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## CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 27th June, 2018 at Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

### **PRESENT**

Councillor G Merry (Chairman)

Councillors B Burkhill, S Edgar, P Groves, D Hough, J Jackson, A Kolker  
(Substitute), J Macrae, J Nicholas (Substitute), B Roberts and L Wardlaw

### **OFFICERS IN ATTENDANCE**

Mrs N Folan (Planning Solicitor), Mr P Hooley Planning & Enforcement  
Manager), Mr P Hurdus (Highways Development Manager), Mr R Law  
(Principal Planning Officer) and Miss E Williams (Principal Planning Officer)

### **8 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors D Brown, T Fox and  
J Hammond.

### **9 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in respect of application 18/0552N, Councillor  
B Roberts declared that he was the ward Councillor of the adjoining ward  
and had attended a presentation at Cabinet and the Environment and  
Regeneration and Overview Scrutiny in relation to the application.

In the interest of openness in respect of application 17/1094C, Councillor  
D Hough declared that he was a member of Alsager Town Council,  
however he had not taken part in the debate on the application and the  
last time the application had been considered he had left the room.

It was noted that Members had received correspondence in respect of  
17/6042N.

### **10 MINUTES OF THE PREVIOUS MEETING**

#### **RESOLVED**

That the minutes of the meeting held on 16 May 2018 be approved as a  
correct record and signed by the Chairman.

### **11 PUBLIC SPEAKING**

#### **RESOLVED**

That the public speaking procedure be noted.

**12 17/6042N-APPLICATION FOR THE APPROVAL OF DETAILS OF THE APPEARANCE, LANDSCAPING, LAYOUT, AND SCALE BEING MATTERS RESERVED UNDER APPROVAL APP/R0660/W/15/3136524 (LPA REF: 14/3024N), LAND OFF, CHURCH LANE, WISTASTON FOR BLOOR HOMES (NORTH WEST) LTD**

Consideration was given to the above application.

(Councillor M Simon, the Ward Councillor, Parish Councillor Derrick Millington, representing Wistaston Parish Council and Ben Pycroft, 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 approved subject to the following conditions:-

1. Approved Plans
2. Prior to the commencement of the development the applicant to submit a strategy for the incorporation of features to enhance the biodiversity value of the proposed development. The submitted strategy should include proposals for the; enhancement of the existing ponds, provision of features for nesting birds including house sparrow and roosting bats, gaps in garden fences to facilitate the movement of hedgehogs, brash/deadwood piles, a rain water catchment strategy to ensure sufficient water is diverted to the existing ponds to maintain water levels and Wych Elm planting.
3. Submission of a scheme of landscaping
4. Implementation of the approved Landscaping – including a strategy for landscape, POS provision and biodiversity enhancements
5. Prior to its installation details of any external lighting to be submitted and approved
6. Prior to the commencement of development details of long term habitat and management proposals to be submitted and approved
7. Prior to the commencement of development details of the LEAP to be submitted and approved
8. Boundary Treatment to be submitted and approved
9. Materials in accordance with the approved details
10. Surfacing Details to be submitted and approved
11. Obscure Glazing south facing first floor window – plots 40-41 serving a lounge and south-east facing elevation of plots 42-43 serving a kitchen/lounge
12. Detailed design of emergency access barrier to be submitted and approved.

In order to give proper effect to the Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice

**13 17/1094C-RESERVED MATTERS APPLICATION FOR RESIDENTIAL DEVELOPMENT COMPRISING 350 DWELLINGS (30% AFFORDABLE), CREATION OF PUBLIC OPEN SPACE INCLUDING CHILDREN'S PLAY AREAS, AND ASSOCIATED WORKS, PURSUANT TO OUTLINE APPROVAL 13/4132N, LAND AT WHITE MOSS QUARRY, CREWE ROAD, ALSAGER FOR MR NIALL MELLAN, PERSIMMON HOMES (NORTH WEST) LTD**

Consideration was given to the above application.

(Town Councillor Sue Helliwell, representing Alsager Town Council, Sylvia Dyke, objector, and Adele Jacques representing the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of Councillor R Fletcher, the Ward Councillor).

**RESOLVED**

That the application be refused for the following reasons:-

1. The proposed development fails to respect and positively respond to the wetland character of the site to create a distinct sense of place and local identity. Coupled with the applicant's failure to submit a comprehensive landscape proposal for the site the proposal is contrary to LPS20, SD2, SE1 and SE4 of the Cheshire East Local Plan Strategy, the provisions within volume 2 of the Cheshire East Borough design Guide and paragraphs 56, 61 and 64 of the National Planning Policy Framework.

2. The proposed layout creates an over-dominance of car parking to the front of properties, which coupled with the lack of a suitable landscape scheme would lead to a car dominated layout that is detrimental to the character and quality of the development. The layout fails to respect the rural surroundings at the edges of the site and results in an inappropriately dense development along the northern and western boundary of the site. Therefore the proposal is contrary to Policies LPS20, SD2, SE1, and SE4 of the Cheshire East Local Plan Strategy, the provisions within volume 2 of the Cheshire East Borough design Guide and paragraphs 56, 61 and 64 of the National Planning Policy Framework.

3. The proposal comprises the use of standard house-types which exhibit little architectural quality and do not create a strong townscape or a development with its own distinct, high quality identity. The house types in conjunction with the layout also result in instances of corners being defined by blank gables, poor termination of vistas within the layout and the failure of the scheme to properly define the entrance to the site

resulting in an extremely poor quality development. Therefore the proposal is contrary to Policies LPS20, SD2, and SE1 of the Cheshire East Local Plan Strategy, the provisions within volume 2 of the Cheshire East Borough design Guide and paragraphs 56, 61 and 64 of the National Planning Policy Framework

4. The mix of dwellings proposed is not accompanied by a justification for the proposal. Therefore the proposal is contrary to Policy SC4 of the Cheshire East Local Plan Strategy.

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 12.15pm until 12.50pm).

**14 16/5740C-CHANGE OF USE OF LAND FROM AGRICULTURE TO SHOWGROUND INCLUDING THE CREATION OF A NEW ACCESS, INTERNAL ACCESS TRACKS, HARDSTANDING AND ARENAS, LAND EAST OF SOMERFORD PARK FARM, HOLMES CHAPEL ROAD, SOMERFORD FOR MR SIMON KING**

Consideration was given to the above application.

(Parish Councillor Paul Crompton, representing Somerford Parish Council and Caroline Payne, the agent for the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That for the reasons set out on the report, the application be approved subject to the following conditions:-

1. Standard time limit (3 years)
2. Accordance with approved plans
3. Proposed use restricted to equestrian showground for 43 days / 20 weekends in a calendar year
4. Proposal not to be brought into use until the proposed access and Congleton Link Road have been constructed and are operational
5. Surfacing materials to be submitted and approved
6. Landscaping scheme to be submitted and approved and to include woodland planting along western boundary
7. Implementation of landscaping scheme
8. Development to be carried out in accordance with submitted noise assessment

9. Notwithstanding the submitted noise assessment, the details of the Public Address System shall be submitted, approved and implemented
10. Noise monitoring will be undertaken at the nearest boundary to residential property and a logbook kept and made available for inspection by the Local Authority.
11. Construction Environmental Management Plan to be submitted, approved and implemented
12. 10 year habitat management plan to be submitted, approved and implemented
13. Updated badger survey prior to be submitted, approved and implemented
14. Manure management plan to be submitted, approved and implemented
15. Development to be carried out in accordance with submitted ecological survey
16. Survey for nesting birds if works carried out during nesting season
17. Access to be constructed in accordance with submitted details prior to first use
18. Development to be carried out in accordance with submitted Flood Risk Assessment
19. Submission of a sustainable drainage management and maintenance plan scheme to be submitted, approved and implemented
20. Surface water drainage strategy to be submitted, approved and implemented
21. Details of external lighting to be submitted, approved and implemented (Bat friendly)
22. Long term landscape management plan

In order to give proper effect to the Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

**15 18/0552N-THE CONSTRUCTION AND OPERATION OF AN IN VESSEL COMPOSTING (IVC) FACILITY WITH ASSOCIATED AERATED STATIC PILE (ASP) COMPOSTING, SCREENING AND BLENDING OPERATIONS ON LAND TO THE WEST OF MIDDLEWICH ROAD, LEIGHTON GRANGE, CREWE, LEIGHTON GRANGE, MIDDLEWICH ROAD. LEIGHTON FOR MR JAMES LANDAU, BIOWISE LIMITED**

Consideration was given to the above application.

(Joanna Holland, representing the applicant and Bob Wilkes, representing the applicant attended the meeting and spoke in respect of the application. In addition the Officer read out statements on behalf of Councillor S Pochin, a visiting Councillor and Parish Councillor Les Horne, representing Minshull Vernon & District Parish Council,).

## **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 following conditions:-

1. Commencement within 3 years
2. Approved documents
3. Hours of operation
4. Limit on stockpile heights
5. Materials management plan
6. Closure of doors outside of use
7. Maintenance of vehicles, plant and machinery
8. Construction environmental management plan
9. Noise levels for additional plant
10. Noise management plan
11. Acoustic landscape bund on access track
12. No external deposit of unprocessed material
13. Odour management plan
14. Dust management scheme
15. Lighting details
16. Compost maturation on sealed drainage
17. Development in accordance with Flood Risk Assessment
18. Detailed drainage design and management plan
19. Foul and surface water drained on separate systems
20. Finished floor levels
21. Landscaping scheme
22. Tree/hedgerow protection scheme
23. Restoration plan on cessation of use
24. Implementation of mitigation identified in ecological assessment
25. Breeding birds survey
26. Runoff and emissions plan
27. Method statement for pond protection
28. Construction risk assessment method statement for utilities
29. Archaeological watching brief to protect roman road
30. Access works onto A530 needs to be developed on commencement of development and passing places delivered prior to commencement of operation.

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 Chair (or in her absence the Vice Chair) of the 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 this application be the subject of an appeal, authority be delegated to the Head of Planning (Regulation) in consultation with the Chairman of the Strategic Planning Board to enter into a planning agreement in

accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

The meeting commenced at 10.30 am and concluded at 2.35 pm

Councillor G Merry (Chairman)

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