

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 18th August, 2021 at The Ballroom,
Sandbach Town Hall, High Street, Sandbach, CW11 1AX

PRESENT

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

Councillors A Critchley, L Braithwaite (Substitute), B Burkhill, S Edgar,
P Groves, J Nicholas, B Puddicombe, P Redstone and J Weatherill

OFFICERS IN ATTENDANCE

David Malcolm, Head of Planning
Emma Williams, Principal Planning Officer
Paul Hurdus, Highways Development Manager
Tom Evans, Neighbourhood Planning Manager
Nicky Folan, Planning Solicitor
Rachel Graves, Democratic Services Officer

21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S Hogben and
B Murphy.

22 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests of openness, the following declarations of interest were
made:

Planning Application No.	Declaration
Item 5 - 20/1080W	Cllr B Puddicombe declared that the applicant had a major operation in his ward that caused case work, but that the other Ward Councillor dealt with the site and as such he had not pre-determined this application. He also declared that he had received a phone call on this matter but had not discussed the application with the caller. Councillor S Edgar declared that he was a member of the Public Rights of Way Committee but had not discussed the application.
Item 6 - 21/1575C	Cllr S Edgar declared that he was a member of the Public Rights of Way Committee but had not discussed the application.
Item 7 - 20/3762N	Cllr S Edgar declared that he was a member of the Public Rights of Way Committee but had not discussed

	<p>the application and that he would be exercising his right to speak as Ward Councillor under the public speaking protocol and would leave the room for the remainder of the item.</p> <p>Councillor S Gardiner declared that as part of his professional role he was involved in regular communication with the David Wilson Homes, albeit on non-planning related matters.</p>
Item 8 - 18/4921C	<p>All members had received correspondence on this item</p> <p>Councillor S Gardiner declared that the one of the speakers was a former work colleague and that he had not discussed the application with him.</p>
Item 9 - 21/1205C	<p>All Members had received correspondence on this item from Councillor C Bulman.</p> <p>Councillor S Edgar and J Nicholas declared that they were members of the Cheshire Brine Subsidence Compensation Board who were consultees on the application.</p> <p>Councillor M Hunter declared that he had received phone calls about the application but had not responded to them. He declared he was a member of Middlewich Town Council but had not taken part in any discussion on the application. He declared that he was a non-Executive Director of ANSA, who had been consulted on the application.</p> <p>Councillor P Redstone declared that he was acquainted with Councillor N Mannion as a friend as well as colleague and also that he had spoken in favour of a traveller site 18 months ago in line with general policy and not specifically in relation to this application and that he had not fettered his discretion in relation to the application.</p>

23 MINUTES OF THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 14 July 2021 be approved as a correct record and signed by the Chair.

24 PUBLIC SPEAKING

The public speaking procedure was noted.

25 20/1080W MANSFIELD HOUSE, WITHYFOLD DRIVE, MACCLESFIELD, CHESHIRE, SK10 2BD: CHANGE OF USE OF SITE FROM VEHICLE RECOVERY DEPOT TO WASTE RECYCLING CENTRE, INSTALLATION OF WEIGHBRIDGE, REMOVAL OF EXISTING

TEMPORARY BUILDING AND ERECTION OF TWO NEW CANOPY BUILDINGS FOR THE RECEIPT AND STORAGE OF NON-HAZARDOUS WASTES (TEMPORARY FOR 3 YEARS)

Consideration was given to the report, update report and presentation on this application.

Ward Councillor Steve Carter, Macclesfield Town Councillor Sarah Bennett-Wake, Neighbouring Ward Councillor David Edwardes, objector Mr Martin Raymond and agent Mr Richard Sims attended the meeting and spoke in respect of the application.

Following debate, the application was moved and seconded for refusal. The motion was put to the vote and declared carried.

RESOLVED:

That the application be REFUSED for the following reasons:

The proposed use of residential roads by HGVs and other commercial vehicles accessing the site would cause harm to residential amenity in terms of noise and disruption, and adversely impact on the quality of life for those residents. This would be contrary to policy SE12 of the CELPS, CRWLP policy 23, MBLP policies DC3 and DC13 and the NPPF.

(This decision was contrary to the officer's recommendation of approval.)

(The meeting was adjourned for a short break.)

- 26 **21/1575C BRITISH SALT LTD, CLEDFORD LANE, MIDDLEWICH, CW10 0JP: CONSTRUCTION OF NEW SALT MANUFACTURING FACILITY COMPRISING: THE REMOVAL OF TANKS AND ASSOCIATED EQUIPMENT; THE CONSTRUCTION OF NEW TANKS AND ASSOCIATED EQUIPMENT; EXTERNAL ALTERATIONS TO EXISTING EVAPORATION BUILDING; ERECTION OF PIPE BRIDGE; CONSTRUCTION OF NEW DRYING / PACKING BUILDING; AND ASSOCIATED ANCILLARY DEVELOPMENT.**

Consideration was given to the report, update report and presentation on this application.

Agent Mr Chris Heather and the applicant - Richard Diggle, attended the meeting and spoke in respect of the application.

Following debate, the application was moved and seconded for approval. The motion was put to the vote and declared carried.

RESOLVED:

That for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1. timescales for implementation
2. approved plans
3. notification of commencement of development
4. implementation of the travel plan
5. implementation of the noise mitigation
6. implementation of construction and environmental management plan
7. prior to the commencement of development submission of an updated phase II ground investigation and risk assessment, and where necessary, remediation strategy
8. verification report prior to the development being brought into use
9. measures to deal with unexpected contamination
10. restrictions of any infiltration of surface water to the ground
11. set finished floor levels
12. all surface water contained on site and reused within the site boundary, with no surface water or reused contaminated water draining to public sewer
13. condition survey of the existing surface water drainage system
14. nesting birds survey
15. bat box provision
16. all new lighting to be diverted to avoid light spill
17. implementation of reasonable avoidance measures for protected species
18. tree protection measures

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 Planning has delegated authority to do so in consultation with the Chair of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

(The meeting was adjourned for a lunch from 12.43 to 13.18)

27 20/3762N LAND OFF SYDNEY ROAD, CREWE: RESIDENTIAL DEVELOPMENT FOR 151 NEW BUILD DWELLINGS & ASSOCIATED WORKS

Consideration was given to the report and presentation on this application.

Ward Councillor Steven Edgar, objector Victoria Webb-Johnson, and representative for the applicant Andrew Taylor attended the meeting and spoke in respect of the application. In addition, a statement was read out by the Democratic Services Officer on behalf of objector Geraldine Lee-Treweek.

Having previously declared an interest Councillor Edgar left the meeting after speaking as the ward councillor for this application.

Following debate, the application was moved and seconded for deferral. The motion was put to the vote and declared carried.

RESOLVED:

That the application be deferred for the following reason:

1. for further design review of properties adjacent to Crewe Green roundabout to achieve better layout/spacing of development.

(Councillor S Edgar returned to the meeting.)

28 18/4921C LAND OFF, LONDON ROAD, HOLMES CHAPEL: RESIDENTIAL DEVELOPMENT OF 25 NO. DWELLINGS (AND A CHANGE IN TENURE OF PLOTS 120, 121 AND 304 OF PERMISSION 19/3855C TO AFFORDABLE RENT) - (REVISED APPLICATION)

Consideration was given to the report, update report and presentation on this application.

Brereton Parish Councillor John Charlesworth, Neighbouring Ward Councillor Les Gilbert, Holmes Chapel Parish Councillor Brian Bath and agent Rawdon Gascoigne attended the meeting and spoke in respect of the application.

Following debate, the application was moved and seconded for approval. The motion was put to the vote and declared lost. It was then moved and seconded that the application be refused. The motion was put to the vote and declared carried.

RESOLVED:

That the application be REFUSED for the following reasons:

- 1 Loss of Open Countryside contrary to Local Plan Policies PG6 and PS8 and Brereton Neighbourhood Plan

(This decision was contrary to the officer's recommendation of approval.)

(The meeting was adjourned for a short break.)

29 21/1205C FORMER CLEDFORD HALL FARM, CLEDFORD LANE, MIDDLEWICH: ERECTION OF 10 GYPSY AND TRAVELLER TRANSIT PITCHES AND ASSOCIATED AMENITY BLOCK

Consideration was given to the report and presentation on this application.

Ward Councillors Carol Bulman and Jonathan Parry, Middlewich Town Councillors Graham Orme and David Latham, Councillor Nick Mannion and Dawn Taylor, Cheshire and Warrington Traveller Team Manager, attended the meeting and spoke in respect of the application.

It was moved and seconded that the application should be approved and in accordance with the provisions in the Constitution a recorded vote was requested with the following results:

FOR

Councillors B Burkhill, S Edgar, P Groves, J Nicholas, P Redstone and J Weatherill.

AGAINST

Councillors A Critchley, S Gardiner, M Hunter and B Puddicombe.

NOT VOTING

Councillor L Braithwaite.

The motion was declared carried with 6 votes for, 4 against and 1 not voting.

RESOLVED:

That for the reason set out within the report, the application be APPROVED subject to the following conditions:

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A01HP - Provision of car parking and cycle parking
4. A06EX - Materials as application
5. A02HA - Construction of access prior to occupation
6. A01LS - Landscaping - submission of details
7. A04LS - Landscaping (implementation)
8. Maximum duration of stay (4 weeks initial stay, up to a maximum of 13 weeks)
9. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex A of Planning Policy for Traveller Sites.
10. No fences, gates or walls other than those expressly authorised by this permission shall be constructed.
11. No more than 2 caravans per pitch
12. Detailed drainage strategy and associated management / maintenance plan to be submitted

13. No commercial activities shall take place on the land
14. Breeding birds survey to be submitted
15. Barn owl box to be reopened on completion of construction works
16. Updated badger survey to be submitted
17. Details of any external lighting to be submitted
18. Habitat management plan to be submitted
19. Details and positioning of acoustic fence to be submitted
20. Verification report to be submitted (in accordance with remediation strategy)
21. Actions in event of unidentified contamination
22. Implementation of tree protection measures

(The meeting was adjourned for a short break. Councillors B Burkhill and J Nicholas left the meeting and did not return.)

30 DRAFT SUSTAINABLE URBAN DRAINAGE SYSTEMS SUPPLEMENTARY PLANNING DOCUMENT

The Board received a presentation and briefing on the public consultation on the Draft Sustainable Urban Drainage Systems Supplementary Planning Document (SUDS SPD).

The consultation on the SUDS SPD had begun on 9 August and would remain open for six weeks until 20 September. Following this, the SPD would be redrafted and further consultation be undertaken before a final version would be considered for adoption by the Council.

AGREED:

That the Draft Sustainable Urban Drainage Systems Supplementary Planning Document and its consultation period be noted.

The meeting commenced at 10.00 am and concluded at 6.35 pm

Councillor M Hunter (Chair)