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## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 19th October, 2016 at Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

### PRESENT

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

Councillors D Brown, B Burkhill, D Hough, J Jackson, J Macrae, S McGrory,  
S Pochin, J Rhodes (Substitute), M Sewart and J Wray

### OFFICERS

Daniel Dickinson (Legal Team Manager – Corporate & Regulatory/ Deputy  
Monitoring Officer)  
Daniel Evans (Principal Planning Officer)  
Paul Hurdus (Highways Development Manager)  
David Malcolm (Head of Planning (Regulations))  
Gaynor Hawthornthwaite (Democratic Services Officer)

### 52 APOLOGIES FOR ABSENCE

Apologies were received from Councillor D Newton.

### 53 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 16/1046N, 13/5242C  
and 16/1131N Councillor J Hammond declared that he was a Director of  
ANSA Environmental Services who had been consultees on the  
applications but had not made any comments in respect of the applications  
nor taken part in any discussions.

With regard to application number 16/1046N Councillor J Hammond  
declared that he was a member of Haslington Parish Council who had  
been consultees on the application but had not made any comments in  
respect of the application nor taken part in any discussions.

Councillor Hammond also declared that he had received an email from  
Haslington Action Group relating to application 16/1046N which had also  
been sent to all Members of the Board.

In the interests of openness Councillor D Hough declared that he was a  
Director of TSS who were responsible for the administration of bus stops  
and the applications being considered today made reference to the

provision of bus stops, but he had not taken part in any discussions with anyone at TSS.

#### **54 MINUTES OF THE PREVIOUS MEETING**

That the minutes of the meeting held on 21<sup>st</sup> September 2016 be approved as a correct record and signed by the Chairman.

#### **55 PUBLIC SPEAKING**

##### **RESOLVED**

That the public speaking procedure be noted.

#### **56 16/1046N - LAND OFF CREWE ROAD, HASLINGTON, CHESHIRE, CW1 5RT: RESERVED MATTERS APPLICATION FOR THE ERECTION OF 245 DWELLINGS, HIGHWAYS, PUBLIC OPEN SPACE, PLAY FACILITY AND ASSOCIATED WORKS FOLLOWING APPROVED OUTLINE APPLICATION (13/4301N) APP/R0660/A/14/2213304 FOR MR CHRISTOPHER CONLON, BOVIS HOMES LTD**

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

(Mr A Fidler (Objector) and Mr B Herrod (on behalf of the Applicant) attended the meeting and spoke in respect of the application)

##### **RESOLVED**

That for the reasons set out in the reports the application be APPROVED subject to the following conditions:

1. Approved Plans
2. Implementation of the approved landscape scheme
3. Materials as submitted
4. Land level details to be submitted and to be approved prior to commencement
5. Boundary treatments
6. Notwithstanding submitted LEAP plans and specifications, revised scheme of 12 pieces to be submitted and approved. Implementation
7. Development to be undertaken in accordance with FRA. Properties to have FFL 600mm above flood level 59.76m AOD for the area of the development in Flood Zone 2
8. The development shall be carried out in strict accordance with the submitted Tree Protection, Retention and Removal Plan (Drawing 03-081 Rev B dated 1/1/2016).
9. Electric Vehicle Infrastructure details to be submitted for approval
10. Updated badger survey
11. Scheme to be undertaken in accordance in accordance with paragraphs 4.1.2 and 4.1.3 of the Biodiversity Enhancement Strategy

12. Bat and bird boxes
13. PD removal – no wall front of building line/ open plan estate
14. PD removal for Classes A-E (selected smaller plots/terraced and affordable/semi detached)
15. Parking spaces to be laid out prior to occupation of dwelling to which it relates
16. Garages to be retained and not converted into habitable accommodation
17. Phase II contamination report to be submitted and remediation recommendations implemented prior to occupation
18. The SUDS scheme produced for the site to include proposals to ensure that water levels of the identified great crested newt ponds are maintained in accordance with the pre-development levels.
19. The proposed development to proceed in accordance with the recommendations of the submitted Biodiversity Enhancement Strategy prepared by Middlemarch Environment dated February 2016. The seeded areas shown on the submitted landscape plans are to be seeded and managed in accordance with paragraphs 4.1.2 and 4.1.3 of the Biodiversity Enhancement Strategy.
20. Prior to commencement of development a scheme for a fence and access gate is to be provided to demarcate the area of Wildflower planting and amenity grassland located in the sites south western corner as shown on the submitted plan C121832-Phase 2 – E3.1. shall be submitted. The access gate to be of sufficient size to allow access for management.
21. Bin storage and cycle storage
22. Removal of layby on Park Road
23. In accordance with draft newt mitigation strategy
24. Additional landscaping details along Ashley Meadows elevation (to include extra heavy standard trees)

Informative

If not Medical Centre then site for community use

In order to give proper effect to the Board's/Committee'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 her absence the Vice Chair) 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.

*During consideration of this application Councillor Burkhill arrived to the meeting and did not take part in the discussion or voting on this application.*

*Following consideration of this application the meeting adjourned for lunch from 12.20 pm to 13.05 pm.*

**57 13/5242C - LAND OFF, HAWTHORNE DRIVE, SANDBACH, CHESHIRE, CW11 4JH: RESIDENTIAL DEVELOPMENT COMPRISING 138 DWELLINGS, ACCESS AND ASSOCIATED WORKS (ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT) FOR ADELE SNOOK, PERSIMMON HOMES NORTH WEST**

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

(Councillor S Corcoran (Ward Member) and Mrs a Jacques (Agent) attended the meeting and spoke in respect of the application)

**RESOLVED**

That for the reasons set out in the reports the application be APPROVED subject to referral to the Secretary of State and subject to the completion of a Section 106 Agreement to secure the following:

- Education contributions of £206,079 (primary), £326,853 (secondary) and £91,000 (SEN)
- Financial contribution of £2,280,000 towards infrastructure (bridge) on Strategic Site CS24 to enable the delivery of employment uses.
- Open space provision and management arrangements.
- Financial contribution of £100,000 for highways improvements
- Provision, phasing and tenure of 15% affordable housing
- The payment of £24,500 for habitat creation/enhancement works in the locality, to offset loss of biodiversity

And the following conditions:

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Pile Driving details to be submitted
4. Landscaping - submission of details
5. Landscaping (implementation)
6. Environmental Management Plan to be submitted
7. Travel plan to be submitted
8. Electric vehicle charging points to be provided
9. Phase II investigation including gas monitoring and assessment to be submitted
10. Noise mitigation scheme to be submitted
11. Detailed suite of design and construction plans for the internal road infrastructure to be submitted
12. Arboricultural method statement to be submitted
13. Construction management plan (trees) to be submitted

14. Method statement for the eradication of Himalayan Balsam
15. Provision for roosting bats and breeding birds to be submitted
16. Foul and surface water drainage details to be submitted
17. Scheme to manage the risk of flooding from overland flow of surface water to be submitted
18. Written scheme of archaeological investigation to be submitted

*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) 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.*

*Councillor Brown requested it be noted that he voted to abstain against the motion to approve the application.*

*Councillor Burkhill requested it be noted that he voted against the motion to approve the application.*

**58 16/1131N - ERECTION OF 120 DWELLINGS AND ALL ASSOCI, LAND TO THE WEST OF AUDLEM ROAD, AUDLEM ROAD, AUDLEM, CHESHIRE, CH3 OHE: APPEARANCE, LANDSCAPING, LAYOUT AND SCALE OF OUTLINE PERMISSION FOR UP TO 120 DWELLINGS ( APPEAL REF - APP/R0660/A/13/2204723) FOR ANWYL CONSTRUCTION CO LTD**

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

(Councillor H Jones (on behalf of Audlem Parish Council) attended the meeting and spoke in respect of the application)

**RESOLVED**

That for the reasons set out in the reports the application be APPROVED subject to the following conditions:

1. Approved Plans
2. Lighting Details to be submitted and approved
3. Submission of a landscaping scheme
4. Implementation of the approved landscape scheme
5. Boundary Treatment details to be submitted for approval
6. Materials to be submitted and approved
7. Details of the proposed NEAP to be submitted and approved
8. Bin Storage

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulations), in consultation with the Chair (or in his absence the Vice Chair) 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.

*Following consideration of this application Councillor McGrory left the meeting and did not return.*

## **59 PROPOSAL OF A LOCAL DEVELOPMENT ORDER (LDO) AT REASEHEATH COLLEGE**

The Committee considered a report relating to a Proposal of a Local Development Order (LDO) at Reaseheath College.

### **RESOLVED**

That for the reasons set out in the report the Local Development Order (LDO) be APPROVED subject to those conditions within the formal LDO Consent Order as follows:

#### General

1. The LDO expires on 31st October 2031 (15 years after adoption). This means that all development that takes advantage of this LDO provision must have commenced by this date. Any developments commenced within the area after this date will require the submission of a formal planning application. Development that has commenced under the provisions of the LDO can be completed in the event that the LDO is revoked, revised or expires. Development that has commenced under the provisions of the LDO can be completed following expiry of the LDO after the end of the 15-year period; provided it still complies with the established conditions and criteria for development. (Commencement is defined as the construction of a foundation trench as a minimum).

*Reason: For clarity on the duration of the permitted development.*

2. Before commencement of development and in order to ensure compliance with the LDO, all proposals which seek to benefit from the provisions of the LDO must complete and submit to the Local Planning Authority the self-certification form attached to this Order (Appendix 2) together with the plans and documents highlighted below to assist with the discharge of the planning conditions. Due to its simplicity, LDO Site 5 only needs to submit the Self-Certification form and confirmation of external materials.

The Council will issue written confirmation of compliance (or non compliance) within 28 days of the receipt of the form or may issue a request for further information. Failure by the Local Planning Authority to issue a response or a request for further information within the set timescale will be seen as automatic acceptance of the proposal.

The plans and documents to be submitted must include the following:

- A site layout plan to an appropriate metric scale;
- Topographical survey of site showing existing and proposed finished levels; Detailed elevations and floor plans of all buildings to an appropriate metric scale.
- A schedule of external facing materials;
- A detailed landscaping scheme;
- A comprehensive package of Arboricultural information in accordance with current BS 5837 guidelines, to include a tree survey no more than 12 months old, an Arboricultural impact Assessment and measures for the protection of retained trees”;
- Construction management plan including full details of “reasonable avoidance measures” for protected species where applicable;
- A scheme for all external lighting;
- A scheme for the attenuation of surface water with accompanying pollution prevention measures;
- A foul drainage discharge and treatment assessment; and
- Required ecological survey for Site 6

*Reason: In order that progress and compliance can be monitored and records can be kept of outcomes.*

3. The development hereby approved shall be carried out in full accordance with the adopted Reaseheath College LDO Strategic Design Statement and the development parameter plans contained therein (October 2016).

*Reason: For the avoidance of doubt, in the interest of proper planning and responding to the character and appearance of the development and the surrounding area.*

#### Construction Access

4. Construction access to all campus based LDO Sites 1-5 shall only be permitted via the main Worleston/B5074 entry points to the College and no other routes. Further details, including construction time limits and treatment of noise and dust to be set out in the

Construction Management Plan to be submitted with the Self-Certification Form prior to commencement.

*Reason: In the interest of the amenity of nearby residents.*

#### Drainage & Services

5. Prior to the commencement of development or other operations being undertaken on site in connections with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or machinery) a detailed service and foul and surface water drainage layout shall be submitted to and approved in writing by the Local Planning Authority (notwithstanding any additional approvals which may be required under any other legislation). Such layout shall provide for the long-term retention of the agreed trees on site. No development or other operations shall take place except in complete accordance with the approved service/drainage layout.

*Reason: To ensure the adequate provision of drainage infrastructure and to ensure the continued wellbeing of the trees in the interests of the amenity of the locality.*

6. The service/drainage layout to ensure total separation of the foul and surface water drainage systems, with only foul water flows being allowed to emanate from the site and to communicate with the public sewerage system.

*Reason: To comply with requirements of United Utilities Water Limited and to protect the security and safety of the public sewerage system.*

#### Landscaping

7. No development shall commence until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping for all the site indicating inter alia the positions of all existing trees and hedgerows within and around the site, indications of any to be retained together with measures for their protection during the course of development, also the number, species, heights on planting and positions of all additional trees, shrubs and bushes to be planted, boundary treatments, surfacing materials (including roadways, drives, patios and paths).

*Reason: To secure a high standard of landscaping in the interests of the appearance of the development in the locality and in accordance with Policy BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.*



8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

*Reason: To ensure that the approved landscaping scheme is efficiently implemented and subsequently maintained in the interests of the appearance the development in the locality and in accordance with Policy BE.2 (Design Standards), BE 7 (conservation areas) and BE9 (listed buildings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.*

#### Environmental Protection

9. No trees, shrubs or hedges within the site which are shown as being retained within the approved Strategic Design Statement (October 2016) shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within five years from the occupation of any building or the development hereby permitted being brought into use shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

*Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.*

10. Prior to the commencement of development or other operations being undertaken on any individual LDO Site, a scheme for the protection of the retained trees shall be produced in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction: Recommendations), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to that site, including trees which are the subject of a Tree Preservation Order currently in force. The scheme shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.

*Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.*

11. No operations shall be undertaken on any individual LDO site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme for that site are in place. Furthermore, no excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme. All protective fencing shall be retained intact for the full duration of the development hereby approved for each LDO site and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

*Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.*

12. Prior to the commencement of development or other operations being undertaken on any individual LDO site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and / or widening, or any operations involving the use of motorised vehicles or construction machinery) a detailed tree felling / pruning specification for that site shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998(2010) Tree Works –Recommendations

*Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the area.*

13. Prior to the commencement of development or other operations being undertaken on any individual LDO site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and / or widening, or any operations involving the use of motorised vehicles or construction machinery) a detailed Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such Method Statement shall include full details of the following:

- a) Implementation, supervision and monitoring of the approved Tree Protection Scheme
- b) Implementation, supervision and monitoring of the approved Tree Work Specification
- c) Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Scheme
- d) Timing and phasing of Arboricultural works in relation to the approved development.

*Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.*

- 14. No external lighting shall be installed within the boundary of the LDO sites unless in accordance with the approved Strategic Design Statement (October 2016) or other details that shall have first been submitted to and approved, in writing, by the Local Planning Authority. Such details shall include the location, number, luminance, angle of illumination and type of each luminaire or light source and a lux diagram showing the light spill from the scheme. The external lighting shall be installed, operated and maintained in accordance with the details thereby approved.

*Reason: To safeguard residential amenity, wildlife, the character of the area and the setting of the Conservation Area.*

### Highways

- 15. The development hereby approved for LDO Site 6 shall not be brought into use or occupied until full details of the proposed vehicular access has been approved by the Local Planning Authority and constructed in accordance with those details and shall thereafter be permanently retained.

*Reason: To ensure that suitable access is provided in the interests of highway safety.*

- 16. A Travel Plan shall be submitted with the self-certification form for each individual development brought forward on LDO Site 6, monitored and reviewed annually for five years after initial occupation in close liaison with the Local Planning Authority. All other sites will be incorporated into the existing annual Travel Plan review for Reaseheath College Campus.

*Reason: To ensure that the development can operate within the highway network and to promote sustainable modes of transport.*

17. No part of the development on LDO Site 6 hereby approved shall be brought into use or occupied unless provision has been made for the turning of vehicles and parking in accordance with details that shall have first been submitted to and approved, in writing by the Local Planning Authority. The provision made for the turning of vehicles and parking shall thereafter be permanently retained, kept free from obstruction and not used other than for the turning of vehicles.

*Reason: To ensure that sufficient parking is provided to serve the approved development and ensure that vehicles enter and leave the highway in a forward gear in the interests of highway safety.*

### Ecology

18. Prior to the removal of any vegetation or the demolition or conversion of buildings between 1st March and 31st August in any year, a detailed survey shall be carried out to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub or other habitat to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone takes place.

*Reason: To safeguard protected species in accordance with the NPPF.*

19. The consented development in LDO Sites 1, 3, 4 and 5 to proceed in strict accordance with the „Reasonable Avoidance Measures“ detailed in section 8 of the Great Crested Newt Survey dated June 2016.

*Reason: To safeguard protected species in accordance with the NPPF.*

20. If development within LDO Site 3 has not commenced by the end of July 2017 updated surveys for both bats and badgers are to be undertaken by a suitable experienced ecological consultant and a report submitted to the Local Planning Authority. The submitted report to include mitigation and compensation proposals designed to address any adverse impacts on these species identified as a result of the required surveys. Any agreed mitigation and compensation measures to be fully implemented.

*Reason: To safeguard protected species in accordance with the NPPF.*

21. Prior to the commencement of any development within LDO Site 6, detailed surveys are to be undertaken for otter, water vole, badger, reptiles, bats and barn owls. The initial scope of these surveys are to be agreed with the Local Planning Authority and undertaken by a suitably experienced ecological consultant; taking full account of the implications of breeding seasons etc.

The submitted report to be agreed in writing with the Local Planning Authority is required to include mitigation and compensation proposals designed to address any adverse impacts on these species identified as a result of the required surveys. Any agreed mitigation and compensation measures to be fully implemented as part of the development.

*Reason: To safeguard protected species in accordance with the NPPF.*

The meeting commenced at 10.30 am and concluded at 3.30 pm

Councillor H Davenport (Chairman)

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