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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 16th November, 2016 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

Councillors B Burkhill, T Fox, S Hogben, D Hough, J Jackson, J Macrae,
S Pochin, M Sewart, L Smetham and J Wray

OFFICERS IN ATTENDANCE

Ms P Evans (Senior Planning and Highways Lawyer), Mr N Jones (Principal Development Officer), Mr D Malcolm (Head of Planning (Regulation)), Ms S Orrell (Principal Planning Officer) and Miss N Wise-Ford (Principal Planning Officer)

60 APOLOGIES FOR ABSENCE

None.

61 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests of openness in respect of application 16/1353M, Councillor L Smetham declared that she was a member of the Cheshire Wildlife Trust and RSPB who had been consultees on the application.

In the interests of openness in respect of application 16/1353M, Councillor J Macrae declared that he was a member of the Cheshire Wildlife Trust and CPRE who had been consultees on the application.

In the interest of openness in respect of application 16/4558C, Councillor J Hammond declared that he was a Director of ANSA Environmental Services who had been a consultee on the application but had not made any comments in respect of the application nor taken part in any discussions.

In the interest of openness in respect of application 16/4558C, Councillor S Hogben declared that he was a Director of ANSA Environmental Services who had been a consultee on the application, however he had not made any comments in respect of the application nor taken part in any discussions.

In the interest of openness in respect of application 16/1353M, Councillor J Hammond declared that he was a member of the Cheshire Wildlife Trust

and RSPB who had been consultees on the application, however he had not made any comments in respect of the application nor taken part in any discussions.

62 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 19 October 2016 be approved as a correct record and signed by the Chairman subject to the following amendments: in respect of application 16/1046N:-

Condition 18 to be amended to include the following sentence after the word 'levels':-

'To be provided prior to commencement of development and implemented as approved'.

Condition 24 to be amended as follows:-

'Additional landscaping details along Ashley Meadows elevation (to include extra heavy standard trees and retention of existing hedgerows wherever possible)'.

That the informative be amended as follows:-

'If not Medical Centre then site to be used for community use'.

63 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

64 16/4558C-PROPOSAL FOR THE CONSTRUCTION OF 201 DWELLINGS OFF MACCLESFIELD ROAD CONGLETON, LAND OFF, MACCLESFIELD ROAD, CONGLETON FOR CARL JONES, REDROW HOMES NORTH WEST

Consideration was given to the above application.

(Carl Jones, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the written update to the Board the application be approved subject to a 21 day notification period to the University of Manchester (Jodrell Bank) of the intention to grant

planning permission, subject to completion of a Section 106 Agreement securing the following:-

1. Provision of 30% on-site affordable dwellings – 65% provided as affordable rent and 35% as Intermediate tenure. The affordable units should be tenure blind and be provided upon the occupation of no more than 80% of the market units by a Registered Social Landlord
- 3 Education contribution - £ 401,312.73 (Primary)
- 4 Education contribution - £91,000 (SEN)
Both education contributions to be provided in following phases
50% at the 1st occupation of the 30th unit and 50% at the 1st occupation of the 00th unit
- 5 Highways Contribution - £469,478.20 towards works on A34/A536 corridor, of which £30000(the full contribution of which to be made prior to the commencement of the development) is to be used as contribution to pedestrian crossing on Macclesfield Road -full with the remainder of the highways to be paid in full by the occupation of the 140th unit on site
- 6 Private management company to maintain all areas of open space, children's play space and habitat areas in perpetuity in accordance with management scheme
- 7 Commuted sum payment of £28000 in lieu of organised sport provision –prior to 1st occupation of the site

And subject to the following conditions:-

1. Commencement
2. Plans
3. Levels
4. Materials to be submitted
5. Development Phasing
6. Landscaping scheme to be submitted/Implementation
7. Construction and Environmental Management Plan, inc wheel washing – Prior submission/approval; piling, dust, phased occupation detail
8. Development to be in accordance with Great Crested Newt Mitigation Strategy prepared by REC dated May 2016 unless varied by Natural England Licence
9. Electromagnetic screening measures
10. Surface water drainage scheme – Prior submission/approval
11. Drainage strategy/design/ implementation, maintenance and management in accordance with the appropriate method of surface water drainage
12. Boundary treatments – Prior submission/approval
13. Breeding birds and roosting bat features – Prior submission/approval
14. Residential travel plan/ Residents Travel Information Pack
15. Ghost Island right turn lane access to be constructed prior to occupation of the development.

16. Watching brief for land contamination/ scheme and results (submitted prior to any occupation)
17. Materials
18. Car charging for each dwelling/ communal charging points for flats
19. Tree and hedgerow Protection scheme – Prior submission/approval
20. Scheme for the incorporation of electromagnetic screening measures (protection of Jodrell Bank telescope)
21. Land contamination scope of works
22. Scheme of glazing and trickle ventilation to all habitable rooms of plots overlooking Macclesfield Road susceptible to road traffic noise as specified in acoustic report. Any variation to be agreed by LPA
23. drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment
24. Dust mitigation scheme to be submitted and approved. Implementation thereof.
25. Updated badger survey to be submitted prior to the commencement of development.
26. Scheme to be submitted and approved for the incorporation of gaps (10-15 cm) for hedgehogs and located at least every 5m.Implementation
27. habitat management plan submission and implementation
28. Tree (T15) to be felled in accordance with the ecological survey detailed in in the submitted letter from REC dated 8th September 2016.
29. Scheme of signage for pedestrians and cyclists within the red-edge boundary of the application site, submitted, approved and implementation
30. Phasing of development to be agreed, including phasing of amenity/play and habitat creation. Implementation in accordance with phasing
31. Fabric First Approach to energy efficiency
32. Ponds management/ on going maintenance plan to be submitted, approved and implemented
33. Detailed scheme for the NEAP (including equipment) including provision of 2 m wide path, submission and implementation in accordance with scheme to be agreed
34. landscape management plan for all areas of amenity open space
35. Method statement (tree) for provision of 3m wide path to Macclesfield Road
36. Signage and entrance features for POS/NEAP with interpretation material across site.
37. Car charging point for each dwelling/communal points for flats – submission of scheme. implementation
38. Detailed Landscape Scheme for the smaller area of POS to the east of the site, submission, implementation /phasing
39. Footpath link to the adjoining site (14/4452c) to be completed in accordance with specification/method statement to be submitted and approved prior to 1st occupation of plot 66

40. Removal of permitted development rights – extensions on all mews/semi-detached and all means of enclosure to whole site which go beyond front building line

It was also agreed that an informative be included stating the following:-

‘That despite reassurances from the Highways Officer, the Board had grave concerns about the location of the access and urged the applicant to relocate to the brow of the hill to safeguard highway safety’.

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 Chairman (or in his absence the Vice Chairman) of the 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.

Should the application be subject to an appeal approval is given to enter into a S106 Agreement to secure the Heads of Terms as detailed above.

(The meeting adjourned for a short break).

65 16/1353M-DELIVERY OF WATERSPORTS AND OUTDOOR ACTIVITY CENTRE ON THE NORTH AND SOUTH LAKES OF THE FORMER MERE FARM QUARRY, INCLUDING NEW VEHICULAR ACCESS, CAR PARKING AND MULTI USE BUILDING, FORMER MERE FARM QUARRY, CHELFORD ROAD/ALDERLEY ROAD, NETHER ALDERLEY FOR CHESHIRE LAKES CIC

Consideration was given to the above application.

(Parish Councillor David Wilson, representing Chelford Parish Council, and Tim Woodhead, representing the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of Councillor G Walton, the Ward Councillor).

RESOLVED

That the application be refused for the following reason:-

1. The proposed development will have a detrimental impact on biodiversity at the site by proposing activities on both the north and south lakes, which is likely to have a significant adverse impact upon the nature conservation value of the lakes as a result of the increase in disturbance and the potential risk posed to birds posed by the network of wires associated with the wakeboarding infrastructure. These impacts will be for the duration of the operational life of the centre. Therefore the proposals are not environmentally sustainable contrary to policy NE11 of the

Macclesfield Borough Local Plan and paragraphs 109 and 118 of the NPPF.

(During consideration of the application, Councillor M Sewart left the meeting and returned and therefore did not take part in the debate. He then left the meeting prior to the vote being taken and did not return).

The meeting commenced at 10.30 am and concluded at 2.00 pm

Councillor H Davenport (Chairman)