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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 25th October, 2017 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor J Macrae (Chairman)

Councillors B Burkhill, L Durham (Substitute), S Edgar (Substitute), T Fox, S Hogben, D Hough, J Jackson, S Pochin, M Sewart, L Smetham and L Wardlaw

OFFICERS IN ATTENDANCE

Mr A Crowther (Major Applications Team Leader), Ms S Dillon (Senior Lawyer), Mr K Foster (Principal Planning Officer), Mr P Hooley (Planning & Enforcement Manager), Mr P Hurdus (Highways Development Manager), Mr D Malcolm (Head of Planning & Regulation), Mr J Thomas (Senior Planning & Highways Solicitor) and Mr P Wakefield (Principal Planning Officer)

In the absence of the Chairman and Vice Chairman it was moved and seconded that Councillor J Macrae should take the Chair for the meeting.

RESOLVED

That Councillor J Macrae be appointed as Chairman for the meeting.

51 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Hammond and G Merry.

52 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 17/3894M, 17/4256M and 17/1000C, Councillor S Hogben declared that he was a Director of ANSA who had been a consultee, however he had not taken part in the consultation.

In the interest of openness in respect of application 17/4256M, Councillor M Sewart declared that he was a member of Poynton Town Council who had made representations but he had not taken part in any discussions or voted on the application.

In the interest of openness in respect of application 17/1000C, Councillor L Wardlaw declared she was a member of Congleton Town Council, however she had not discussed the application.

In the interest of openness in respect of application 17/3894M, Councillor B Burkhill had attended a meeting of Handforth Parish Council where the application was considered however he did not make any comments on the application. As Ward Councillor he had advised the public on the protocols on what to do at meetings and how to object, however he had not voted on the application when it considered by the Parish Council.

In the interest of openness in respect of application 17/3894M, Councillor T Fox declared that she had attended a meeting of Handforth Parish Council where the application was considered but she had not made any comments on the application.

In the interest of openness, Councillor D Hough declared that he was a member of TSS and whilst applications often referred to public transport he had not made any comments.

It was noted that the majority of Members had received correspondence in respect of application 17/3894M.

53 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 27 September 2017 be approved as a correct record and signed by the Chairman.

54 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

55 17/3894M-OUTLINE PLANNING APPLICATION (ACCESS TO BE CONSIDERED) FOR ERECTION OF UP TO 250 DWELLINGS WITH ASSOCIATED WORKS INCLUDING THE DEMOLITION OF 15 HAMPSON CRESCENT, LAND BETWEEN CLAY LANE AND SAGARS ROAD, HANDFORTH FOR HIMOR (LAND) LTD

Consideration was given to the above application.

(Councillor D Mahon, the Ward Councillor, Parish Councillor Ron Dixon, Chairman of Styal Parish Council, Parish Councillor Brian Tolver, representing Handforth Parish Council, Mark Knowles, an objector, Michael Thompson, an objector and John Coxon, 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 and in the written update to the Board, the application be approved subject to completion of a Section 106 Agreement securing the following:-

- Provision of 30% affordable units.
- Educational contribution towards secondary and SEN provision.
- Contribution towards ROS £1,000 per open market house.
- Contribution towards health provision
- Contribution for a path from the site to Meriton Park
- Management Plan for the on-site public open space and LEAP
- Contribution towards improvements on Clay Lane £18,000
- Contribution towards footpath improvements in the Dean Valley £85,000
- Delivery of the bridge over Dobbin Brook to access Meriton Park
- Contribution for monitoring of Travel Plan £5,000
- £34,500 for indoor recreation equipment

And subject to the following conditions:-

1. Standard contaminated land condition
2. Importation of soil
3. Unexpected Contamination
4. Time period to implement permission.
5. Approve reserved matters details
6. Plans
7. Details of surface water drainage
8. Pedestrian and cycle signage
9. Submission and implementation of Travel Plan
10. Pedestrian cycle routes through the site
11. Provision for hedgehogs through the site
12. Newts
13. Details of proposed culvert with RM application
14. Construction environment management plan
15. bat friendly lighting scheme
16. Ecological enhancement strategy
17. Landscape and habitat management plan
18. 10 metre ecological buffer
19. Dust control
20. Provision of Electric Vehicle Charging Points
21. Updated otter and badger survey
22. Implement noise recommendations
23. Implement landscaping scheme
24. Details and implementation of bridges
25. Details of materials
26. Details of play area
27. Retention of hedgerows
28. Boundary details
29. Submit arboricultural impact assessment
30. Implement access
31. Flood Risk Assessment

32. Levels Details

Members asked it be noted that the Reserved Matters application should come back to the Strategic Planning Board for consideration.

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 lunch from 1.00pm until 1.45pm).

56 **17/4256M-OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF ALL BUILDINGS AND STRUCTURES AND THE ERECTION OF UP TO 150 DWELLINGS WITH 30% AFFORDABLE HOMES, PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND VEHICULAR ACCESS POINT FROM DICKENS LANE. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS, LAND AT DICKENS LANE, SPRINK FARM, DICKENS LANE, POYNTON FOR HOURIGAN CONNOLLY**

Consideration was given to the above application.

(Town Councillor Ian Hollingworth, representing Poynton Town Council, Jeff Palmer, an objector and Rebecca Thompson, the agent and 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 the completion of a Section 106 Agreement securing the following:-

- Financial contribution towards education:
- Primary – No. of pupils generated x £11,919 x 0.91
- Secondary – No. of pupils generated x £17,959 x 0.91
- SEN – No. of pupils generated x £50,000 x 0.91
- Financial contribution towards indoor sports – No. of additional residents x 0.427 (participation rate for Cheshire East) / 25 (average number of users per piece of health & fitness equipment) x £6,500 (cost per item of fitness equipment)
- Financial contribution towards outdoor sports - £1,000 per market dwelling
- Financial contribution towards GP practices in Poynton – Occupancy per dwelling x number of units in the development x 360
- Financial contribution towards Poynton Relief Road - £5,555 per dwelling

- Open space provision and management
- 30% affordable housing (tenure split of 65% rented and 35% intermediate)

And subject to the following conditions:-

1. Submission of reserved matters
2. Implementation of reserved matters
3. Time limit for submission of reserved matters
4. Commencement of development
5. Development in accord with approved plans
6. Noise mitigation measures to be submitted
7. Construction Environmental Management Plan to be submitted
8. Electric vehicle infrastructure to be provided
9. Scheme to minimise dust emissions to be submitted
10. Phase II contaminated land report to be submitted
11. Verification Report prepared in accordance with the approved Remediation Strategy to be submitted
12. Imported soil to be tested for contamination
13. Contamination not previously identified
14. Arboricultural impact assessment to be submitted
15. Development to be carried out in accordance with Flood Risk Assessment and mitigation measures
16. Drainage strategy including detailed calculations to be submitted
17. Details of enhancement of bat commuting habitat to be submitted
18. Bat sensitive lighting details to be submitted
19. Proposals for the incorporation of features into the scheme suitable for use by roosting bats and nesting birds to be submitted
20. Updated badger survey to be submitted
21. Written scheme of archaeological investigation to be submitted
22. Reserved matters application to incorporate public right of way routes
23. Provision for pedestrians and cyclists to be provided
24. Compliance with submitted design principles and submission of design code.
25. Details of ground levels
26. Travel Plan

(During consideration of the following item, Councillor L Wardlaw left the meeting and did not return).

- 57 **17/1000C-OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS FOR A DEVELOPMENT COMPRISING UP TO 500 DWELLINGS (USE CLASS C3), SITE FOR NEW PRIMARY SCHOOL (USE CLASS D1) AND LOCAL SHOPPING FACILITY (USE CLASS A1) TOGETHER WITH ASSOCIATED OPEN SPACE, GREEN INFRASTRUCTURE, PEDESTRIAN AND CYCLE LINKS, LAND BETWEEN MANCHESTER ROAD AND GIANTSWOOD LANE, HULME WALFIELD, CHESHIRE FOR WORTH PARTNERSHIP**

Consideration was given to the above application.

(Parish Councillor Graham Silman, representing Hulme Walfield and Somerford Booths, Town Councillor Mrs Akers-Smith, representing Congleton Town Council, Mr Colin Bodimeade, an objector and Liz Cowdray, 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 and in the written update to the Board, the application be approved subject to the completion of a Section 106 Agreement securing the following:-

- 17.5% of the dwellings to be affordable at 80% discounted market sale. Affordable Homes should be pepper-potted (in clusters is acceptable)
- Provision of POS consisting of 12,000sq m (1.2ha) new AGS based on 2.4 persons per dwelling and a NEAP(1000sqm) /destination play facility as indicated on the parameter plan, a Green gym with a minimum of 5 items & 4 LAPS minimum.
- A commuted sum of £3,200,000 towards Education provision along with a levelled and fully serviced site to allow the construction of a new primary school.
- S106 contribution of £150,000 for the making of any Traffic Regulation Orders and to install traffic management measures to Giantswood Lane, Mill Lane and Smithy Lane – this contribution has a trigger event of a new highway link between Local Plan site CS45 and Giantswood Lane receiving planning approval and the commencement of development of said access.
- A S106 contribution of £100,000 towards the delivery of a Toucan crossing of the A34 prior to the occupation of the 80th dwelling.
- A S106 contribution of £50,000 towards upgrade of the footway adjacent to the A34 from the Northern boundary of the site to the new underpass of the A34. The trigger event is the occupation of the 50th dwelling.
- A S106 contribution £15,000 per dwelling to the Congleton Link Road in lieu of the full Affordable housing provision (To be provided at 17.5%) as provided for in the submitted Local Plan Strategy. £600,000 of this will be paid prior to occupation of the 30th dwelling. An additional £1.5M will be paid on the occupation of the 125th dwelling, an additional £1.3M will be paid on the occupation of the 200th dwelling. The Balance of monies (calculated as the total number of dwellings approved at reserved matters stage, minus the cumulative contributions paid) will be paid on occupation of 70% of the dwellings approved at the reserved matters application.
- A contribution of £300,000 towards the provision of a new bus service linking this site to the town centre on the occupation of the 100th dwelling.
- Ecological offsetting and sports provision.

And subject to the following conditions

1. Commencement of development (3 years) or 2 from date of approval of reserved matters
2. Reserved matters to be approved
3. Approved Plans
4. Materials
5. Landscaping
6. Implementation of landscaping
7. Tree/Hedgerow Protection Measures
8. Construction Management Plan to be submitted prior to commencement.
9. Travel Plan to be submitted prior to occupation of the first dwelling.
10. The main spine road for the new site will need to be designed to accommodate bus services and a minimum width of 6.5m is required.
11. Approval of a Public Rights of Way Management Scheme
12. Arboricultural Impact Assessment in accordance with Section 5 of BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations which shall include a Tree Protection Scheme
13. Submission of a management plan for the Woodland
14. Submission of an updated Badger Survey as part of and reserved matters application.
15. Bridge design to minimise habitat losses over water course.
16. Approval of lighting to avoid impacts on bats
17. Air pollution damage cost calculation and associated mitigation works.
18. Electric Vehicle Charging points.
19. Submission of an acoustic mitigation scheme as part of any reserved matters
20. Submission of a post demolition Phase II ground contamination and risk assessment together with a remediation report.
21. Control of soils brought onto site.
22. Measures to address contamination should it be expectantly be found during works.
23. Jodrell Bank mitigation measures.
24. Approval of levels.
25. Development to accord with the recommendations of the submitted flood risk assessment
26. Drainage strategy/design in accordance with the appropriate method of surface water drainage chosen.
27. Foul and surface water drained on separate systems.
28. Cycle storage and bin provision
29. No more than 40 houses can be occupied until the Council has entered into a construction contract for the full construction of the Congleton Link Road

30. The secondary access shown on the parameters plan shall be closed to vehicular traffic once the main access off Manchester Road becomes available for use.

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or addition 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.

(Prior to consideration of the following item, Councillor S Hogben left the meeting and did not return).

58 PLANNING APPEALS

Consideration was given to the above report.

RESOLVED

That the report be noted.

The meeting commenced at 10.30 am and concluded at 3.55 pm

Councillor J Macrae (Chairman)