



STRATEGY & COMMUNITY PARTNERSHIPS COMMITTEE
Minutes of meeting on 8th September 2016
at 1 Church Walk, Holmes Chapel, CW4 7AZ



Part I – Public and Press present

1. Attendance	Cllr B Bath Cllr J Clowes Cllr D Savage Cllr R Parry Cllr M Ranger Cllr S Ranger Cllr M Street	Mrs NL Clarke – Clerk 1 member of the public:– Ms Michele Falconer								
2. Rural Housing Officer	Vicki Jeffrey, Rural Housing Officer for Cheshire East Council, attended the meeting to discuss rural housing and her role in providing affordable housing for Cheshire East Council. Ms Jeffrey left the meeting after answering questions from the Councillors.									
3. Apologies	None									
4. Declarations of Interest	Cllr M Street declared an interest in Item 7: Planning application no. 16/4150C									
5. Public Forum	Ms Michele Falconer expressed sadness at the state of the village including roads, housing, facilities and standards of developments. She explained her objections to planning application 16/3724C									
6. Minutes	RESOLVED (s16/17/20) to approve the minutes of the Committee Meeting held on 7 July 2016.									
7. Matters Arising	Neighbourhood Plan – now at Regulation 16 from 15 August 2016 and awaiting the end of the consultation period on 26 September by Cheshire East Council; Training Log – has been circulated and members have been encouraged to attend training.									
8. Planning Applications	The Committee considered the following planning applications listed below and RESOLVED (s16/17/21) to comment as follows: <table border="1" data-bbox="443 1585 1468 2022"> <tr> <td data-bbox="443 1585 874 1720">16/4038C 55 Elm Drive, CW4 7QA</td> <td data-bbox="880 1585 1468 1720">Single storey rear extension No Objection</td> </tr> <tr> <td data-bbox="443 1729 874 1854">16/3999C 16 Dunoon Close, CW4 7LL</td> <td data-bbox="880 1729 1468 1854">Alterations and extension No Objection</td> </tr> <tr> <td data-bbox="443 1863 874 1989">16/4117C 4 Arran Close, CW4 7QP</td> <td data-bbox="880 1863 1468 1989">Alterations and extension No Objection</td> </tr> <tr> <td data-bbox="443 1998 874 2022">16/4150C Beech View,</td> <td data-bbox="880 1998 1468 2022">Demolition of existing single storey rear</td> </tr> </table>		16/4038C 55 Elm Drive, CW4 7QA	Single storey rear extension No Objection	16/3999C 16 Dunoon Close, CW4 7LL	Alterations and extension No Objection	16/4117C 4 Arran Close, CW4 7QP	Alterations and extension No Objection	16/4150C Beech View,	Demolition of existing single storey rear
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16/4150C Beech View,	Demolition of existing single storey rear									

	Middlewich Road, CW4 7ET	utility and WC. Replacement single storey extension detached from neighbouring property. No Objection
	16/3553C 30 London Road, CW4 7AJ	Variation of conditions (approved plan) on application 13/1562C No Objection
	16/3724C Victoria Mills, CW4 7PA	Reserved matters on outline 08/0492/OUT. OBJECTION - See Appendix 1.
9. Planning Protocol	The Committee reviewed the planning protocol document (circulated) and RESOLVED (s16/17/22) to recommend it to Full Council for inclusion in the Governance documents.	
10. Partnership	Cllr M Ranger reported on a suggested cycling legacy following the Tour of Britain Cycle Race. The Committee RESOLVED (s16/17/23) to send the information to the HC Partnership, and to encourage the resident to attend the meetings of the Partnership.	
11. Civic Service and Civic Award	A report was deferred until the next meeting of the Strategy & Community Partnerships Committee.	
12. Car Parks	A report was deferred until the next meeting of the Strategy & Community Partnerships Committee.	
13. Community Resilience	Cllr Parry reported that the draft plan has been circulated. He expressed thanks to Cllr Armitt and Cllr Street for their input and work. It was RESOLVED (s16/17/24) to circulate to the S&CP Committee for comments and then take to Full Council in October 2016.	
14. Policy Documents	The committee noted the Policy documents held by the council and RESOLVED (s16/17/25) to include the Community Resilience Plan (draft version) and note the timescales for renewals.	
15. Communication	The committee reviewed the suggestion circulated as a method of requesting information from the community in preparation of budget setting. The Committee also debated other suggestions and RESOLVED (s16/17/26) that a paper will be brought to the next meeting from the Neighbourhood Plan Steering Group, with suggestions from the Community "Wish Lists".	
16. Council meetings calendar 2017	The committee reviewed the calendar of meetings for 2017 and RESOLVED (s16/17/27) to approve this schedule which will be circulated to members and advertised on the website and notice board.	
17. Chairman and Clerk's reports	The Chairman reported that repairs are being carried out on the roof at the Holmes Chapel Community Centre. The Clerk reported 1. On the refurbishment of the HCCC, and the expected finish date.	

	2. Gave feedback on the Cheshire Tour of Britain Cllr Parry passed on thanks for the grant from the Holmes Chapel Singers.
18. Public Forum	Ms Falconer spoke further about planning application 16/3724C and the height of the proposed buildings.
The meeting closed at 9.20p.m.	

These minutes will be submitted for approval at the next meeting scheduled for 27th October 2016. Until then they are draft minutes.

Signed as Chairman of the Committee as a true and accurate record:

.....Date.....

Appendix 1

CEC Planning Reference: 16/3724C Victoria Mills Macclesfield Road CW4 7PA

Reference is made to previous applications for this site.

- 08/0492C Outline application was approved in 2008 for 160 homes. This application has been renewed and expired on 31 August 2016.
- 16/0732C This application was for a renewal of the outline application for 155 homes, with details deferred for a full application. Holmes Chapel Parish Council registered an objection to this application.

This application, 16/3724C, is for a reserved matters application on the same site for 136 homes.

OBJECTION:

It is recognised that as outline application has already been granted and this is a reserved matters application, then an objection cannot be made to this application on the basis of no requirement.

However, for completeness our current stance is as follows:

Holmes Chapel Parish Council **objects** for the following reasons to this latest application 16/3724C. Some of these are repeating our objections to the previous application 16/0732C which relates to a request to extend the outline planning permission.

Employment Land

The site is currently employment land and has been for the last 75 years. There is very little land left in the settlement zone of Holmes Chapel for establishing and developing employment and this site should be retained as such. There has been no movement on

developing this land since the original application in 2008 was approved. We understand the current business on the site signed a new lease recently and there does not appear to be any plan for them to move elsewhere. So it raises the question of whether this application is realistic, bearing in mind the extensive amount of demolition and land/soil remediation suggested by the reports prepared by the applicant before this land can safely be used for housing. So it calls into question whether the application satisfies the criteria in the NPPF for such development on brownfield sites.

The Holmes Chapel Neighbourhood Plan (NP)

This has now reached the Regulation 16 stage with the CEC consultation period starting on 15 August 2016 to 26 September 2016. After this, the NP will be submitted to the Independent Examiner.

The NP identifies the need to retain employment land as well as consider further future requirements subject to other growth criteria.

It also identifies that Holmes Chapel as a Local Service Centre (LSC) (as defined in the CEC Local Plan settlement hierarchy) has already had more than its expected allocation of new homes based on the proposed method of calculating the share of the total of 3,500 for all LSCs. Excluding the outline application on this site, the number of approvals in the period 2010 to 2030 is 437. As an LSC, for the same period and using the proposed method, Holmes Chapel would have expected a total of 382 homes. So there is little justification for the homes in this application.

Policy HO1 – Housing Type and Mix

The application is for 72 3-bed semi-detached homes, 5 3-bed detached homes, 29 4-bed detached homes, 9 2-bed apartments and a mixture of 21 homes classed as 'affordable - semi-detached and apartments. The 'affordable homes' provision is for only 15% of the total and it is assumed this figure is used as it may have been the level at the time of the original planning application in 2008. However, the current benchmark is for 30% of the total and we believe that consideration needs to be given for a higher number than the 21 homes in this application. Regardless of the number, we object to this application as it includes no 1-bedroom homes within the affordable homes to be provided. The NP research shows there is a demand for this type of accommodation for both first time buyers and the elderly. There is no provision for bungalows, something which the village needs and which again is shown in the research for the NP and reflected in this policy.

Policy HO3 – Sustainable Development of Housing and Infrastructure

There is a need in the village for more "all-day" or "longer term" parking for people employed or visiting the village centre. This is particularly relevant for visitors to the Health Centre. The close proximity of this site to the centre and using the pathway route through Eastgate Road would help to alleviate this issue. There is a car park in the current site near the former pathway to Eastgate Road, but it is blocked. Some provision on this site for village centre parking would be welcomed. The plan indicates 2 detached and 5 semi-detached on this current car parking area.

Policy HO4 – Size, Scale and Density of New Developments

There is concern about the density of housing proposed for this site. It is noted that there is a high level of semi-detached homes which meets the policy with the NP. But there are issues with the layout and in particular the roads. The current guidance provides for 2 car parking spaces per home but the width of the roads does not support visitor parking. With even a few cars parked across pavements outside homes, it makes access to other properties very difficult and makes pedestrian use of the roads dangerous. Evidence of where inadequate provision for car parking due to bad road planning is already seen in one

new development in the village – the Bellway/Bloor homes on Station Road, which was approved in 2012.

Comments on the Reserved Matters

The reserved matters the application is addressing are Layout, Scale, Appearance and Landscaping. Reference is made to Access, where the principal means of access was secured under the outline planning permission but this needs to be re-examined.

Layout

As stated above in response to policy HO4, the proposed level of space for car parking is very low and the site plan shows little space for visitor parking for the semi-detached homes. Car parking and the road scheme should be in line with the CEC draft Design Guide.

39 of the 136 proposed homes border the rail line. Although the application mentions the installation of acoustic fencing and indicates a lot of tree planting, a different layout could have moved properties further from the rail line by introducing an access road to the properties along the edge of the rail line. So we question whether the application meets the requirements of the NPPF on the issues of noise and other related matters.

Many of the affordable homes are positioned near the rail line and are not ‘pepper-potted’ across the site. We would like to see a more balanced approach to the positioning of these homes.

We do not believe that the proposed layout meets NPPF clause 58 in all its guidance.

Scale

31 of the homes in the application are of 3 storey. Apart from some apartments on the edge of the north side of the village bordering the Dane Valley, there are no other homes of this size in terms of height. The positioning of 3-storey homes with a roof space along the border with houses on Eastgate road and at such close proximity must call into question whether such homes should be built which will overshadow and overlook the homes along Eastgate Road. There are visibility aspects as discussed in the NPPF clause 61 about visual appearance that should be applied as the proposed 3-storey homes will not blend in with other surrounding homes. If the 3 storey homes are approved, we would want to see a requirement that the top ridge line is of no greater height than other neighbouring buildings on the site and on other close existing properties. If a third storey is the proposed design, then the roof space should be used for this purpose with dormer windows.

Appearance

In general the house designs are consistent with the character of existing styles in Holmes Chapel. The colour rendering of bricks and roofs are consistent with a Cheshire brick appearance. The occasional cement rendered house is also a feature of the village. A minor detail, which is the half height timber cross member on the gables and porch of House Design C should be omitted as it is not an embellishment of the area. See Holmes Chapel NP report CE59 available on the Holmes Chapel NP webpage document library and also the “Design Guide Supplement – Additional Guidance for Developments in Holmes Chapel – Appendix 9 of the Neighbourhood Plan.

Landscaping

There seems to be indications of tree planting in the landscaping plans, some very close to properties. This calls into question whether the proposed planting spots are appropriate bearing in mind that in years to come, the type of trees planted will become larger and may cause problems with root growth disturbing house foundations, pavements and roads.

Network Rail have raised a concern about the proposed tree planning along the boundary edge with the rail line and this also raises the issue of how these can be sensibly maintained by the 39 homes along this border.

The site has some existing trees on the borders of the site but none within as a result of its previous industrial history. As expressed in Policy CE4 of the NP the presence of large mature trees within a development is a key objective. Currently the plan includes a number of oak and sweet chestnuts within the central common area. The ownership of this common land is not clear but it is assumed it will be in common ownership and managed by a separate company. It is important that the requirement is recognised that these trees will be protected to full maturity to the standards applied to TPOs. See Holmes Chapel NP report CE59 (p.13 Suitable Trees and Shrubs) available on the Holmes Chapel NP webpage document library and also the "Design Guide Supplement – Additional Guidance for Developments in Holmes Chapel – Appendix 9 of the Neighbourhood Plan.

The common land contains areas designated as wild flower meadows. The level of maintenance required for these will be high and it is not considered appropriate for this site unless a long term detailed management plan is provided.

Ornamental hedges and native hedges are specified but no species identified. A clearer specification should be provided.

Access

Since the original application, traffic movement in the village has changed and Macclesfield Road is now a designated route west to east for HGVs. A reassessment of the proposed entry point for the site is requested as this is close to the bridge and therefore traffic exiting the site has a limited view of traffic travelling along the road from east to west.

Some consideration has been given to the movement of pedestrians and cyclists through the site and into the village centre. The pedestrian access route onto Eastgate Road on the south corner of the site should be more clearly marked on the plans to avoid any element of doubt and the provision made to ensure safe access is provided between the houses on Eastgate Road. It should also recognise that the path could be used by cyclists.

Policy CE2 of the NP is also concerned to ensure good linkages and access to developments in all directions from the development. Although the site is bounded on the East by the railway the site on the far side of the railway is currently set as a commercial, retail or industrial site. The current proposals offer the opportunity to link these two areas by means of a footbridge over the railway and although not part of this development, provision should be made for this at some future stage. The existing culverted stream has resulted in an area of land at the site boundary near the railway which could form the footprint of the base of a bridge and this should be defined on the plan. This may require discussion with Network Rail to establish the footprint required. See Holmes Chapel NP report CE34 Fig.2, Report on Improved Access to the Countryside from the Village of Holmes Chapel - available on the Holmes Chapel NP webpage document library

S106 agreement July 2012

This agreement made no reference to the provision of a contribution towards the schools. We support the objection of CEC School organisation and Capital strategy unless a revised S106 agreement is in place with the required contribution for secondary education and SEN. We would also request a re-appraisal of the assessment that this development is not expected to impact primary school provision.

The amounts and requirements of the signed S106 as below need re-assessment to take account of the many changes since its agreement in 2012 and which was not based on a

detailed plan of the site. The figures below should all be re-examined and it is requested that some provision is made towards primary and secondary education and potentially other infrastructure needs such as a safe pelican crossing on Macclesfield Road close to Hermitage Drive which leads to the nearest Primary School.

- A financial contribution in the amount of £124,773.00 towards the Children and Young Persons Provision Maintenance Sum;
- A financial contribution in the amount of £5,705.00 towards the enhancement of Offsite Greenspace and £12,776.40 towards the maintenance of the Offsite Greenspace;
- A financial contribution in the amount of £36,673.00 towards the maintenance of the onsite Amenity Greenspace;
- A financial contribution in the amount of £179,604.00 to be provided in respect of public open space and play space provision; and
- A financial contribution of £25,000 to fund the implementation of the sustainable transport initiatives as set out in the Travel Plan.