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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 26th September, 2018 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor G Merry (Chairman)
Councillor M J Weatherill (Vice-Chairman)

Councillors D Brown, S Edgar, T Fox, P Groves, D Hough, J Jackson,
D Mahon, B Roberts and J Wray (Substitute)

OFFICERS IN ATTENDANCE

Mr A Crowther (Principal Planning Officer), Ms S Dillon (Planning Lawyer), Mr
D Evans (Principal Planning Officer), Mr D Malcolm (Head of Planning
(Regulation)), Mr N Jones (Principal Development Officer)

40 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors B Burkhill, J Macrae
and J Hammond.

41 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 18/0079N and
17/5070C, Councillor S Edgar declared that he was a member of the
Cheshire Brine Board who were a consultee on the applications.

In the interest of openness in respect of applications 18/0079N and
17/5070C, Councillor J Wray declared that he was a member of the
Cheshire Brine Board who were a consultee on the applications.

In the interest of openness in respect of applications 18/0079N and
17/5070C, Councillor B Roberts declared that he was a member of the
Cheshire Brine Board who were a consultee on the applications.

In the interest of openness in respect of applications 18/0079N and
17/5070C, Councillor G Merry declared that she was a member of
Sandbach Town Council, however she did not participate in any planning
meetings planning discussions.

In the interest of openness, Councillor D Hough declared that he was a
Director of TSS who organised bus routes, however he had not discussed
bus routes with anyone.

It was noted that the majority of Members had received correspondence in respect of applications 18/0079N, 17/5070C and 17/5223C.

42 MINUTES OF THE PREVIOUS TWO MEETINGS

RESOLVED

That the minutes of the previous two meetings held on 29 August 2018 and 4 September 2018 be approved as a correct record and signed by the Chairman.

43 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

44 18/0079N-THE DEMOLITION OF THE EXISTING INDUSTRIAL BUILDINGS AND STRUCTURES (INCLUDING THE BOUNDARY WALL ALONG WEST STREET) AND THE CONSTRUCTION OF 263 DWELLINGS COMPRISING 24 APARTMENTS AND 239 HOUSES, TOGETHER WITH OTHER ASSOCIATED WORKS, INCLUDING THE PROVISION OF PUBLIC OPEN SPACE, THE LAYING OUT OF ROADS AND FOOTWAYS (WITH TWO NEW ACCESSES FROM WEST STREET), AND HARD AND SOFT LANDSCAPING, BOMBARDIER TRANSPORTATIONS, WEST STREET, CREWE FOR COUNTRYSIDE PROPERTIES (UK) LTD & BOMBARDIER TRANSPORTATION UK LTD

Consideration was given to the above application.

(Councillor D Flude, representing the Ward Councillor and Steve Hughes, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons outlined in the report the application be approved subject to the completion of a Section 106 agreement securing the following:-

- £33,000 to St. George's playing fields skateboard park and £67,000 to education
- Management Company for POS

And subject to the following conditions:-

1. Standard 3 year consent
2. Approved Plans
3. Materials
4. Landscaping (To include details of POS)

5. Implementation of landscaping
6. Tree 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 mitigation measures
9. Provision and implementation of Travel Plan
10. Dust control measures
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
16. Bin and cycle storage
17. Hedgehog habitat creation and gaps in fences
18. Detailed survey for nesting birds
19. Detailed proposals for breeding swifts and White Letter Hairstreak
20. Archaeological programme of works
21. Separate drainage systems
22. Detailed design of surface water drainage
23. Broadband provision
24. Finished floor levels
25. Improvements to the bus stop on West Street including bus shelters
26. No allocation of parking spaces for the apartment blocks
27. Recording of details of site passed to local heritage groups and information boards on site in discussion with local ward members and Town Council
28. Details of boundary walls
29. Scheme for trees within church grounds to be submitted/approved/implemented

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.

- 45 **17/5070C-OUTLINE PLANNING PERMISSION (REVISIONS TO 09/2083C) IN RESPECT OF ZONES 2,5 AND 6, TO PROVIDE UP TO 100 RESIDENTIAL UNITS (C3) PLUS CARE HOME (C2) OR 120 RESIDENTIAL UNITS, UP TO 2,600SQM OF COMMERCIAL USES INCLUDING RETAIL (A1), RESTAURANT/PUB (A3/A\$4) PLUS OFFICES (B1), WITH PUBLIC OPEN SPACE AND ASSOCIATED INFRASTRUCTURE, FORMER ALBION CHEMICAL WORKS, BOOTH LANE, MOSTON FOR BLUEFIELD SANDBACH LIMITED**

Consideration was given to the above application.

(Parish Councillor David Nixon, representing Moston Parish Council and Mark Krassowski, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Head of Planning (Regulation) in consultation with the Chairman of the Strategic Planning Board for further discussion on the Section 106 contributions for upgrading of the public footpath to Mill Lane in liaison with the Ward Councillor and for further details of the Spatial Design Code. The rest of the Section 106 Agreement to include the following:-

S106	Amount	Triggers
Affordable Housing	30% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan to be submitted at the reserved matters stage. No more than 80% open market occupied prior to affordable provision in each phase.
Education	For a development of 100 dwellings; Primary £195,233 Secondary £245,140 SEN £45,500 For a development of 120 dwellings; Primary £238,618 Secondary £294,168 SEN £45,500	50% of the total education sum to be paid on the occupation of the 25th dwelling. The next 25% of the total education sum to be paid on the occupation of the 50th dwelling. The final 25% of the total education sum to be paid on the occupation of the 75th dwelling.
Health	If the care home is provided as part of this application. £23,760 (Ashfields Medical Centre)	Prior to first occupation.
Indoor recreation	For a development of 100 dwellings a contribution of £18,200. For a development of 120 dwellings a contribution of	Prior to first occupation.

	£21,450.	
Outdoor recreation	£1,000 per family dwelling or £500 per 2 bed pace (or more) apartment	Prior to the occupation of the 75th dwelling.
Allotment Contribution	£230.70 per dwelling	Prior to the occupation of the 75th dwelling.
Public Space Open	Private Management Company Provision of a NEAP and the open space	On first occupation On occupation of 50% of the dwellings
Biodiversity Off-Setting Contribution	£30,000	Prior to first occupation.
Canal Towpath improvement contribution	£150,000	50% to be paid on the occupation of the 25th dwelling. The final 50% to be paid on the occupation of the 50th dwelling.

And subject to the following conditions:-

1. Standard Outline 1
2. Standard Outline 2
3. Standard Outline 3
4. Approved Plans
5. Contaminated land – submission of a remediation strategy
6. Contaminated land – No occupation prior to the submission of a verification report
7. Contaminated land – works to stop if further unknown contaminated land is uncovered
8. Reserved Matters application to include details of existing and proposed levels
9. Each Reserved Matters application for residential development shall include an updated acoustic appraisal together with any mitigation measures.
10. Piling works
11. Travel Plan – Residential development
12. Travel Plan – Commercial development
13. Electric Vehicle Charging Provision

14. Reserved matters application for the commercial units to include a scheme of brown roofs
15. Reserved matters application to include a scheme of replacement hedgerow planting
16. The proposed development to proceed in strict accordance with the measures detailed in paragraph 5.2.5 of the submitted Preliminary Ecological Appraisal prepared by enzygo
17. Reserved Matters application for the housing to include a phasing plan
18. Development to be carried out in accordance with the submitted FRA
19. No development shall take place until a detailed strategy / design and associated management / maintenance plan of surface water drainage for the site has been submitted to and approved in writing by the Local Planning Authority.
20. Scheme to ensure that the site boundary will need to be adequately protected to ensure that any flood risk is contained and managed onsite and not transferred off site.
21. External Lighting to be submitted and approved
22. Each phase of the development hereby approved shall incorporate a mix of units of -
 - 1bed and/or 2 bed dwellings – between 10% and 30% of the number of dwellings
 - 3 bed dwellings – between 20% and 40% of the number of dwellings
 - 4 bed and/or 5 bed dwellings – between 20% and 40% of the number of dwelling
 and a minimum of 5 % of the units shall be bungalows or units for single storey living. The 1st reserved matters application shall provide a strategy for the distribution of all the housing across the site in accordance with these parameters. Thereafter the housing on each phase of development shall accord with the housing mix details provided unless otherwise approved in writing by the Local Planning Authority
23. The first Reserved matters application shall include a survey the trees within the grass verge and provide and implement a scheme of re-planting of tree (and removal if necessary) within the grass verge.
24. Visibility splays

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.

If the application is subject to an appeal approval is given to enter into a S106 Agreement with the following Heads of Terms;

S106	Amount	Triggers
Affordable Housing	30% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan to be submitted at the reserved matters stage.

		No more than 80% open market occupied prior to affordable provision in each phase.
Education	<p>For a development of 100 dwellings; Primary £195,233 Secondary £245,140 SEN £45,500</p> <p>For a development of 120 dwellings; Primary £238,618 Secondary £294,168 SEN £45,500</p>	<p>50% of the total education sum to be paid on the occupation of the 25th dwelling.</p> <p>The next 25% of the total education sum to be paid on the occupation of the 50th dwelling.</p> <p>The final 25% of the total education sum to be paid on the occupation of the 75th dwelling.</p>
Health	<p>If the care home is provided as part of this application. £23,760 (Ashfields Medical Centre)</p>	Prior to first occupation.
Indoor recreation	<p>For a development of 100 dwellings a contribution of £18,200.</p> <p>For a development of 120 dwellings a contribution of £21,450.</p>	Prior to first occupation.
Outdoor recreation	£1,000 per family dwelling or £500 per 2 bed pace (or more) apartment	Prior to the occupation of the 75 th dwelling.
Allotment Contribution	£230.70 per dwelling	Prior to the occupation of the 75 th dwelling.
Public Space	<p>Open Private Management Company</p> <p>Provision of a NEAP and the open space</p>	<p>On first occupation</p> <p>On occupation of 50% of the dwellings</p>
Biodiversity	Off-£30,000	Prior to first occupation.

Setting Contribution		
Canal Towpath improvement contribution	£150,000	50% to be paid on the occupation of the 25th dwelling. The final 50% to be paid on the occupation of the 50th dwelling.

46 17/5223C-ERECTION OF A THREE STOREY 66 BED CARE HOME FOR THE ELDERLY, LAND OFF BOOTH LANE, MOSTON FOR LNT CARE DEVELOPMENTS

Consideration was given to the above application.

(Tracey Spencer, 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:-

S106	Amount	Triggers
Health	£23,760 (Ashfields Medical Centre)	Prior to first occupation.

And subject to the following conditions:-

1. Standard time 3 years
2. Approved Plans
3. Contaminated Land – Remediation Strategy to be submitted and approved
4. Contaminated Land – Verification Report to be submitted and approved
5. Contaminated Land – Testing of soils imported onto the site
6. Contaminated Land – If contamination previously not identified is uncovered then works should stop and a scheme of remediation is to be submitted and approved
7. Piling Method Statement
8. Travel Plan to be submitted and approved
9. Electric Vehicle Infrastructure provision
10. Dust Control Measures to be submitted and approved
11. Survey the trees within the grass verge and provide and implement a scheme of replanting of tree (and removal if necessary) within the grass verge

12. Tree Protection measures to be submitted and approved
13. Landscaping to be submitted and approved and to include additional tree planting along the southern boundary of the site, replacement hedgerow planting and hard landscaping (including pedestrian links)
14. Landscaping implementation
15. Boundary treatment to be submitted and approved
16. Materials to be submitted and approved
17. Surfacing Materials to be submitted and approved
18. The proposed development to proceed in strict accordance with the measures detailed in paragraph 5.2.5 of the submitted Preliminary Ecological Appraisal prepared by enzygo
19. Drainage Strategy for the site to be submitted and approved
20. External Lighting to be submitted and approved

Should the application be the subject of an appeal agreement is given to enter into a S106 Agreement with the following Heads of Terms:-

S106	Amount	Triggers
Health	£23,760 (Ashfields Medical Centre)	Prior to first occupation..

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.

(The meeting was adjourned for lunch from 1.15pm until 1.45pm).

47 18/3219M-PROPOSED CONTINUED USE OF CONSTRUCTION COMPOUND INCLUDING ASSOCIATED ACCESS, CAR PARKING, CONSTRUCTION VEHICLE STORAGE, PORTACABINS AND OTHER ASSOCIATED WORKS, COSTAIN COMPOUND, LAND SOUTH OF LYMM ROAD, LITTLE BOLLINGTON FOR TEM PROPERTY AND GALLIFORD TRY

Consideration was given to the above application.

(Mike Reed, representing Little Bollington Parish Council and Jonathan Burns, 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. Temporary 3 year consent

2. Land to be reinstated to agricultural land at the end of the approved period with all hard-surfaces being removed
3. Approved plans

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.

48 18/3796D-DISCHARGE OF CONDITIONS 8 ON APPLICATION 13/4355M, LAND TO THE EAST OF MILL HILL HOLLOW TO WOODFORD ROAD, POYNTON; THE A555 SOUTH OF DAIRY HOUSE ROAD TO THE A555 NORTH OF BEECH FARM; AND LAND TO THE EAST OF THE A555/B5358 JUNCTION TO LAND NORTH OF STYAL GOLF COURSE FOR STOCKPORT MBC, CHESHIRE EAST COUNCIL, MANCHESTER CITY COUNCIL

Consideration was given to the above application.

RESOLVED

That condition 8 of the planning application 13/4355M be discharged.

49 MEMBER PLANNING APPLICATION REFERRAL PROCEDURE

Consideration was given to the above report.

(Sue Helliwell attended the meeting and made comments in respect of the item).

RESOLVED

The Referral Procedure attached as Appendix 1 to the report be adopted subject to an amendment to paragraph 11 to include the following additional sentence:-

'Members will be notified of the outcome of their request with appropriate reasons if rejected'.

The meeting commenced at 10.30 am and concluded at 2.50 pm

Councillor G Merry (Chairman)