

# Southern Planning Committee

## Agenda

---

**Date:** Wednesday, 1st November, 2017  
**Time:** 10.00 am  
**Venue:** Council Chamber, Municipal Buildings, Earle Street, Crewe  
CW1 2BJ

---

**Members of the public are requested to check the Council's website the week the Southern Planning Committee meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.**

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

It should be noted that Part 1 items of Cheshire East Council decision making and Overview and Scrutiny meetings are audio recorded and the recordings will be uploaded to the Council's website.

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

1. **Apologies for Absence**

To receive apologies for absence.

2. **Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests and for Members to declare if they have pre-determined any item on the agenda.

3. **Minutes of Previous Meeting** (Pages 5 - 14)

To approve the minutes of the meeting held on 4 October 2017.

Please contact Julie Zientek on 01270 686466

E-Mail: [julie.zientek@cheshireeast.gov.uk](mailto:julie.zientek@cheshireeast.gov.uk) with any apologies or requests for further information

[Speakingatplanning@cheshireeast.gov.uk](mailto:Speakingatplanning@cheshireeast.gov.uk) to arrange to speak at the meeting

#### 4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Planning Committee
- The relevant Town/Parish Council

A total period of 3 minutes is allocated for each of the planning applications for the following:

- Members who are not members of the planning committee and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **17/0560N Land Off Sydney Road, Crewe: Full planning permission for the proposed development of 40 affordable dwellings, comprising of 17 two-bed and 23 three-bed dwellings, the creation of a new vehicle and pedestrian access from Sydney Road, internal shared surface roads, car parking, landscaping and public open space for Galliford Try Partnerships (Pages 15 - 36)**

To consider the above planning application.

6. **17/3545N Redsands Centre, Crewe Road, Willaston CW5 6NE: Demolition of existing buildings and erection of a care home for the elderly (C2 Use Class) and associated works for Richmond Villages Ltd (Pages 37 - 50)**

To consider the above planning application.

7. **17/2484N Elephant And Castle Inn, 289, Newcastle Road, Shavington CW2 5DZ: New access to car park, reconfigured car park, new garage (including access) and bin store , new garden area, paths and boundary treatment for Mr Lee Dawkin, Renew Land Developments, Punch Taverns, MCI Developments (Pages 51 - 62)**

To consider the above planning application.

8. **17/2483N Elephant And Castle Inn, 289, Newcastle Road, Shavington CW2 5DZ: Affordable Housing Development Comprising 45 no. dwellings & Ancilliary Works for Mr Lee Dawkin, Renew Land Developments, Punch Taverns, MCI Developments and Magenta Living (Pages 63 - 86)**

To consider the above planning application.

9. **17/3272N 41, Mablins Lane, Crewe CW1 3RF: Proposed demolition of Sunnyside Farm & 41 Mablins Lane and erection of 20 dwellings (4 x 2 bedroom and 16 x 3 bedroom), new access road, car parking and landscaping for Mrs Holly Leese, Adactus Housing Association Ltd (Pages 87 - 102)**

To consider the above planning application.

10. **17/3126N Land Off, Crewe Road, Haslington, Cheshire CW1 5RT: Variation of condition 8 on application 16/1046N - Reserved matters application for the erection of 245 dwellings, highways, public open space, play facility and associated works following approved outline application (13/4301N) APP/R0660/A/14/2213304 for Mr Christopher Conlon, Bovis Homes Ltd (Pages 103 - 112)**

To consider the above planning application.

11. **Planning Appeals (Pages 113 - 126)**

To consider a report regarding the outcome of Planning Appeals decided between 1 April 2017 and 30 September 2017.

**THERE ARE NO PART 2 ITEMS**