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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 19th December, 2018 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor G Merry (Chairman)

Councillors B Burkhill, M Deakin (Substitute), S Edgar, T Fox, P Groves,
S Hogben, J Jackson and J Macrae

OFFICERS IN ATTENDANCE

Mr J Baggaley (Nature Conservation Officer), Mr A Crowther (Major Applications-Team Leader), Ms S Dillon (Planning Lawyer), Mr A Fisher (Head of Planning Strategy), Mr P Hurdus (Highways Development Manager), Mr R Law (Principal Planning Officer), Mr D Malcolm (Head of Planning (Regulation)), Mr J Owens (Development Planning Manager), Mr P Wakefield (Principal Planning Officer) and Miss E Williams (Principal Planning Officer)

69 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Brown, B Roberts and J Weatherill.

70 DECLARATIONS OF INTEREST/PRE DETERMINATION

It was noted that the majority of Members had received correspondence and in respect of application 18/3245M. In addition Councillors P Groves, S Edgar and J Macrae each declared that they had received a telephone call in respect of the same application.

In the interest of openness in respect of applications 15/0016M and 18/3245M, Councillor S Hogben declared that he was a Director of ANSA who had been a consultee, however he had not made any comments nor discussed the application.

In the interest of openness in respect of application 18/3766N, Councillor S Edgar declared that he was a member of Weston and Basford Parish Council who had been a consultee.

In respect of item 11, Councillor J Macrae declared that in order to avoid bias and pre determination in respect of the Handforth village planning document he stated that he would not take part in the debate and would leave the meeting when this item was considered.

71 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 21 November 2018 be approved as a correct record and signed by the Chairman.

72 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

73 18/3766N-DUALLING OF THE EXISTING 3.3KM STRETCH OF THE A500 BETWEEN JUNCTION 16 & MEREMOSS ROUNDABOUT, A500 NEWCASTLE ROAD, BARTHOMLEY FOR MR C HINDLE, CHESHIRE EAST COUNCIL

Consideration was given to the above application.

(Daniel Teasdale, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the Board be minded to approve subject to the referral to the Secretary of State and the receipt of the financial off-set payment to Ecology of £32,144.86. In the event that the consented development is not implemented the payment would be returned to the applicant.

And subject to the following conditions:-

1. Time limit
2. Plans
3. Materials
4. Drainage strategy
5. Contaminated land
6. Remediation strategy
7. Verification report
8. Ongoing contamination
9. Foundation Design / Piling
10. Management scheme of the PROW
11. Landscaping scheme provided
12. Landscaping scheme implementation
13. Tree Protection measures
14. Retention of existing trees/shrubs
15. Detailed tree felling / pruning specification
16. Programme of archaeological work
17. The provision and management of proposed compensatory habitat creation Englesea Brook and Barthomley Brook
18. 30 year landscape and ecological management plan

19. Full design and construction details of any required improvements to M6 junction 16
20. Carried out in accordance with the Flood Risk Assessment
21. Construction Management Plan to include temporary “unsuitable for HGV” signage at Snape Lane, Radway Green Road and Main Road
22. Liaison Committee with Parishes to be established for construction phase

74 15/0016M-DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF 14 DETACHED FAMILY DWELLINGS WITH ASSOCIATED HARD AND SOFT LANDSCAPING, LINDOW MOSS PETE FARM , MOOR LANE, WILMSLOW FOR MR BOND AND ROWLAND

Consideration was given to the above application.

(Councillor E Brooks, the Ward Councillor, Stuart Nixon, representing Saltersley Common Preservation Society, an objector, John Handley, representing Transition Wilmslow, a supporter and Alistair Yates, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the Board be minded to approve subject to the completion of a Section 106 Agreement securing the following:-

- Affordable housing contribution of £300,000 on commencement of development
- Restraint on commencement of development until the Council has approved a scheme of measures to secure the twenty year aftercare scheme approved under application 15/0064M including:-
 - Mutually compatible phasing of the aftercare plan and the housing;
 - Reservation of private access rights through the housing development to the land behind;
 - Financial bond guaranteeing implementation of the aftercare scheme to the value of £254,000;
 - Implementation of the scheme
- Written notice of development
- Restraint of commencement of the housing development until planning permission 15/0064 has commenced
- Overage review of interim and final costings of the development, applying any surplus towards local education provision up to £32,685.38.

And subject to the following conditions:-

1. - Commencement of development (3 years)
2. - Development in accord with approved plans
3. - Materials as application
4. - Removal of permitted development rights
5. - Tree retention
6. - Tree protection
7. - Landscaping - submission of details to include under-planting of woodland to north
8. - Landscaping (implementation)
9. - Details of any required Pile Driving to be submitted
10. - Details of ground levels to be submitted
11. - Obscure glazing requirement
12. - Implementation of noise mitigation measures
13. - Scheme to minimise dust emissions arising from demolition / construction activities to be submitted
14. - Travel plan to be submitted
15. - Electric vehicle infrastructure to be provided
16. - Contaminated land Phase I report to be submitted
17. - Scheme of supervision for the approved arboricultural protection measures to be submitted
18. - Development to be carried out in accordance with the recommendation made by the submitted Bat Survey report
19. - Updated badger survey to be submitted
20. - Nesting birds survey to be submitted
21. - Scheme for the incorporation of features into the development suitable for use by breeding birds including house sparrow and roosting bats to be submitted
22. - Details of sustainable design features to be submitted
23. - Written scheme of archaeological investigation to be submitted
24. - Foul and surface water shall be drained on separate systems
25. - Surface water drainage details to be submitted
26. Scheme submitted/approved/implemented for removal of Knotweed and Himalayan Balsam

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.

(This application was considered after application 15/0064M. The Meeting was adjourned for lunch from 2.50pm until 3.10pm).

75 15/0064M-VARIATION OF CONDITIONS OF PLANNING PERMISSION 5/97/0758P FOR RESTORATION OF PEAT EXTRACTION SITE, PEAT FARM, MOOR LANE, WILMSLOW FOR MESSRS BOND & ROWLAND

Consideration was given to the above application.

(Councillor E Brooks, the Ward Councillor, Town Councillor Christopher Dodson, representing Wilmslow Town Council, Stuart Nixon, representing Saltersley Common Preservation Society, an objector, John Handley, representing Transition Wilmslow, a supporter and Ben Malin, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the completion of a Section 106 Agreement securing the following:-

- Written notification of commencement of development
- Following completion of restoration works, each restored compartment shall be subject to 20 years aftercare comprising of five years statutory period and an additional fifteen year period

And subject to the following conditions:-

- (1) following implementation, no further commercial peat extraction to take place
- (2) submission of bird hazard risk assessment and management plan within 6 weeks of implementation
- (3) written notification of implementation
- (4) development in accordance with approved documents including the restoration scheme version 4
- (5) submission of detailed compartment specific restoration scheme in accordance with the timescales set out in the restoration Scheme version 4
- (6) written approval from the MPA of each restored compartment
- (7) submission of detailed management and aftercare plan six months prior to each compartment being restored
- (8) continuation of groundwater monitoring through restoration and aftercare and additional monitoring points where necessary
- (9) periodic bund top level surveys
- (10) comply with HGV route scheme
- (11) hours of operation
- (12) vehicular access from Moor Lane only
- (13) sheeting of vehicles
- (14) restrictions on number of HGV movements
- (15) records of HGV movements
- (16) no materials imported other than for restoration purposes
- (17) no disturbance or removal of sand
- (18) no burning of material
- (19) pollution control for stored substances
- (20) height restrictions on stockpiled material
- (21) machinery and vehicles properly silenced
- (22) noise level limits
- (23) best practicable means to control dust

- (24) archaeological recording and access for archaeologists
- (25) five year aftercare
- (26) water vole management scheme
- (27) detailed plans for parking area
- (28) Liaison Committee to be provided in accordance with a submitted scheme/schedule

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/Vice Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

(This application was considered prior to application 15/0016M. The meeting was adjourned for a short break).

76 18/3245M-OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED EXCEPT ACCESS FOR RESIDENTIAL DEVELOPMENT OF UP TO 330 DWELLINGS, A SITE FOR A COMMUNITY BUILDING, PUBLIC OPEN SPACE INCLUDING A CHILDRENS PLAY AREA AND ALLOTMENTS, ASSOCIATED DEMOLITION AND INFRASTRUCTURE, LAND AT, GAW END LANE, LYME GREEN FOR MISS LUCY ATKINS, BOVIS HOMES AND HENSHAW'S FARMING LLP

Consideration was given to the above application.

(Councillor H Gaddum, the Ward Councillor, Pater Yates, representing Sutton Parish Council and Andrew Wintersgill, representing 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 completion of a Section 106 Agreement securing the following:-

S106	Amount	Triggers
Affordable Housing	30% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan. No more than 80% open market occupied prior to affordable provision in each phase.
Education	Primary £672,470 Secondary £800,792 SEN £182,000 (Macclesfield Academy or	50% Prior to first occupation 50% at occupation of 51st dwelling

	new school)	
Health	£332, 640 (Waters Green Medical Centre / development of additional primary care premises within Macclesfield) (average – based on occupancy)	50% Prior to first occupation 50% at occupation of 51st dwelling
Indoor recreation	£58,500 (Macclesfield Leisure Centre)	Prior to first occupation
Recreation Open Space	(£1000 per market dwelling and £500 per 1 / 2 bed market apartment) (Key Centre at Congleton Road Playing Fields to help deliver a 3G pitch, improve and reorganise retained grass pitches and provide a new pavilion with changing, community room and health and fitness offer)	On occupation of 51st dwelling
Public Open Space	Private Management Company for Allotments <u>and</u> other Areas of Open Space <u>or</u> transferred to the Council. Provision of a LEAP on site Provision of commuted sum in lieu of LAP towards Robin Lane Play Area (£75 per sqm of shortfall in on site provision) or provision of LAP on site	On first occupation On occupation of 51st dwelling
Highways Contribution	£2,200 per unit (towards infrastructure improvements in the Macclesfield Movement Strategy)	On commencement of development

And subject to the following conditions:-

1. Standard Outline Time limit – 3 years
2. Submission of Reserved Matters
3. Development to be limited to a maximum of 310 units

4. Access to be constructed in accordance with approved plan prior to first occupation
5. Toucan crossing on London Road to be provided prior to first occupation
6. Reserved matters application/s to include the provision of a buffer and / or bund round the perimeter of Lyme Green Depot
7. Accordance with submitted Travel Plan
8. Provision of electric vehicle infrastructure (charging points) at each property with private off road parking prior to first occupation
9. Construction Environmental Management Plan submitted, approved and implemented
10. Scheme of Piling works to be submitted, approved and implemented
11. Submission of a Phase II contaminated land survey
12. Remediation of contaminated land
13. Submission of soil verification report prior to first occupation of units to which they relate
14. Dust control scheme to be submitted, approved and implemented
15. Development to be carried out in accordance with submitted Flood Risk Assessment
16. Scheme of foul and surface water drainage to be submitted, approved and implemented. Foul and surface water drainage shall be connected on separate systems
17. Submission of a detailed drainage strategy / design, associated management / maintenance plan
18. Reserved matters application to be supported by structural information should any works be carried out within 15 metres of the canal side
19. Accordance with submitted Ecological Assessments
20. Reserved matters application/s to be supported by a strategy for the incorporation of features to enhance the biodiversity value of the proposed development (in accordance with outline) and to mitigate and compensate for any adverse effects arising from the development.
21. Long term habitat management plan to be submitted, approved and implemented
22. Reserved matters shall include the retention of wet woodland at Target Note 9
23. Reserved matters shall include details of the provision of marshy drainage feature for Snipe
24. Reserved matters application to be supported by an updated Badger Survey, and Bat and Barn Owl Survey
25. Submission and approval of a written scheme of investigation for the implementation of a programme of archaeological work
26. The drainage scheme must not discharge any water from the road network or parking area in any new or retained ponds or the existing ditch network
27. Noise survey and mitigation scheme to be submitted with the application/s for reserved matters

28. Detailed lighting scheme to be submitted in support any future reserved matters application
29. Reserved matters to be supported by detailed finished ground and floor levels
30. Nesting Birds Survey to be carried if works are to be carried out during the bird breeding season
31. Proposals for the incorporation of features into the scheme suitable for use by nesting birds to be submitted, approved and implemented
32. Reserved matters application to be supported by an updated Arboricultural Impact Assessment, Tree Protection Plan and Method Statement
33. Reserved matters to include a signage scheme directing users to local cycle and footpath routes
34. Details of boundary treatments to submitted with reserved matters (including detail of treatment with Rayswood nature Reserve)
35. Two lane exit from access to London Road
36. Reserved Matters to include access to adjacent site
37. Reserved Matters to include footpath links and access to POS

In the event of any changes being needed to the wording of the Board 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.

(Councillor S Hogben left the meeting and did not return).

77 CHESHIRE EAST PLANNING STATEMENT OF COMMUNITY INVOLVEMENT - CONSULTATION RESPONSES

Consideration was given the consultation responses in respect of the Cheshire East Planning Statement of Community Involvement.

RESOLVED

That the Housing, Planning and Regeneration Portfolio Holder be recommended to approve the Statement of Community Involvement December 2018 attached at Appendix 2.

78 DRAFT BROOKS LANE (MIDDLEWICH) MASTERPLAN, SUPPLEMENTARY PLANNING DOCUMENT

Consideration was given to the Draft Brooks Lane (Middlewich) Masterplan, Supplementary Planning Document.

RESOLVED

That the Housing, Planning and Regeneration Portfolio Holder be recommended to approve the publication of:

- i. the Draft Brooks Lane Development Framework Supplementary Planning Document (Appendix 1) for six weeks of public consultation, and
- ii. its associated Strategic Environmental Assessment and Habitats Regulations Screening Report (Appendix 2).

(Prior to consideration of the following item, Councillors J Macrae and J Jackson left the meeting and did not return).

79 SUPPLEMENTARY PLANNING DOCUMENT - THE GARDEN VILLAGE AT HANDFORTH

Consideration was given to the Supplementary Planning Document-The Garden Village at Handforth.

RESOLVED

That the Housing, Planning and Regeneration Portfolio Holder be recommended to approve the finalised Garden Village SPD as attached at Appendix 2.

The meeting commenced at 10.30 am and concluded at 5.24 pm

Councillor G Merry (Chairman)