

# **Southern Planning Committee**

## **Updates**

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**Date:** Wednesday, 4th October, 2017  
**Time:** 10.00 am  
**Venue:** Council Chamber, Municipal Buildings, Earle Street, Crewe  
CW1 2BJ

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The information on the following pages was received following publication of the committee agenda.

6. **17/2710N-Redevelopment of school to provide 14 No.2 bed and 14 No. 1 bed apartments, including on site parking involving partial demolition and conversion of existing building and new build elements (amended description of development, Former Edleston Road Primary School, Edleston Road, Crewe for SCPC LTD (Pages 3 - 4)**
9. **17/3356C-Change of use to B2/B8 use and limited demolition and extension to premises for ancillary office use, Congleton Plastics, Varey Road, Congleton for Lee Mar Estates (Pages 5 - 6)**
10. **17/3231N-Brick building day room, New Start Park, Wettenhall Road, Reaseheath for Mr T Hamilton (Pages 7 - 8)**

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Please contact Julie Zientek on 01270 686466  
E-Mail: [julie.zientek@cheshireeast.gov.uk](mailto:julie.zientek@cheshireeast.gov.uk) with any apologies, requests for further information or to arrange to speak at the meeting

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**Southern Planning Committee 4<sup>th</sup> October 2017**

**UPDATE TO AGENDA**

**APPLICATION No.**

17/2710n – Redevelopment of school to provide 14 No 2 bed and 14 no 1 bed apartments, including on site parking involving partial demolition and conversion of existing building and new build elements (amended description of development), Former Edleston Road Primary School, Edleston Road, Crewe for SCPC LTD

**LOCATION**

Former Edleston Road Primary School, Edleston Road, Crewe

**UPDATE PREPARED**

2nd October 2017

**Error Correction**

The Committee report (page 42) refers to the creation of basement car parking. This is an error. All car parking is at surface level in this application

Conditions 10 and 23 concerning bike/bin store are duplicates. Condition 10 can be deleted.

**Additional Condition**

It has become apparent that the waste water down pipes are to be removed as part of the refurbishment scheme. It will therefore be necessary to add an additional condition to ensure all rainwater goods on the building are fabricated in cast metal (painted black). This is recommended to be a new condition 10

**CONCLUSION**

The only amendment to the original recommendation is to remove the duplicate condition 10 and add a new condition 10 to require that all rain water goods utilised in this refurbishment and redevelopment are fabricated in cast metal and are black in colour.

**RECOMMENDATION**

There is no change to the recommendation which remains -

**Delegate to the Head of Planning and Regulation in consultation with the Chairman of Southern Planning Committee, pending the completion of the**

formal consultation of the corrected description of development and subject to the following conditions -

- 1 Standard Outline
- 2 Time limit for reserved matters
- 3 Reserved matters
- 4 Plans
- 5 Method statements for demolition/ conversion works/propping up of original building/ compliance with methodology
- 6 Materials for extensions
- 7 Drainage design for the whole site
- 8 Details of extension windows to be submitted and approved, including the design of internal floor plates for extensions and existing building/ existing windows in school building to be retained
- 9 Car parking to remain unallocated
- 10 All rainwater goods to be black cast metal - details to be submitted and approved
- 11 Construction and Environmental Management Plan
- 12 Contaminated land risk assessment
- 13 Contaminated land - soil analysis
- 14 Unforeseen contamination
- 15 Boundary treatments to be approved
- 16 Scheme to be submitted for outdoor private amenity area for residents
- 17 Scheme for outdoor clothes drying
- 18 Birds and bats nesting survey in demolition during nesting season
- 19 Scheme for swifts nest
- 20 Scheme for Two fast (7kV) EVPs with cabling provided for another two units
- 21 Residents travel packs
- 22 Management scheme for open space
- 23 Notwithstanding submitted plans detailed design of enclosed bin/bike store (28 cycles) to be submitted/implemented

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) of the Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

**Southern Planning Committee 4<sup>th</sup> October 2017**

**UPDATE TO AGENDA**

**APPLICATION No.**

**17/3356C** – Change of use to B2/B8 use and limited demolition and extension to premises for ancillary office use

**LOCATION**

Congleton Plastics, Varey Road, Congleton, CW12 1HD

**UPDATE PREPARED**

26th September 2017

**APPRAISAL**

Amenity

Following further negotiations between the applicant and the Council's Environmental Protection Officer, the hours of deliveries condition is to be amended to allow deliveries on Saturdays.

**CONCLUSION**

The only amendment to the original recommendation is to proposed condition 5 to allow deliveries to and from the site on Saturdays.

**RECOMMENDATIONS**

**APPROVE** subject to the following conditions

1. Standard (3 years)
2. Plans
3. Materials as per application
4. Approved extension shall be drained into the existing surface water drainage system.
5. Deliveries to and from the site shall be restricted to Monday to Saturday 07.00 hours to 20.00 hours' – with no deliveries on Sundays
6. Implementation of noise mitigation scheme
7. Prior submission/approval of a dust management plan
8. Prior submission/approval of staff travel plan
9. Prior submission/approval of a scaled plan of the proposed acoustic fence detailing that it would be constructed within the confines of the existing site on existing hardstanding
10. Prior submission/approval of a construction method statement of the proposed acoustic fence
11. Prior submission/approval of a tree pruning/felling specification

**In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in there absence the Vice Chair) of the Southern Planning Committee to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.**

**APPLICATION NO:** 17/3231N

**PROPOSAL:** Brick building day room

**ADDRESS:** New Start Park, WETTENHALL ROAD, REASEHEATH,  
CW5 6EL

**APPLICANT:** Mr T Hamilton

## REPRESENTATIONS

A letter of representation has been received from a member of the public stating the following are omissions from the committee report.

*...The following points are concerns raised in the Civitas Planning Report which have **NOT** been included in the concerns raised by Representatives to the Council. Can these please be added as updates to be handed out prior to meeting on Wednesday 4<sup>Th</sup> October.*

- No material change in circumstances since the Appeal decision to make the site less harmful or more sustainable.*
- Contrary to Policy SE1 of CELPS and to the design principles set out in Chapter 7 of the National Planning Policy Framework.*
- Contrary to saved Policy BE2 of the Crewe and Nantwich Local Plan in terms of its design.*
- Contrary to Policy NE2 of the Crewe and Nantwich Local Plan in terms of its intended purpose.'*

## OFFICER COMMENT

Upon the adoption of the Cheshire East Local Plan Strategy, Policies BE.2 and NE.2 of the Crewe and Nantwich Replacement Local Plan are not saved policies. They have been replaced by new policies PG6, SE2 and SD1 of the Cheshire East Local Plan Strategy (Appendix B of the Plan). The applicable policies are referred to and their policy context is considered within the Officer report.

The design of the building has been assessed within the 'character and appearance' section of the Committee report.

The report clearly states that the principal use of the site has not been readdressed and the recommendation put forward that any permission proposed shall be granted on a temporary basis in line with the wider temporary permission on the site for the use.

Therefore the additional comments are noted but they are not considered to raise any further material planning issues which has not previously been assessed within the Officers' report.

**RECOMMENDATION**

**No change to the recommendation**