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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 22nd February, 2017 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,
M Sewart, L Smetham, G Wait (Substitute) and J Wray

OFFICERS IN ATTENDANCE

Mr D Evans (Principal Planning Officer), Mr J Felton (Planning Lawyer), Mr P Griffiths (Infrastructure Delivery Manager), Mr S G Mr P Hurdus (Highways Development Manager), Mr D Malcolm (Head of Planning (Regulation)), Ms S Orrell (Principal Planning Officer) and Mr P Reeves (Flood Risk Manager)

88 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor S Pochin. In addition Councillor D Hough gave his apologies for the morning session.

89 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 16/2373N, 16/1922C, 16/5156C and 16/2583C, Councillor J Hammond declared that he was a Director of ANSA Environmental Services Ltd who were a consultee on the application, however he had not made any comments.

In the interest of openness in respect of application 16/1921C, Councillor J Hammond declared that he was a member of the RSPB who were joint applicants, however he had not made any comments. In addition he along with other Members had received correspondence from Marchfield Management Services in respect of application 16/2373N and Emery Planning in respect of application 16/4436M which had not been commented on. In addition he and others Members had received a succession of emails in respect of application 15/4865M which had all been passed onto Officers.

In the interest of openness in respect of application 16/1921C, Councillor L Smetham declared that she was a member of the RSPB who were joint applicants, however she had not made any comments.

In the interest of openness in respect of applications 16/2373N, 16/1922C, 16/5156C and 16/2583C, Councillor S Hogben declared that he was a

Director of ANSA Environmental Services Ltd who were a consultee on the application, however he had not made any comments.

In the interest of openness in respect of application 16/1922C, Councillor L Smetham declared that she was an acquaintance of someone who lived on Chelford Road.

90 MINUTES OF THE PREVIOUS MEETING

RESOLVED

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

91 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

92 16/2373N-OUTLINE APPLICATION FOR THE CONSTRUCTION OF UP TO 400 DWELLINGS WITH GARAGING; PARKING; PUBLIC OPEN SPACE; LANDSCAPING; NEW VEHICLE AND PEDESTRIAN ACCESSES; HIGHWAY WORKS, FOUL AND SURFACE WATER DRAINAGE INFRASTRUCTURE AND ALL ANCILLARY WORKS, LAND AT, FLOWERS LANE, LEIGHTON FOR MR STEPHEN BIART, THE FAIRFIELD PARTNERSHIP

Consideration was given to the above application.

(Councillor D Bebbington, the Ward Councillor attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report, the application be delegated to the Head of Planning (Regulation), in consultation with the Chairman to approve subject to updated ecology reports and comments from the National Grid, and subject to the completion of a Section 106 securing the following:-

1. Dedication of land as public highway to enable the proposed four arm roundabout to be independently delivered if necessary. (Drawing B991/015A)
2. A financial contribution of £220,000 for the construction of the four arm roundabout.
3. A revised Travel Plan to include the provision of cycle or bus vouchers to the value of £60,000.
4. A financial contribution of £1,985,185 towards the North West Crewe Highway Improvement package.

5. A financial contribution of £100,000 toward the Leighton Hospital Cycle Link.
6. A financial contribution of £1,030,125 towards local education provision to accommodate children expected from the development.
7. 30% affordable housing provision.
8. Provision of site for local shop.
9. Provision of public open space and maintenance.

And subject to the following conditions:-

1. Commencement of development (3 years) or 2 from the date of approval of reserved matters.
2. Reserved matters to be approved.
3. Approved plans including the site parameters plan and access drawing
4. Materials
5. Landscaping
6. Implementation of landscaping
7. Tree retention/protection in accordance with agreed scheme
8. Further ecological surveys for Great Crested Newts
9. Surface water drainage/SUDS provision
10. Separate systems for drainage
11. Submission of a Phase II Contaminated Land Assessment & verification
12. Submission / approval and implementation of a Construction Environmental Management Plan, including limiting the hours of construction. No construction traffic to access the site from Moss Lane. The Plan to also include wheel wash, details for access and unloading restrictions
13. Dust control measures
14. Details of Lighting to be submitted and agreed
15. Travel Plan including agreement of a residents travel information pack
16. Electric Vehicle Charging Points
17. Provision of a minimum of 7 bungalows
18. Provision of a site for a local shop and to be marketed for a minimum 2 years
19. Approval of site access
20. The access off Moss Lane shall only be used by emergency vehicles, and prior to the commencement of development, full details of the proposed vehicle control measures to prevent unauthorised access shall be submitted to and approved in writing by the Local Planning Authority. The access shall only be installed in accordance with these approved details and to be maintained as such in perpetuity.
21. 2-way bus service provision
22. Air pollution damage cost calculation
23. Renewable energy
24. Provision of Broadband
25. Cycle parking

- 26. Bin storage
- 27. Bus shelters at Flowers Lane

Informatives: National grid pylons and that a new school should be provided in accordance with the Local 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 Chairman (or in their 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.

(The meeting adjourned for a short break).

93 16/1922C-RESIDENTIAL DEVELOPMENT, SITE ACCESS POINTS, PUBLIC OPEN SPACE, GREEN INFRASTRUCTURE AND ASSOCIATED WORKS; TOGETHER WITH THE REALIGNMENT OF THE WESTERN END OF BACK LANE, LAND TO THE EAST OF BLACK FIRS LANE AND TO THE SOUTH OF BACK LANE, BACK LANE, SOMERFORD FOR THE RICHBOROUGH ESTATES PARTNERSHIP LLP

Consideration was given to the above application.

(Jean Parry, an objector and Haydn 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 and subject to the completion of a S106 Agreement to secure the following:-

1. Detailed residential management agreement for the on going maintained of the Open Space/Children's play space be submitted and approved.
2. Detailed habitat management plan for on going management
3. Affordable Housing comprising 17.5% of all housing on site (all intermediate tenure at 80% open market value)
4. £4,000 for the making of any Traffic Regulation Orders on Chelford Road or Black Firs Lane in support of potential Speed Limit Reductions.
5. £5000 towards the provision of 'SID' interactive speed limit signage (or similar).
6. Highways contribution of £507,427.50 to the Back Lane improvement works - to be paid prior to the occupation of the 80th dwelling. As an alternative, these works may be undertaken

through a S38 agreement; this option will fall away should the Council enter into a contract to construct the Congleton link road by the time this development commences on site.

7. A S106 contribution £12,000 per dwelling to the Congleton Link Road. This includes a minimum contribution of £1.8m which will be provided irrespective of minimum dwelling numbers approved at reserved matters. The maximum contribution will be linked to the number of houses approved at reserved matters on a pro rata basis at £12,000 per dwelling.
8. PROW improvement works of £89,000.00
9. Education contribution of:
£401,313 (£2007 per dwelling) for Primary education
£473,938 (£2370 per dwelling) for Secondary education
£91,000 (£455 per dwelling) for SEN education provision
Total education contribution £966,251 (£4832 per dwelling)

And subject to the following conditions:-

1. Standard Outline
2. Submission of reserved matters- landscaping to include replacement hedgerow planting
3. Plans
4. Updated badger report
5. Each phase to incorporate a mix of units of -
1 bed and/or 2 bed dwellings between 5% and 15% of the number of dwellings
3 bed dwellings between 20% and 50% of the number of dwellings
4 bed and/or 5 bed dwellings between 25% and 65% of the number of dwellings, thereafter the housing on each phase of development shall accord with the housing mix details provided.
6. Design Coding to form part of reserved matters
7. Fabric first approach to energy efficiency
8. Reserved matters to include Arboricultural Impact Assessment
9. Construction and Environmental Management Plan, inc wheel washing prior submission/approval; piling, dust control
10. Amenity Green space of minimum of 2000m2 inc a LEAP with 6 pieces of equipment for all ages.
11. Public Rights of Way scheme of management shall be submitted to and approved
12. Bat mitigation strategy to be submitted as part of any reserved matters application
13. Hedgehog Gaps
14. Breeding birds and roosting bat features – Prior submission/approval
15. Contaminated Land Phase I, unexpected contamination, importation of soil
16. Residential travel plan inc residents information pack
17. Car charging for each dwelling/communal for flats
18. Tree and hedgerow Protection scheme – Prior submission/approval

19. Scheme for the incorporation of electromagnetic screening measures (protection of Jodrell Bank telescope)
20. Delivery of Local Traffic Management Scheme along the principles as out on drawing 21089_08_020_12b – by occupation of 80th dwelling on site
21. Programme of archaeological work
22. Development to comply with submitted Flood Risk Assessment
23. detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage to be submitted
24. Reserved matters to include noise mitigation scheme based on outline acoustic report
25. Noise mitigation scheme based on the final layout masterplan. The scheme shall take account of the Congleton Link Road if built before the development. Each reserved matters stage to submit a detailed noise mitigation
26. Detailed ecologic mitigation scheme to form part of reserved matters
27. Phasing of development to form part of 1st reserved matters
28. Levels
29. Superfast broadband provision
30. Details of bin storage
31. Details of cycle 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 Head of Planning (Regulation) in consultation with the Chairman (or in their 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.

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

94 16/1921C CHANGE OF USE FROM AGRICULTURAL LAND TO COMMUNITY NATURE PARK, LAND EAST OF BLACK FIRS LANE & WEST OF LONGDOWN ROAD, SOMERFORD, CONGLETON, CHESHIRE FOR SOMERFORD PARISH COUNCIL AND RSPB

Consideration was given to the above application.

(Jean Perry, an objector 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. Standard time
2. Plans
3. Levels
4. Landscaping (hard/soft) to be submitted and approved prior to commencement
5. Long term nature reserve / woodland management plan to be submitted and approved, including outline method statements for the creation of the proposed habitats/ scheme of information boards
6. Submission of 10 year habitat management plan
7. Boundary treatments/lighting details to be submitted

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 their 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.

(The meeting adjourned from 1.10pm until 1.55pm for lunch).

95 16/5156C-RESIDENTIAL DEVELOPMENT FOR 170 HOUSES & ASSOCIATED WORKS, LAND OFF BLACK FIRS LANE, SOMERFORD, CONGLETON FOR MR TAYLOR, BARRATT & DAVID WILSON HOMES NORTH WEST

Consideration was given to the above application.

(Glyn Wakefield, an objector and Andrew Taylor, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Head of Planning (Regulation) for approval subject to further discussions with the Chairman and Ward Member to amend the plot adjacent to No 12 Chelford Road and any associated implications, subject to a 21 day notification period to the University of Manchester (Jodrell Bank) of the intention to grant planning permission and subject to the completion of a Section 106 agreement securing the following:-

- 30% of the dwellings to be affordable.
- The tenure split of the affordable housing required is 25% social or affordable rent, 75% intermediate tenure.
- Affordable Homes should be pepper-potted (in clusters is acceptable)
25% of the affordable dwellings to be built to meet Lifetime Homes standards, and these properties should be bungalows, maisonettes

or adaptable houses. The affordable dwellings should be built to meet Code for Sustainable Homes Level 3.

- The affordable homes to be provided no later than occupation of 50% of the market dwellings unless the development is phased, in which case 80% of the market dwellings can be occupied.
- Provision of a LEAP with 5 pieces of equipment specification to be submitted and agreed and in accordance with that set out in the Greenspaces Officer consultation response.
Management plan for all open space in perpetuity (including, inter alia, the LEAP, allotments if provided, woodland, general amenity openspace, village green, nature conservation area, drainage areas, ponds and any other areas of incidental open space not within private gardens or the adopted highway).
- Commuted sum of £55,610.00 to be used to deliver off-site habitat creation/enhancement as per the report.
- Commuted sum of £272,748 in lieu of Primary, Secondary and SEN education.
- Contribution of £850,000 towards capacity improvements of the A34 Rood Hill Traffic Signals or the A34 West Street roundabout OR alternative measures that offer congestion relief benefits to the A34 corridor through Congleton.
- Contribution of £50,000 towards the improvement and accessibility of Local Bus Stop Infrastructure.

And subject to the following conditions:-

1. Standard 3 year consent
2. Approved Plans
3. Materials
4. Landscaping
5. Implementation of landscaping
6. Tree/Hedgerow Protection Measures
7. The hours of construction of the development (and associated deliveries to the site) shall be restricted to: Monday – Friday 08:00 to 18:00 hrs Saturday 09:00 to 14:00 hrs Sundays and Public Holidays Nil
8. Noise insulation measures
9. Individual Travel plans
10. Travel Information packs to be provided for residents
11. Electric Vehicle Infrastructure
12. Submission of a Contaminated Land Phase II investigation.
13. Control over imported soils
14. Requirement to inform LPA if unexpected contamination found
15. Submission of Construction and Environmental Management Plan
13. Bin storage.
14. 10% renewable provision
15. Submission of detailed design for wildlife corridors together with proposals for the fencing off of the wildlife corridors during the construction phase.

16. Implementation of Great Crested Newt Reasonable Avoidance Measures
17. Updated badger survey to be undertaken and submitted to the LPA prior to the commencement of development.
18. Hedgehog access.
19. Submission of details for the incorporation of wildlife kerbs, bat and bird boxes (as per section submitted ecological mitigation strategy).
20. Safeguarding of nesting birds
21. Submission of 10 year habitat management plan
22. Creation of wildlife hibernacula as specified in section 4.65 of the submitted ecological mitigation strategy.
23. Bat lighting condition
24. Detailed design of ponds to be submitted with reserved matter application
25. Archaeological programme of works
26. Scheme of appropriate surface water drainage
27. Detailed design of surface water drainage
28. Provision and implementation of Travel Plan
29. Sewer easement as detailed in United Utilities response
30. All the affordable dwellings should be provided no later than occupation of 80% of the open market dwellings
31. Finished floor levels
32. Emergency access only
33. Cycle storage

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), in consultation with the Chairman of the Strategic Planning Board is delegated the authority to do so, provided that he does not exceed the substantive nature of the Board's decision.

96 16/2583C-OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT TO INCLUDE DETAILS OF ACCESS, LAND WEST OF, BRADWALL ROAD, SANDBACH FOR SITE PLAN UK LLP

Consideration was given to the above application.

(Councillor B Moran, the Ward Councillor, Town Councillor Carolyn Lowe, representing Sandbach Town Council, Steve Buckley, an objector and Robert Walker, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. The proposed residential development is unacceptable because it is located within the Open Countryside, contrary to Policies PC3 and H1 of

the Sandbach Neighbourhood Plan, PS8 (Open Countryside) and H6 (Housing in Open Countryside) of the Congleton Borough Local Plan, Policy PG 5 of the Cheshire East Local Plan Strategy Submission Version - 2016 and the principles of the National Planning Policy Framework and create harm to interests of acknowledged importance. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.

2. The proposal would be contrary to the spatial strategy for the future development of the Borough due to the scale of the proposed development having regard to Policies PG2 and PG6 in the emerging Cheshire East Local Plan Strategy – Consultation Draft July 2016 and guidance within the NPPF.

3. Loss of BMV Agricultural Land and adverse impact on the landscape character of the area.

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 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.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 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 NEAP (8 pieces of equipment) to be maintained by a private management company

3. Secondary school education contribution of £441,253

4. SEN education contribution of £91,000

5. PROW Contribution of £26,128

(Prior to consideration of the following application, Councillors B Burkill and J Macrae left the meeting and did not return).

97 15/4865M-FULL PLANNING PERMISSION FOR ERECTION OF LOGISTICS WAREHOUSE (6728SQM USE CLASS B8) AND ANCILLARY TRADE SALES, WITH ASSOCIATED ACCESS, PARKING, ECOLOGICAL WILDLIFE CORRIDOR, LANDSCAPING AND EXTERNAL WORKS, LAND AT ADLINGTON BUSINESS PARK, ADLINGTON FOR EUROSCAPE SECURITIES& ARIGHI BIANCHI LTD, C/O EUROSCAPE DEVELOPMENTS LTD

Consideration was given to the above application.

(Hannah Baker, representing a number of objectors and Colin Williams, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

The application be delegated to the Head of Planning (Regulation) in discussion with the Chairman and Ward Member to approve subject to the resolution of a number of outstanding matters.

(This decision as contrary to the Officer's recommendation of refusal).

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 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 Board's decision.

98 WITHDRAWN BY OFFICERS-16/4436M - PROPOSED POYNTON RELIEF ROAD, CHESTER ROAD, POYNTON

This application was withdrawn by Officers prior to the meeting.

The meeting commenced at 10.30 am and concluded at 4.30 pm

Councillor H Davenport (Chairman)

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