

**MULLER HOMES APPLICATIONS – 12/3746N and 12/3747N**

Tab No.	Date	Item	Details	Notes
1	n/a	App 12/3746N	Delivered by hand to HSW offices 16 January 2014	
2	n/a	App 12/3747N	Delivered by hand to HSW offices 16 January 2014	
3	15 Sept 2011	Minutes Parish Council (PC) meeting	This was a specially convened meeting inviting members of the public to express their views on Cheshire East Council's (CEC) Local Plan consultation.	Highlighted text are the comments made by members of the public who were aware that Muller was proposing to develop in Stapeley.
4	5 July 2012	No document	Muller Homes made a pre-consultation presentation to the Parish Council prior to the start of the meeting. Formal public consultation on its planning applications were to start on 9 July 2012.	
5	2 Aug 2012	Oral report of application approved (David Wilson Homes – 12/1381N)  Minutes of PC Meeting	It was reported at the Parish Council meeting that a planning application submitted by David Wilson Homes had been approved. This was for development on the former Stapeley Water Gardens site, the same site as is the subject of the Muller Homes applications.  The Minutes of the Parish Council meeting are enclosed – appropriate text highlighted.	This may or may not be of relevance, but the conditions attached to this planning application may be useful in assessing the Borough Council's "thinking" at that time.
6	22 Oct 2012	Letter from Muller Homes	Muller requested the opportunity to update the Parish Council in respect of its planning applications which had now been lodged with CEC.	
7	1 Nov 2012	Minutes of PC Meeting	There were two main items:  <u>Minute 154</u> where the PC gave initial consideration to the two planning applications.  <u>Minute 157</u> where the PC approved the quotation from Bob Hindhaugh to conduct a technical review of the transport data which accompanied the two Muller Homes planning applications.	These were initial views on the applications and were to be taken into account at the PC meeting which was held on 8 November. At the 8 November meeting, discussion was deferred to 13 November 2012.  Although the Minutes relate to a deadline of 14 November for comments. This was extended.
8	13 Nov 2012	Minutes of PC Meeting	Minute No. 186 and appendix 2 of the minutes refer.	The PC made its formal comments on the two applications and these were submitted to CEC on 16 November 2012.

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9	16 Nov 2012	Letter sent to Planning Case Officer	These were the Parish Council's views on the two applications considered at the meeting held on 13 November 2012.	
10	n/a	Rule 6 Process	Guidance note dated October 2012 from the Planning Inspectorate website.	The Parish Council has decided not to opt for Rule 6 status as there is greater flexibility on the dates for submission of evidence and probably a less costly process.
11	3 April 2013	12/3746N – Report to SPB Meeting	Planning Officer's report to the Strategic Planning Board.	
12	3 April 2013	12/3747N – Report to SPB Meeting	Planning Officer's report to the Strategic Planning Board.	
13	3 April 2013	Speeches made by PCllrs at SPB	Speech made by Parish Councillor John Davenport	Note: Peter Groves is also a CEC Borough Councillor
14	3 April 2013	Minutes of SPB Meeting	Minutes of the Strategic Planning Board meeting at which items 11 and 12 above were considered.	
15	13 June 13	Minutes of PC Meeting	Appointment of Hindhaugh Associates to represent the Parish Council at the Public Inquiry.	
16	14 June 2013	PC Letter to Mr R Hindhaugh	This is the Parish Council's letter authorising Mr Hindhaugh to instruct a barrister as	
17	20 June 13	Letter to Planning Inspectorate	Covering letter together with additional comments to be considered by the Inspector at the Public Inquiry.	The letter requests an extension of time for exchange of evidence. The response from the Inspectorate was to the effect that even with the Borough Council's delay in notifying the start date of the appeal, the Parish Council still had the statutory period within which to respond.
17a		Bob Hindhaugh report	Attached to the letter is the report of Hindhaugh Associates Ltd.	

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18	19 June 2013	12/3746N Report to SPB 19 June 2013	Following the previous non-determination of this application, the Strategic Planning Board was asked consider this application, notwithstanding that it was already the subject of appeal by Muller Homes.	
19		Speeches made by PCllrs at SPB	Speech made by Parish Councillor John Davenport Speed made by Parish Councillor Peter Groves	
20	19 June 2013	Minutes of SPB Meeting		
<b>n/a</b>		Separate bound document delivered by hand to HSW offices 13 January 2014	Adopted Borough of Crewe and Nantwich Replacement Local Plan 2011. The Parish Council made reference to planning policy principles in this document as part of its objects to the Muller Homes applications.  RES.5 and Policy NE2 cited in the PC observations on 16 November 2012.	This is a saved policy until Cheshire East Council has produced its Local Plan which is still has "emerging" status.