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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 28th August, 2019 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor M Hunter (Chairman)
Councillor S Gardiner (Vice-Chairman)

Councillors S Edgar, A Farrall, P Groves, S Hogben, D Jefferay, R Moreton,
P Redstone, B Roberts, J Weatherill and P Williams

OFFICERS IN ATTENDANCE

Ms Dillon (Planning Lawyer), Mr D Evans (Principal Planning Officer), Mr N
Hulland (Principal Planning Officer), Mr P Hurdus (Highways Development
Manager) and Mr D Malcolm (Head of Planning (Regulation))

19 APOLOGIES FOR ABSENCE

None.

20 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 19/1392M, Councillor
S Gardiner declared that he was the Ward Councillor for Knutsford and
because the site had been subject to a number of discussions he was well
known to Brian Chaplin, Terri Griffiths and Councillor Q Abel who were all
speaking on the application as well as being known to a number of
Knutsford Town Councillors. He had not had any detailed discussions with
any of the speakers and had come to the meeting with an open mind.

In the interest of openness in respect of applications 19/1392M and
19/2539C Councillor S Hogben declared that he was a Director of ANSA
who were consultees on the applications, however he had not made any
comments nor the discussed the applications.

In the interest of openness in respect of application 19/0782C, Councillor
M Hunter declared that he was the neighbouring Ward Councillor.

It was noted that all Members knew Councillors Q Abel and M Benson who
were in attendance at the meeting and speaking on applications 19/1392M
and 19/2539C.

21 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 24 July 2019 be approved as a correct record and signed by the Chairman subject to the removal of the incomplete last sentence under Minute No 13 'Declarations of Interest/Pre Determination' which was there in error and subject to the job title of Paul Hurdus under Minute No.14 being amended to read Highways Development Manager.

22 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

- 23 WITHDRAWN-17/6471M- LAND OFF HAZELBADGE ROAD, POYNTON, CHESHIRE: FULL PLANNING APPLICATION FOR 134 DWELLINGS ON LAND OFF HAZELBADGE ROAD WITH ASSOCIATED ACCESS IMPROVEMENTS, LANDSCAPING AND PUBLIC OPEN SPACE FOR MR SEAN MCBRIDE, PERSIMMON HOMES (NORTH WEST)**

This application was withdrawn prior to the meeting.

- 24 WITHDRAWN 17/4497M - MARKS AND SPENCER PLC, COPPICE WAY, HANDFORTH SK9 3PB: OUTLINE APPLICATION FOR EXTENSION TO THE EXISTING MARKS AND SPENCER UNIT AND AMENDMENTS TO THE CAR PARK LAYOUT FOR MRS ANDREA MAC-GREGOR BARBOUR, MARKS AND SPENCER PLC**

This application was withdrawn prior to the meeting.

- 25 WITHDRAWN 19/0562M - LAND TO THE WEST OF MACCLESFIELD ROAD, EATON: OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 150 DWELLINGS WITH PUBLIC OPEN SPACE, LANDSCAPING AND A SUSTAINABLE DRAINAGE SYSTEM (SUDS) ON LAND OFF MACCLESFIELD ROAD CW12 2NB. ALL MATTERS RESERVED EXCEPT FOR ACCESS FOR GLADMAN DEVELOPMENTS LTD**

This application was withdrawn prior to the meeting.

- 26 19/0782C - LAND OFF WARMINGHAM LANE, MIDDLEWICH: FULL PLANNING PERMISSION FOR THE PARTIAL REMOVAL OF AN EXISTING PIPELINE CORRIDOR AND THE CREATION OF A NEW PIPELINE CORRIDOR DIVERSION FOR GLADMAN DEVELOPMENTS**

Consideration was given to the above application.

(Sian Hayle, 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 following conditions:-

1. Standard timescales for implementation;
2. Approved drawings;
3. Scheme of aftercare submitted prior to completion of the works;
4. All land to be restored in full and land subject to 5 years of aftercare;
5. Scheme of tree, hedgerow and vegetation planting submitted prior to completion of the works;
6. A detailed access facilitation tree pruning/felling specification prior to commencement of development;
7. A detailed scheme of tree and hedge protection measures with a tree and hedge protection plan prior to commencement of development;
8. An arboricultural method statement with key stage arboricultural supervision prior to commencement of development;
9. Implementation of ecological mitigation identified in ecological assessment and letter from FPCR prior to and throughout the proposed works;
10. Scheme of measures to safeguard semi natural woodland, ponds, the river Wheelock and species rich grassland in close proximity to the proposed development during the construction phase submitted prior to the commencement of development;
11. Protection of nesting birds throughout the development;
12. Scheme of lighting prior to commencement of development;
13. Retention of waterbodies throughout the development;
14. Construction environmental management plan submitted prior to development commencing;
15. Construction highways management plan submitted prior to development commencing;
16. Hours of operation;
17. Scheme for communication strategy submitted prior to development commencing;
18. Implementation of improvements to visibility splay prior to development commencing;
19. Measures to deal with unexpected contamination throughout the development.

In the event of any changes being needed to the wording of the Committee'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 Development Management 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.

- 27 19/1392M - LAND NORTH OF NORTHWICH ROAD, KNUTSFORD: RESERVED MATTERS IN RELATION TO SCALE, APPEARANCE, LANDSCAPE AND LAYOUT FOR THE ERECTION OF 190 DWELLINGS INCLUDING ALLOTMENTS, COMMUNITY ORCHARD, PLAYING PITCH, LANDSCAPING, OPEN SPACE, CAR AND CYCLE PARKING, DRAINAGE AND ASSOCIATED WORKS PURSUANT TO OUTLINE APPLICATION 17/3853M FOR MICHAEL BLACKHURST, REDROW**

Consideration was given to the above application.

(Councillor Q Abel, the Ward Councillor, Town Councillor J McCulloch, representing Knutsford Town Council, Brian Chaplin, an objector, Terri Griffiths, representing Knutsford's Nether Ward Community Group, a supporter and John Copper, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be deferred to allow officers to work with the applicant's agents and other stakeholders (including the Nether ward Community Group and Knutsford Town Council) to address the concerns raised about the scheme, which are housing mix; affordable housing location; environmental/sustainability factors on the site along with the policies in the Knutsford Neighbourhood Plan and Design Guide.

(The meeting was adjourned for a short break).

- 28 19/2539C - LAND SOUTH OF, OLD MILL ROAD, SANDBACH: HYBRID PLANNING APPLICATION FOR DEVELOPMENT COMPRISING: (1) FULL APPLICATION FOR ERECTION OF A DISCOUNT FOODSTORE (CLASS A1), PETROL FILLING STATION (SUI GENERIS) AND ANCILLARY SALES KIOSK (CLASS A1), DRIVE-THROUGH RESTAURANT (CLASS A3 / A5), DRIVE-THROUGH COFFEE SHOP (CLASS A1 / A3), OFFICES (CLASS A2 / B1) AND 2 NO. RETAIL 'POD' UNITS (CLASS A1 / A3 / A5), ALONG WITH CREATION OF ASSOCIATED ACCESS ROADS, PARKING SPACES AND LANDSCAPING. (2) OUTLINE APPLICATION, INCLUDING ACCESS FOR ERECTION OF A CARE HOME (CLASS C2), UP TO 85 NEW DWELLINGS (CLASS C3), CONVERSION OF EXISTING BUILDING TO 2 DWELLINGS (CLASS C3) AND REFURBISHMENT OF TWO EXISTING DWELLINGS, ALONG WITH CREATION OF ASSOCIATED ACCESS ROADS, PUBLIC OPEN SPACE AND LANDSCAPING. (RESUBMISSION OF PLANNING APPLICATION REF. 18/4892C) FOR MR C MULLER, MULLER PROPERTY GROUP**

Consideration was given to the above application.

(Councillor M Benson, the neighbouring Ward Councillor and Matthew Wedderburn, the agent for 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 development would have a high trade impact. There are also concerns regarding the potential loss of linked trips associated with the trade impacts on the Waitrose and Aldi anchor stores in Sandbach Town Centre. The impact on Sandbach Town Centre as a whole would be significantly adverse and would outweigh the small improvement in consumer choice that the application scheme would deliver. The proposed development would be contrary to policy EG5 of the CELPS, HC2 of the Sandbach Neighbourhood Plan and the NPPF.
2. This is an important gateway location and prominent site in Sandbach. The commercial buildings are standard generic designs that pay little regard to Sandbach as a place and consequently the development will not suitably integrate and add to the overall quality to the area in architectural terms. Furthermore the topography of the site is not conducive to a large floorplate/car park format and would result substantial engineered retaining structures. The proposed development fails to take the opportunities available for improving the character and quality of the area and is contrary to Policy SE1 of the CELPS, Policy H2 of the SNP and guidance contained within the NPPF.
3. The commercial part of the development would be car dependent and Old Mill Road would act as a barrier between the application site and Sandbach Town Centre. Furthermore the development would not encourage linked trips and is not considered to be sustainable. The proposed development is contrary to Policies SD1, SD2, CO1 and CO2 of the CELPS, Policies GR9, GR10 and GR13 of the Congleton Local Plan and Policies H5 and JLE1 of the Sandbach Neighbourhood Plan and guidance contained within the NPPF.
4. The proposed development would affect PROW Nos 17, 18 and 19. The PROW would be diverted along estate roads or pavements (which is an extinguishment of the public right of way) or accommodated along narrow corridors at the rear of the retail development or residential properties affording no natural surveillance and the potential for anti-social behaviour. The proposed development would be contrary to Policy CO1 of the CELPS, Policy GR16 of the Congleton Local Plan, Policies PC5 and JLE1 of the Sandbach Neighbourhood Plan and guidance contained within the NPPF.
5. The application site is of a very challenging topography including an escarpment that runs along the central part of the site. The

submitted information demonstrates that the development will require engineered retaining walls with minimal landscape mitigation along the western boundary, whilst there would also be minimal landscape mitigation along the eastern boundary with Condliffe Close and Palmer Road. On this basis the development would not achieve a sense of place and would be harmful to the character of the area. The proposed development is therefore contrary to Policies SD2, SE1 and SE4 of the CELPS, PC2 of the Sandbach Neighbourhood Plan and guidance contained within the NPPF.

6. The proposed development is located partly within the Sandbach Wildlife Corridor. The proposed development would result in a loss of a substantial area of habitat within the wildlife corridor. The proposed development would result in an overall loss of biodiversity from the designated wildlife corridor. As a result the proposed development would be contrary to Congleton Local Plan Policy NR4, CELPS Policy SE3, SNP Policies PC4 and JLE1 and the NPPF.

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Development Management 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	For a development of 85 dwellings; 15 x £11,919 x 0.91 = £162,694.00 (primary) 13 x £17,959 x 0.91 = £212,455.00 (secondary)	SEN – Full amount prior to first occupation of the housing development Secondary – Full amount prior to first occupation of 30 dwellings Primary – Full amount prior to

	$1 \times £50,000 \times 0.91 = £45,500.00 \text{ (SEN)}$ Total education contribution: £420,649.00	first occupation of 50 dwellings
Health	Contribution of £72,972	Full amount to be paid prior to the commencement of the housing/care home
Indoor recreation	Contribution of £29,531	Full amount to be paid prior to the commencement of the housing/care home
Outdoor recreation	Contribution of £1,000 for a family dwelling or £500 per 2 bed apartment space	Full amount prior to first occupation of 50 dwellings
Public Open Space	Private Management Company Provision of a NEAP and the open space (amount based on calculation within Policy SE 6) – to include 30m buffer from NEAP to the nearest housing.	On first occupation On occupation of 50% of the dwellings
Highways Contribution for works between the The Hill junction and the site access roundabout	Contribution of £200,000	50% prior to the commencement 50% prior to the first occupation/use of any part of the development

The meeting commenced at 10.00 am and concluded at 1.10 pm

Councillor M Hunter (Chairman)

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