



STRATEGY & COMMUNITY PARTNERSHIPS COMMITTEE
Minutes of meeting on 19 January 2017
 at The Academy Suite, Holmes Chapel Community Centre, CW4 8AA



Part I – Public and Press present

1. Attendance	Cllr B Bath Cllr J Clowes Cllr D Savage Cllr M Street Cllr S Hamilton – visiting member	Mrs NL Clarke – Clerk						
2. Apologies	RESOLVED (s16/17/42) to note the absence of Cllr R Parry, Cllr S Ranger & Cllr M Ranger							
3. Declarations of Interest	None							
4. Public Speaking	None							
5. Minutes	RESOLVED (s16/17/43) to approve the minutes of the Committee Meeting held on 17 November 2016, parts I and II.							
6. Matters Arising	<ul style="list-style-type: none"> • Committee structure – no further information has been received from CEC on the status of CIL. This item will be added to a future strategy committee agenda. • Planning applications 16/3208 and 16/3724 are scheduled to be heard at Southern Planning Committee on 1 March 2017. 							
7. Planning Applications	<p>The Committee considered the following planning applications listed below and RESOLVED (s16/17/44) to comment as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="440 1357 874 1585"> 17/0018C UNIT 9, Holmes Chapel Business Park, MANOR LANE, CW4 8AB </td> <td data-bbox="880 1357 1469 1585"> Change of use from B1, B2 and B8 permitted use premises to laser clinic (non-surgical) with change of use to D1 No Objection; conforms to Neighbourhood Plan. </td> </tr> <tr> <td data-bbox="440 1594 874 1921"> 16/6197C Happy Days Nursery, Jubilee Walk, CW4 7FN </td> <td data-bbox="880 1594 1469 1921"> Removal of Condition 1 and Variation of Condition 3 on approved 14/5464C. Variation on conditions 1 & 2 on application 13/1064C. Construction of pre-fabricated pre-school and associated external works. No Objection; conforms to neighbourhood Plan. </td> </tr> <tr> <td data-bbox="440 1930 874 2020"> 16/6122C land off Newcastle Road, Brereton Green </td> <td data-bbox="880 1930 1469 2020"> Residential development of up to 29 dwellings (C3), together with associated infrastructure and open space provision </td> </tr> </table>		17/0018C UNIT 9, Holmes Chapel Business Park, MANOR LANE, CW4 8AB	Change of use from B1, B2 and B8 permitted use premises to laser clinic (non-surgical) with change of use to D1 No Objection; conforms to Neighbourhood Plan.	16/6197C Happy Days Nursery, Jubilee Walk, CW4 7FN	Removal of Condition 1 and Variation of Condition 3 on approved 14/5464C. Variation on conditions 1 & 2 on application 13/1064C. Construction of pre-fabricated pre-school and associated external works. No Objection; conforms to neighbourhood Plan.	16/6122C land off Newcastle Road, Brereton Green	Residential development of up to 29 dwellings (C3), together with associated infrastructure and open space provision
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		<p>with all matters reserved except for access. This is a new application on the site where there is a planning inquiry for 49 houses (Planning Inspectorate Ref. No: APP/R0660/W/16/3156210 – CEC Ref No: 15/4968C)</p> <p>Objection – See Appendix 1</p>
8. Partnership	The Committee noted the proposed activities by the Partnership including the Health and Wellbeing Fair on 1 April 2017 and the Volunteer Day in June 2017.	
9. Community Resilience Plan	The Committee noted that CEC have been informed of the status of the Plan and RESOLVED (s16/17/45) to take the document to the next Full Council for approval following confirmation by the Community Resilience Officer at CEC.	
10. Holmes Chapel Community Centre	<p>The Committee heard a verbal update from the Chairman:</p> <ul style="list-style-type: none"> • A report was given on the JMLC held on 18 January 2017 including the 3rd quarter report and the master plan for development of the outside space. • The planning decision for the Skate Park could be delayed due to Environmental Health at CEC asking for a noise mitigation survey. <p>RESOLVED (s16/17/46) to receive the report.</p>	
11. Neighbourhood Plan	<p>Cllr Clowes, on behalf of the Steering Group, updated the Committee as follows:</p> <ul style="list-style-type: none"> • The referendum date is the 9th March 2017. The Publicity Group is now actively advertising the Plan and vote. • A meeting took place with senior officers from CEC regarding moving forward on strategic planning for Holmes Chapel once the Neighbourhood Plan has been approved. • Phase 2 of the CEC Local Plan will be looking at site allocations for Local Service centres. The HC Neighbourhood Plan Group needs to follow this up and respond to consultations due in Spring 2017. • The CEC Design Guide is still at consultation and CEC is aware of the HC supplementary guide. <p>RESOLVED (s16/17/47) to receive the report.</p>	
12. Salaries	The Committee noted the recommendation from NALC and SLCC for a 1% salary increase from 1 April 2017, and RESOLVED (s16/17/48) to note the increase.	
13. Future Agenda Items	<ol style="list-style-type: none"> 1. Committee Structure 2. Website 3. Office 4. S106 enforcement 	
14. Chairman and Clerk's reports	<p>The Clerk reminded members of the :</p> <ul style="list-style-type: none"> • Parish Conference on 23 January 2017. • Police meeting on 14 February 2017. Cllr O'Regan and Cllr Savage to 	

	attend.
15. Public Speaking	None
The meeting closed at 8.20p.m.	

These minutes will be submitted for approval at the next meeting scheduled for 2nd March 2017. Until then they are draft minutes.

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

.....Date.....

Appendix 1

Response from Holmes Chapel Parish Council

We would like to record our strong objection to this application as an interested party. This application is on the same land as the proposed development for 49 houses (**15/4968C**) and which is now awaiting an appeal (**APP/R0660/W/16/3156210**) We have already provided our objection to the appeal application, see Appendix A. Our reasons for objection remain the same as those presented in the appeal document. Reducing the number of houses and the area of agricultural land on which it is proposed to build these, does not overcome any of the planning objections presented. In addition, it is clear from the proposed outline layout that a substantial extension of the proposed development is clearly the intention. Neither the Brereton or Holmes Chapel Neighbourhood Plans support this proposal and it is clearly outside the expected numbers for development in the Cheshire East Local Plan for Local Services Centres and Rural areas. This application satisfies none of the sustainability factors in the NPPF.

Holmes Chapel Parish Council

Appendix A

Planning Inspectorate Ref. No: APP/R0660/W/16/3156210

CEC Ref. No: 15/4968C - Outline application for a residential development of up to 49 dwellings (C3), together with associated infrastructure and open space provision will all matters reserved except for access.

Response from Holmes Chapel Parish Council

We would like to record our strong objection to this application as an interested party.

1. Holmes Chapel parish is to the north of and directly adjacent to Brereton Parish. Holmes Chapel as a Local Service Centre is required to provide services to all its own residents as

well as those of all parishes and communities surrounding it. Currently these resources and facilities are already stretched with considerable housing planning commitments not yet delivered.

2. This application is in direct contravention to the Brereton Neighbourhood Plan, which based on the Minister of Housings recent statement in December 2016 has made it clear that a Neighbourhood Plan should be considered to have significant weight when considering applications.
3. Holmes Chapel Neighbourhood Plan has passed its examination stage and will be going to referendum early in 2017. This Plan recognises that Holmes Chapel has already exceeded its requirements to meet the proportionate number of new houses expected of a Local Service Centre. Many residents already rely on Holmes Chapel facilities to service their needs – retail, health, schools and roads.

See http://www.cheshireeast.gov.uk/planning/neighbourhood_plans/holmes-chapel-neighbourhood-plan.aspx

4. A recent, and what is seen by many residents of Brereton and Holmes Chapel as a perverse decision, to grant approval for 190 houses in Brereton but directly on the border with Holmes Chapel, will exacerbate the already overloaded facilities and roads of Holmes Chapel. It also does not comply with the already made Brereton Neighbourhood Plan (and the expected soon-to-be-made Holmes Chapel Neighbourhood Plan).
5. This application is for further housing in open countryside currently agricultural land and it does not meet any of the requirements of the NPPF including paragraphs 7 and 17. The application also does nothing to meet the requirements of NPPF paragraph 28.
6. The NPPF, paragraph 6 states “The policies in paragraphs 18 to 219, taken as a whole, constitute the Governments view of what sustainable development in England means in practice in the Planning system.” Our objection is based on this statement which has to mean that there are many factors that affect core planning and this application cannot be considered as sustainable development.
7. With the accumulation of planning commitments already made in Brereton, Holmes Chapel and other local communities, there is now a serious concern that the effect of all these developments will have a serious detrimental effect on the work and research undertaken at the Jodrell Bank Observatory. This application site is within the zone specified in the Town & Country Planning Act that covers where development. This must carry some considerable weight in considering this application.