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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 13th July, 2016 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

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

Councillors E Brooks (Substitute), B Burkhill, L Durham, S Edgar (Substitute),
T Fox (Substitute), D Hough, J Jackson, J Rhodes (Substitute) and J Wray

OFFICERS IN ATTENDANCE

Mr D Evans (Principal Planning Officer), Mrs N Folan (Planning Solicitor), Mr K Foster (Principal Planning Officer), Mr S Hannaby (Director of Planning & Sustainable Development), Mr P Hurdus (Highways Development Manager) and Mr D Malcolm (Head of Planning (Regulation)).

18 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Brown, H Gaddum, S McGrory, D Newton, and S Pochin.

19 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests of openness in respect of application 16/0856N, Councillor J Hammond declared that he was a Director of ANSA Environmental Services Limited who had been a consultee, however he had not made any comments on the application nor taken part in any discussions.

In the interests of openness in respect of application 16/2314M, Councillor E Brooks and T Fox declared that they had attended a meeting in respect of the site but had not pre determined the application.

20 MINUTES OF THE PREVIOUS MEETING

RESOLVED

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

21 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

22 16/2314M-OUTLINE PLANNING PERMISSION IS SOUGHT FOR A NEW OFFICE DEVELOPMENT (USE CLASS B1) AND ASSOCIATED CAR PARKING, ACCESS IMPROVEMENTS FOR VEHICLES AND CREATION OF NEW PEDESTRIAN AND CYCLE ROUTES TO THE SITE AND ENHANCEMENT OF EXISTING AND PROVISION OF NEW LANDSCAPING, LAND EAST OF ROYAL LONDON HOUSE, ALDERLEY ROAD, WILMSLOW FOR PAG AND RLMIS

Consideration was given to the above application.

(Councillor R Menlove, the Ward Councillor, Town Councillor Christopher Dodson, representing Wilmslow Town Council, Stuart Kinsey, representing Friends of Wilmslow and Gary Halman, 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 referred to the Secretary of State for approval subject to the following conditions:-

1. Development in accord with approved plans
2. Submission of reserved matters
3. Tree retention/retention/protection
4. Submission of construction and environmental management plan
5. Tree retention
6. Landscaping (implementation)
7. Access available for use before occupation
8. Limitation on use
9. Refuse storage facilities to be approved
10. Standard contaminated land
11. Importation of soil
12. Unexpected contamination
13. 12 months to submit reserved matters
14. Levels
15. Submission of materials
16. Travel Plan
17. Landscape & Habitat Management Plan
18. Updated ecological mitigation strategy
19. Drainage
20. Cycle Parking
21. Electrical Vehicle Charging Points
22. Separate drainage systems
23. Management beyond site edged red
24. Submission, approval and implementation of location, height, design, and luminance of any proposed lighting
25. The agreed landscape scheme should be implemented within the first planting season after commencement of development.
26. Implementation of Alderley Road widening prior to first occupation of the new building
27. Details and implementation of cycle way and footpath

28. Restriction of floorspace to 17,000 square metres
29. Updated badger survey as part of reserved matters application

It was also agreed that an informative be attached to the decision notice stating that the Board had approved the application on the basis that the facilities would be occupied by Royal London. In addition the informative was to include further investigation with Highways should be undertaken regarding the free flow left hand lane at the A34 roundabout.

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.

(The meeting adjourned for a short break).

23 16/0856N-OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR UP TO 104 DWELLINGS (USE CLASS C3) AND LAND FOR EXPANSION OF BRINE LEAS SCHOOL (USE CLASS D1) (RE-SUBMISSION OF 15/3868N), LAND TO THE WEST OF AUDLEM ROAD, NANTWICH FOR WAINHOMES (NORTH WEST) LTD

Consideration was given to the above report.

(Councillor P Groves, the Ward Councillor, Mr Staley, an objector , Mr P Cullen, representing Protect Stapeley and Mr Ben Pycroft, 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:-

In the opinion of the Local Planning Authority, the proposed development would be unable to provide a safe and suitable access to and from the A529. This would result in a 'severe' and unacceptable impact in terms of road safety and would significantly and demonstrably outweigh the benefits of the scheme, notwithstanding the shortfall in housing land supply. The development is therefore contrary to Policy BE.3 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and paragraph 32 of the National Planning Policy Framework, which states that decisions should take account of whether safe and suitable access to the site can be achieved for all people, respectively.

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

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any Section 106 Agreement:

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 LEAP to be maintained by a private management company

3. SEN Contribution of £45,500

4. Secondary School Education Contribution of £261,483.04

5. The transfer of the land shown on the submitted plans for school use prior to the commencement of development

6. PROW contribution of £30,000

(Councillor B Burkhill requested that his decision to vote against the motion to refuse the application be recorded).

The meeting commenced at 10.30 am and concluded at 1.00 pm

Councillor H Davenport (Chairman)