK ROAD SOUTH, CREATION OF FOOTPATHS AND PROVISION OF PUBLIC OPEN SPACE AND LANDSCAPING FOR DAVID BURKINSHAW, MUSE DEVELOPMENTS LTD & THE WITTER TRUST

The Board considered a report and verbal update regarding the above application.

(Councillor J Cornell (on behalf of Weston and Basford Parish Council) and Mr H Spawton (Agent) attended the meeting and spoke in respect of the application)

RESOLVED

That authority be DELEGATED to the Head of Planning (Regulation), in consultation with the Chairman and Vice-Chairman of Strategic Planning Board and in consultation with Ward Members to APPROVE subject to securing the monies required for the cemetery extension and the highways works in relation to a safe walking route to school within the Section 106 Heads of Terms and the associated variation

of the Heads of Terms to accommodate these contributions and subject to the completion of a Section 106 legal agreement to secure:

Heads of Terms:

- £2,572,000 towards the improvement of Strategic Highways Infrastructure (Crewe Green Corridor and/ or A500 improvements and or Crewe Green Link Road and the A5020 Weston Gate Roundabout improvement)
- £345,000 to support a new bus service to the development; a condition is requested that if the adjacent site is delivered than this would be reduced to £175,000
- £225,000 to deliver pedestrian and cycleway improvements to cross the Crewe Green Link Road, including towards the design and delivery of a new bridge and improvements to Mill Lane to facilitate an effective pedestrian route to and from Weston Village
- £40,000 to contribute towards a scheme of traffic management / calming measures in the Village of Weston.
- £960,000 to primary education
- Provision of 10% affordable housing – subject to review of sales values during the life of the development.
- Provision of public open space to be transferred to a Management Company
- £3,000 for Barn Owl habitat creation
- Mechanism to secure access for phase 3

And the following conditions:

1. Construction of access
2. Vehicular visibility at access to be approved
3. Submission of construction method statement
4. Standard outline (Phased)
5. Finished floor levels of habitable dwellings shall be set 600 mm above the modelled 1 in 100 annual probability (plus a 30% allowance for climate change) flood level.
6. Development to be carried out in accordance with the approved Flood Risk Assessment
7. A scheme to demonstrate appropriate flood resilience measures to the proposed development to be submitted and approved
8. All residential dwellings to be located in Flood Zone 1
9. No development shall commence on any phase until a scheme for the management of overland flow from surcharging of the site's surface water drainage system during extreme rainfall

events within that phase has been submitted to and approved in writing

10. No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing
11. A scheme for the disposal of foul and surface waters for the entire site to be submitted to and approved in writing
12. No development shall take place within the application area until the applicant, or their agents or successors in title, has agreed a programme of archaeological mitigation in accordance with a written scheme of investigation
13. Submission, approval and implementation of location, height, design, and luminance of any proposed lighting
14. A Phase II investigation shall be carried out and the results submitted to, and approved in writing by, the Local Planning Authority, followed by any necessary remediation.
15. Submission, approval and implementation of a scheme of odour / noise control for the restaurant/public house.
16. Submission, approval and implementation of travel plan
17. Scheme to minimise dust emissions arising from demolition / construction activities on the site to be submitted to and approved in writing by the Local Planning Authority.
18. Details of electric vehicle infrastructure to be installed within that phase shall be submitted to and approved in writing by the LPA.
19. Standard time frame - 3 years
20. A detailed landscape scheme should be submitted for approval prior to commencement on site
21. The agreed landscape scheme should be implemented within the first planting season after commencement of development.
22. Management plan to include all landscape areas and public open space (within this application) should be submitted and approved prior to commencement of landscape works
23. A five year landscape establishment management plan should be submitted and approved prior to commencement of landscape works
24. Any landscape planting that fails within the first 5 years after planting should be replaced on a like for like basis unless agreed in writing with the LPA
25. Submission / approval / implementation of footpath surfacing / lighting
26. Drawing numbers

27. Bin storage
28. Details of tress and hedgerows to be retained to be provided
29. Phasing plan to be submitted
30. Details of land to be provided for footbridge across spine road to be submitted as part of the Reserved Matters application
31. Details of boundary treatment to be submitted prior to commencement.
32. Individual Travel Plans shall be developed for all commercial occupants and residential properties with the aim of promoting alternative / low carbon transport options for staff, patrons and residents.
33. Low emission strategy including a timetable for implementation for that phase to be submitted to and approved in writing by the LPA.
34. At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources or fabric first
35. Ground levels to be submitted
36. Protection of breeding birds
37. Provision of bird boxes
38. Times of Piling
39. Hours of construction/noise generative works
40. The scheme is to include provisions for ventilation that will not compromise the acoustic performance of any proposals
41. Any mitigation shown as part of the report must achieve the internal and external noise levels defined within BS8233:2014 and / or industrial noise levels where complaints are considered unlikely as defined in BS42142:2014.
42. Further mitigation is to be provided in areas to the south of the site to enhance the noise environment in outdoor areas of residential properties. This should be achieved in the form of acoustic fencing and designed to reduce noise levels.
43. Detailed layout to show that housing units are not located in the area to north where the noise modelling has indicated that industrial noise levels are unacceptable.
44. Noise mitigation proposals to be submitted for approval with the reserved matters planning application.
45. 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

46. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority.
47. Development shall not begin until a surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority.
48. Details of all bridges proposed on site shall be submitted to and approved in writing by the local planning authority
49. No development shall take place until a plan detailing the protection and/or mitigation of damage to populations of white-clawed crayfish and associated habitat during construction works and once the development is complete.
50. Provision and management of a large undeveloped buffer zone alongside the watercourse shall be submitted to and agreed in writing by the local planning authority
51. Reserved matters application to be supported by an updated protected species assessment and mitigation strategy.
52. Habitat creation proposals for the triangle shaped red line land located to the east of the link road and to the south of the railway line, including woodland planting, to be submitted with future reserved matters application.
53. Ecological mitigation ponds not to be utilised as part of a drainage/SUDs scheme.
54. Reserved matters application to be supported by a Construction Environment Management Plan.
55. Reserved matters application to be supported by a strategy for the safeguarding of the brook.
56. Reserved matters application to be supported by a habitat management plan to be implemented in perpetuity.
57. Toucan crossing to be delivered through a S278 Agreement
58. Environmental Management Plan
59. Risks assessment/methodology for works adjacent to railway (including fencing, levels)
60. Pedestrian/cycle route over link road
61. Reserved matters to secure pedestrian link to Mill Lane
62. Removal of Permitted Developments Rights

In the event of any changes being needed to the wording of the Committee'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) has 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 Committee's decision.

Should this application be the subject of an appeal, authority be delegated to the Head of Planning (Regulation) in consultation with the Chairman of the Strategic Planning Board to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

95 15/4472M - BLOCK 15 FORMER CTL, ALDERLEY HOUSE, ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE SK10 4TF: THE REFURBISHMENT AND PARTIAL REDEVELOPMENT OF BLOCK 15 WITH LABORATORY, OFFICE AND MANUFACTURING (ASSEMBLY) SPACES FOR RESEARCH AND DEVELOPMENT AND ASSOCIATED USES (USE CLASS B1) FOR JOE BROADLEY, ALDERLEY PARK LTD

The Board considered a report regarding the above application.

(Mr M Robinson (Agent) 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. Commencement of development (3 years)
2. Development in accord with approved plans
3. Submission of samples of building materials
4. Landscaping - submission of details
5. Landscaping (implementation)
6. At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources
7. Travel Plan to include Electric Vehicle infrastructure within the car parking area
8. Submission of Environmental Management Plan - to include details of mitigation for noise and disturbance, waste management, and dust generation.
9. Travel Plan
10. Electric Vehicle Infrastructure
11. Contaminated land
12. Foul and surface water shall be drained on separate systems.

13. Surface water drainage scheme to be submitted

14. No mezzanine floors without approval

96 **14/1193C - LAND SOUTH OF OLD MIL ROAD, SANDBACH:
OUTLINE PLANNING APPLICATION FOR UP TO 200
RESIDENTIAL DWELLINGS, OPEN SPACE WITH ALL MATTERS
RESERVED FOR MULLER PROPERTY GROUP**

The Board considered a report and written update regarding the above application.

(Councillor S Corcoran (Ward Member) and Matt Wedderburn (on behalf of 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 completion of a Section 106 legal agreement to secure the following Heads of Terms:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% 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. Provision of Public Open Space and a NEAP (8 pieces of equipment) to be maintained by a private management company.
3. Primary School Education Contribution of £390,466.
4. Secondary School Education Contribution of £424,909.
5. A contribution of £120,000 towards off-site highway improvements (The Hill/High Street).
6. Detailed design, implementation and management of the ecological mitigation area.

And the following conditions:

1. Standard outline 1

2. Standard outline 2
3. Standard outline 3
4. Landscaping shall include details of replacement hedgerow planting
5. Phasing shall be submitted to the LPA for approval in writing
6. Reserved matters to include details of land levels
7. Surface water drainage scheme
8. Compensatory flood storage
9. Details for the disposal of foul water
10. Provision of an 8m buffer to Arclid Brook
11. Contaminated land
12. Environment Management Plan
13. Noise and Odour Assessment in relation to Houndings Lane Farm
14. Archaeology mitigation
15. Timing of works within the bird breeding season
16. Breeding bird and bat boxes
17. Ecology mitigation strategy
18. Arboricultural Method Statement
19. Travel Plan
20. Pedestrian and cycle provision
21. Electric vehicle Infrastructure
22. No development within the area adjacent to the silage clamp unless the silage clamp has been relocated to a position south of Houndings Lane Farm with suitable drainage
23. Reserved Matters application to include updated protected species surveys
24. Bin Storage

Informative

Notwithstanding the access points as indicated as part of the submitted details this permission does not convey or imply that a vehicular access directly onto the A534 is acceptable in principle to the Local Planning Authority. This would be dealt with at the reserved matters stage.

In the event of any changes being needed to the wording of the Committee'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) has 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 Committee's decision.

Should this application be the subject of an appeal, authority is approved to enter into a S106 Agreement with the following Heads of Terms:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% 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. Provision of Public Open Space and a NEAP (8 pieces of equipment) to be maintained by a private management company
3. Primary School Education Contribution of £390,466
4. Secondary School Education Contribution of £424,909
5. A contribution of £120,000 towards off-site highway improvements (The Hill/High Street)
6. Detailed design, implementation and management of the ecological mitigation area

Following consideration of this application, the meeting adjourned for lunch from 1.00 pm to 1.45 pm.

97 15/3410C - LAND SOUTH OF HALL DRIVE, ALSAGER: CONSTRUCTION OF 128 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE INCLUDING PUBLIC OPEN SPACE, ACCESS ROADS, A RIVER CROSSING BRIDGE STRUCTURE, ELECTRICITY SUBSTATION AND FOUL WATER PUMPING STATION, AND DEMOLITION OF ONE DWELLING FOR MR JOHNSON MULK, PROSPECT (GB) LTD

The Board considered a report and verbal update regarding the above application.

(Councillor R Fletcher (Ward Member) and Councillor M Deakin (Ward Member), Councillor P Williams and Councillor J Smith (on behalf of Alsager Town Council), Mr P Bower (Objector), Ms J Naylor (Agent) 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 completion of a Section 106 legal agreement to secure the following:

1. A scheme for the provision of affordable housing (38 units) – 25 units to be provided as social rent/affordable rent and 13 as 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. LEAP including at least 8 items of equipment. Specification to be submitted to and agree by the Council.
3. Provision for a management company to maintain the on-site amenity space / play area / public footpaths and all incidental areas of open space not within the adopted public highway or domestic curtilages
4. Detailed management plan for the above Open Space be submitted and approved.
5. Highways contribution of £171,449.60 in mitigation at Hassall Road/ Crewe Road junction and the signal junction in the town centre at Sandbach Road / Crewe Road.
6. A contribution of £40,950 towards the upgrade of Alsager FP10
7. A contribution of £81,713 towards secondary education
8. Contribution of £260,310.96 towards primary education

And the following conditions:

1. Standard Time
2. Plans
3. Archaeology
4. Submission / approval and implementation of works to improve and enhance footpath no.8 / 10
5. Provision of signage within the site for cyclists and pedestrians
6. Piling operations shall be restricted to: Monday – Friday 09:00 – 17:30 hrs
Saturday 09:00 – 13:00 hrs Sunday and Public Holidays Nil
7. Submission, approval and implementation of a piling method statement
8. Submission, approval and implementation of an Environmental Management Plan
9. Prior to the development commencing the applicant shall submit and agree with the LPA a scheme of acoustic mitigation to ensure that noise levels within bedrooms do not exceed levels within BS8233:2014. The acoustic integrity shall not be affected by the need to open windows to achieve trickle ventilation.
10. Provision of a 2.0m acoustic boundary treatment to the residential gardens as described in the acoustic report submitted with the application.

11. Dust Control details to be submitted and approved
12. Provision of Electric Vehicle infrastructure on the properties
13. Submission and approval of a Phase II investigation shall be carried out and the results submitted to, and approved in writing by, the Local Planning Authority (LPA)
14. Implementation of the approved landscaping scheme
15. Compliance with the submitted FRA
16. Submission of a drainage strategy for the site
17. Submission of a scheme for on and off site drainage works
18. Submission of a detailed design and management plan for the surface water drainage using sustainable drainage methods
19. Site to be drained on a separate system with only foul drainage connected into the public foul sewerage system.
20. Submission of a method statement for safeguarding the brook
21. Submission of a scheme for the removal of Himalayan Balsam on the application site
22. Detailed designs for the crossing over Valley Brook to be submitted and agreed
23. All arboricultural works to be in accordance with the submitted Arboricultural Implication Study
24. No works in bird nesting season without survey
25. Provision of features for breeding birds
26. Submission and approval of facing materials
27. Submission and approval of boundary treatment
28. Existing and proposed land levels to be submitted for approval (no change in land levels to floodzone 3)
29. Yellowhammer mitigation strategy to be submitted and approved
30. Updated protected species survey/mitigation to be submitted and approved
31. Finished floor levels for dwellings
32. Finished floor levels for roads, parking and pedestrian areas
33. Landscape habitat plan
34. Contaminated land remediation
35. Bin Storage
36. Removal of PD for conservatories/extensions

In the event of any changes being needed to the wording of the Committee'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) has 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 Committee's decision.

Should this application be the subject of an appeal, authority is approved to enter into a S106 Agreement to secure the following:

1. A scheme for the provision of affordable housing (38 units) – 25 units to be provided as social rent/affordable rent and 13 as 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. LEAP including at least 8 items of equipment. Specification to be submitted to and agreed by the Council.
 3. Provision for a management company to maintain the on-site amenity space / play area / public footpaths and all incidental areas of open space not within the adopted public highway or domestic curtilages
 4. Detailed management plan for the above Open Space be submitted and approved.
 5. Highways contribution of £171,449.60 in mitigation at Hassall Road/ Crewe Road junction and the signal junction in the town centre at Sandbach Road / Crewe Road.
 6. A contribution of £40,950 towards the upgrade of Alsager FP10
 7. A contribution of £81,713 towards secondary education
 8. Contribution of £260,310.96 towards primary education

Following consideration of this application, the meeting was adjourned for a short break. Councillors D Newton and S Pochin left the meeting and did not return.

**98 15/3673C - LAND AT MANOR LANE, HOLMES CHAPEL:
ERECTION OF A FOODSTORE (USE CLASS A1), TOGETHER
WITH ASSOCIATED SERVICE AREA, CAR PARKING,
LANDSCAPING AND ACCESS FOR LIBERTY PROPERTIES
DEVELOPMENTS LIMITED FOR LIBERTY PROPERTIES
DEVELOPMENTS LIMITED**

The Board considered a report and written update regarding the above application.

(Councillor L Gilbert (Ward Member), Mr M Watterson (Objector) and Ms J Gabrilatsou (Agent) 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 (3 years)
2. Plans
3. Prior approval of facing and roofing material details

4. Prior approval of surfacing materials
5. Landscape – Prior approval of details
6. Landscape – Implementation
7. Boundary treatment including security measures – Prior approval
8. Prior approval of site hoarding details which will demarcate a construction exclusion zone around the site periphery
9. Prior approval of a plan to demonstrate how access is reserved for servicing vehicles
10. Protection of breeding birds
11. Prior approval of a remediation strategy to deal with the risks associated with the contamination
12. The submission of a verification report prior to the first occupation of the site
13. No infiltration of surface water drainage into the ground shall be permitted where adverse concentrations of land contamination are present
14. No piling or other foundation designs without the written consent of the LPA
15. Proceed in accordance with submitted Flood Risk Assessment
16. Site to be drained on a separate system
17. Hours of operation - Monday to Saturday 08:00 – 22:00, Sundays 10:00 – 16:00 and Bank Holidays 10:00 – 22.00
18. Hours of delivery - Monday to Saturday 06:00 – 23:00 and Sundays 09:00 – 17:00 for 12 months and then revert to hours of operation also restricted by condition
19. Prior approval of acoustic specification and locations of any fixed plant equipment;
20. Prior approval of a dust mitigation scheme;
21. Prior approval of a floor floating method statement;
22. The provision of 2 rapid electric vehicle charge points
23. Prior approval of a staff travel plan;
24. Implementation of dust mitigation measures;
25. The submission of the results of a watching brief for contamination prior to the first use of the site
26. The submission of a verification report to demonstrate that the soil forming materials for use of landscaping is contamination free.
27. Prior approval of a risk assessment detailing the use of any vibro-compaction machinery/piling machinery
28. Prior approval of bus stop details
29. Implementation of bus stop prior to first use of food store
30. Prior approval of Electromagnetic Screening Measures (Jodrell Bank)
31. Hours of construction

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 Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) of the Strategic Planning Board and Ward Member, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

During consideration of this item Councillor J Wray returned to the meeting and did not take part in the debate or vote.

Following consideration of this application, Councillor J Jackson left the meeting and did not return.

99 15/4336C - LAND SOUTH OF WOOD LANE, BRADWALL, CHESHIRE: VARIATION OF CONDITION 12 ON APPROVED 15/1541C - INSTALLATION AND OPERATION OF A SOLAR FARM FOR LIGHTSOURCE RENEWABLE ENERGY LTD

The Board considered a report regarding the above application.

Mr C Ryan (on behalf of 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 a deed of variation to the S106 Agreement to secure changes to:

- The timeframe of the restoration of the site
- Application number

And the following conditions:

1. Time – Commence by 4th September 2017
2. Plans
3. Materials as per application
4. Landscaping – Implementation
5. Provision of an undeveloped 15m buffer between the proposed development and the boundary of the woodland
6. Prior submission of a detailed assessment and mitigation of the potential impacts of the proposed development upon 'Other' protected species
7. Implementation of security fence details discharged under condition 15/5212D
8. Implementation of cutting regime designed to maximise the botanical value of the grassland habitats discharged under application 15/5212D. To be implemented for lifetime of solar farm
9. Tree protection
10. Flood Risk Assessment – Implementation
11. HGV Movements – 10 per day
12. Restoration plan

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 Planning (Regulation) in consultation with the Chair (or in their

absence the Vice Chair) of the Strategic Planning Board and Ward Member, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Following consideration of this application, Councillors J Wray and R Bailey left the meeting and did not return.

**100 PERFORMANCE OF THE PLANNING ENFORCEMENT SERVICE
FOR QUARTERS 1 AND 2 OF 2015/16**

Consideration was given to the above report.

RESOLVED

That the report be noted.

The meeting commenced at 10.30 am and concluded at 4.45 pm

Councillor H Davenport (Chairman)