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CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Strategic Planning Board**
held on Wednesday, 18th November, 2020

PRESENT

Councillor S Gardiner (Vice-Chairman)

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

OFFICERS IN ATTENDANCE

Mr A Crowther (Major Applications-Team Leader), Mrs N Folan (Planning Solicitor), Mr P Hurdus (Highways Development Manager) Mr R Law (Planning Team Leader) and Mr D Malcolm (Head of Planning)

47 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor M Hunter.

48 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 19/1371N, 19/2178N and 20/2925M, Councillor S Edgar declared that he was the Chairman of the Public Rights of Way Committee, who had been consulted on the applications, however had had not discussed the applications or made any comments on it.

In the interest of openness in respect of applications 19/1371N and 19/2178N, Councillor S Hogben declared that he was a non-Executive Director of ANSA who had been consulted on the applications, however he had not discussed the applications or made any comments on it.

In the interest of openness in respect of application 19/2178N, Councillor S Gardiner declared that Gary Halman who was speaking on the application was known to him.

In the interest of openness in respect of application 20/2925M, Councillor S Gardiner declared that the agents for the application were a previous employer.

It was noted that all Members had received correspondence in respect of application 20/2925M.

49 MINUTES OF THE PREVIOUS VIRTUAL MEETING

RESOLVED

That the minutes of the virtual meeting held on 18 October 2020 be approved as a correct record and signed by the Chairman.

50 PUBLIC SPEAKING-VIRTUAL MEETINGS

RESOLVED

That the public speaking procedure be noted.

51 19/1371N-OUTLINE APPLICATION FOR THE DEVELOPMENT OF UP TO 400 RESIDENTIAL UNITS (USE CLASS C3) AND ASSOCIATED INFRASTRUCTURE AND OPEN SPACE, LAND OFF, MINSHULL NEW ROAD, LEIGHTON, CREWE FOR MR M THOMPSON, ENGINE OF THE NORTH LTD

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the written and verbal update to the Board, the application be approved subject the following conditions:-

1. Outline – matters to be reserved
2. Outline – timescales
3. Approved plans
4. Phasing plan
5. Materials
6. Landscaping
7. Landscape implementation
8. Submission of an AIA at reserved matters stage
9. Tree/hedgerow protection plan
10. Development to be carried out in accordance with the approved FRA
11. Submission of a detailed strategy/design limiting surface water runoff
12. Surface water rates and outfall locations to be agreed
13. Foul and surface water on separate systems
14. Implementation of the NW Crewe Package before first occupation
15. Implementation of highways infrastructure prior to occupation
16. Future RM application to provide unimpeded access to adjacent development to the north
17. Construction/Environmental Management plan
18. Travel plan
19. Public Rights of Way Management Scheme and signage to be agreed
20. Electric vehicle infrastructure
21. Ultra-Low Emission Boilers
22. Phase II ground investigation
23. Verification report
24. Soils assessment
25. Unexpected contamination

26. Reserved matters applications to be supported by an updated badger survey and mitigation strategy.
27. Submission of a wildlife friendly lighting scheme with reserved matters applications.
28. Submission of a detailed strategy for the delivery and 25 year management of the habitat creation measures detailed on the submitted Ecological Mitigation Plan (drawing reference G7362.020A prepared by TEP) with the relevant reserved matters application. The strategy to include compensatory hedgerow planting for any hedgerows lost.
29. Each reserved matters application to be supported by proposals for the incorporation of features including, bird (swift, house sparrow) and bat boxes, hedgehog domes, brush and log piles, gaps in garden fences for hedgehog and native species planting,
30. Submission and implementation of 25 year habitat management plan with any subsequent reserved matters application.
31. Retention of all trees with bat roost potential unless otherwise agreed by the Council at the reserved matters a stage.
32. Retention of hedgerows (H7 and H9) on submitted plans as important hedgerows.
33. Updated barn owl survey to be undertaken. The survey should include buildings B14, B31 and B39.
34. Archaeology
35. Levels
36. Urban design coding submitted as part of RM submission in line with the Cheshire East Design Guide.
37. Requirement to enter into a Section 106 Agreement securing the following:-

S106	Amount	Triggers
Affordable Housing	20% (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	£1,488,500	50% upon first occupation remainder upon 25% occupation
Health	£40,000	50% paid upon commencement of development and the remaining 50% paid completion of 90% of the dwellings.
Indoor recreation	£71,500	On first occupation
Outdoor recreation	Private Management Co.	On first occupation
Public Open Space	Private Management Co.	On first occupation

Highways contribution Towards NWCP	£5,500 per dwelling (£5,500 x 400 units = £2,200,000	1/2 on 1st occupation 1/2 on 200th unit. but in any event all of the commuted sum to be paid by a fixed point/date in development
Highways contribution To Leighton Hospital Link	£100,000	On first occupation
Travel Plan Monitoring	£5,000	On first occupation
S106 contributions subject to overage review		To ensure additional profits over and above those expected are captured

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 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.

(During consideration of the application, Councillor A Farrall arrived to the virtual meeting and therefore did not take part in debate or vote on the application. Councillors R Moreton and P Redstone lost connection during consideration of the application and therefore also did not take part in the rest of the debate or vote on the application. Prior to consideration of the following item, the virtual meeting was adjourned for a short break).

52 19/2178N-OUTLINE PLANNING APPROVAL FOR THE DEVELOPMENT OF UP TO 850 RESIDENTIAL UNITS (USE CLASS C3), LAND RESERVED FOR NEW PRIMARY SCHOOL, A LOCAL CENTRE (USE CLASS A1-A4, AA, B1A, C3 AND D1) AND ASSOCIATED INFRASTRUCTURE AND OPEN SPACE, LAND OFF MINSHULL NEW ROAD AND FLOWERS LANE, LEIGHTON FOR BLOOR HOMES AND GALIFFORD TRY PARTNERSHIP

Consideration was given to the above application.

RESOLVED

That for the reasons set out in the report and in the written and verbal update to the Board, the application be approved subject to the completion of a Section 106 Agreement securing the following:-

S106	Amount	Triggers
Affordable Housing	10% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan submitted at the reserved matters stage.

		No more than 80% open market occupied prior to affordable provision in each phase.
Education	£708,850 and a of provision serviced site for a school	50% upon first occupation remainder upon 25% occupation
Health	£86,000	50% paid upon commencement of development and the remaining 50% paid upon completion of 90% of the dwellings.
Indoor recreation	£149,500	On first occupation
Outdoor recreation	Private Management Co.	On first occupation
Public Open Space	Private Management Co.	On first occupation
Highways contribution Towards NWCP	£5,500 per dwelling (£5,500 x 850 units = £4,675,000	1/3 on 1st occupation 1/3 at 300th unit; 1/3 at 600th unit. but in any event all of the commuted sum to be paid by a point/date in the development
Highways contribution Leighton Hospital Cycle Link	£212,500	On first occupation
Travel Plan monitoring	£5,000	On first occupation
S106 contributions subject to overage review		To ensure additional profits over and above those expected are captured

And subject to the following conditions:-

1. Outline – matters to be reserved
2. Outline – timescales
3. Approved plans
4. Phasing plan
5. Materials
6. Landscaping
7. Landscape implementation
8. Submission of an AIA at reserved matters stage to include an updated hedgerow impact assessment
9. Tree/hedgerow protection plan
10. Development to be carried out in accordance with the approved FRA
11. Submission of a detailed strategy/design limiting surface water runoff
12. Surface water rates and outfall locations to be agreed
13. Foul and surface water on separate systems
14. Implementation of the NW Crewe Package before first occupation

15. Implementation of highways infrastructure prior to occupation
16. Provision of pedestrian links N & S of Flowers Lane
17. Future RM application to provide unimpeded access to adjacent development to the south
18. Construction/Environmental Management plan
19. Travel plan
20. Public Rights of Way Management Scheme and signage to be agreed
21. Requirement to submit a noise impact assessment (NIA) inclusive of vibration at reserved matters.
22. Details of any proposed external flood lighting to be submitted
23. Electric vehicle infrastructure
24. Ultra-Low Emission Boilers
25. Phase II ground investigation
26. Verification report
27. Soils assessment
28. Unexpected contamination
29. Reserved matters applications to be supported by an updated badger and barn owl survey and mitigation strategy.
30. Submission of a wildlife friendly lighting scheme with reserved matters applications.
31. Submission of a detailed strategy for the delivery and 25 year management of the habitat creation measures detailed on the submitted Ecological Mitigation Plan (drawing reference G7362.020A prepared by TEP) with the relevant reserved matters application. The strategy to include compensatory hedgerow planting for any hedgerows lost.
32. Each reserved matters application to be supported by proposals for the incorporation of features including, bird (swift, house sparrow) and bat boxes, hedgehog domes, brash and log piles, gaps in garden fences for hedgehog and native species planting,
33. Submission and implementation of 25 year habitat management plan with any subsequent reserved matters application.
34. Retention of all trees with bat roost potential unless otherwise agreed by the Council at the reserved matters a stage.
35. Archaeology
36. Levels
37. Restriction on uses/floor-space in local centre
38. Urban design coding submitted as part of RM submission in line with the Cheshire East Design Guide.

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 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.

53 20/2925M- CONSTRUCTION OF AN ADVENTURE GOLF COURSE WITH ASSOCIATED WORKS, ADLINGTON GOLF CENTRE, ADLINGTON ROAD, ADLINGTON FOR ADLINGTON GOLF CENTRE LTD

Consideration was given to the above application.

RESOLVED

That the application be refused for the following reasons:-

1. Green Belt - The site lies within the North Cheshire Green Belt. The proposed development, whilst not inappropriate development by definition, would lead to a loss of openness and encroachment in the Green Belt. The various structures, features and associated means of enclosure would have a material impact on openness and cause encroachment into the countryside thereby undermining the purposes of including land within the Green Belt. By reason of the harm to openness, the proposed development represents inappropriate development in the Green Belt. There are not considered to be material considerations that clearly outweigh the harm to the Green Belt by reason of loss of openness and other identified harm. The proposal is therefore contrary to the National Planning Policy Framework, Policy PG 3 of the Cheshire East Local Plan Strategy and saved Policy GC1 of the Macclesfield Borough Local Plan.
2. Landscape Impact – The proposal would result in the introduction of large features which would appear incongruous in the landscape and countryside, contrary to Policies SE 1 and SE 4 of the Cheshire East Local Plan Strategy.
3. Airport Safeguarding – Insufficient information has been submitted with the application to determine the likely threat to aircraft from birdstrike, which is a material consideration. Approval of the scheme contrary to the advice of the Safeguarding Authority for Manchester Airport would be contrary to the advice the Town and Country Planning (safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002.

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, in consultation with the Chairman (or in his absence the Vice Chairman) of the Strategic Planning 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.

(During consideration of the application, Councillor A Critchley left the virtual meeting and did not return).

54 PERFORMANCE OF THE PLANNING ENFORCEMENT SERVICE FIRST TWO QUARTERS 2020-2021

Consideration was given to the above report.

RESOLVED

That the report be noted.

The meeting commenced at 10.00 am and concluded at 2.25 pm

Councillor (S Gardiner)