

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Southern Planning Committee**  
held on Wednesday, 7th March, 2018 at Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

### **PRESENT**

Councillor J Wray (Chairman)  
Councillor M J Weatherill (Vice-Chairman)

Councillors D Bebbington, P Butterill, J Clowes, W S Davies, S Edgar,  
S Pochin (for Cllr Rhoda Bailey), J Rhodes, B Roberts and B Walmsley

### **OFFICERS PRESENT**

Wayne Ashdown (Network Manager – Highways)  
Daniel Evans (Principal Planning Officer)  
Andrew Goligher (Principal Development Control Officer - Highways)  
Emma Hood (Arboricultural Officer)  
Susan Orrell (Principal Planning Officer)  
James Thomas (Senior Lawyer)  
Julie Zientek (Democratic Services Officer)

### **Apologies**

Councillors Rhoda Bailey and A Kolker

### **86 DECLARATIONS OF INTEREST/PRE DETERMINATION**

The following declarations were made in the interests of openness:

With regard to application number 18/0016N, Councillor B Roberts declared that he had attended a number of briefings regarding Sydney Road Bridge and this compound but that he had kept an open mind.

With regard to application number 18/0016N, Councillor J Rhodes declared that she had also attended a number of briefings regarding Sydney Road Bridge and this compound but that she had kept an open mind.

### **87 MINUTES OF PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting held on 7 February 2018 be approved as a correct record and signed by the Chairman.

**88 18/0016N LAND EAST OF LIME TREE AVENUE, CREWE: PROPOSED TEMPORARY PERMISSION (UP TO 18 MONTHS) FOR AN ALTERNATIVE SITE COMPOUND FOR THE SYDNEY ROAD BRIDGE REPLACEMENT SCHEME, CONSISTING OF: 6 NO. TEMPORARY CABINS, WC BLOCK, PARKING AREA, SERVICE ROAD, LAYDOWN AREA, TOP SOIL STORAGE AREA AND ASSOCIATED FACILITIES, AND TEMPORARY DIVERSION OF A PUBLIC RIGHT OF WAY FOR MR CHRIS HINDLE, CHESHIRE EAST COUNCIL**

Note: Councillor B Walmsley arrived at the meeting during consideration of this item and did not take part in the debate or vote.

Note: Mr M Barker (objector) had not registered his intention to address the Committee. However, in accordance with paragraph 2.8 of the public speaking rights at Strategic Planning Board and Planning Committee meetings, the Committee agreed to allow Mr Barker to speak.

Note: Mr A Stratford also attended the meeting and addressed the Committee on behalf of the applicant.

The Committee considered a report regarding the above planning application and a written update.

**RESOLVED**

(a) That, for the reasons set out in the report and the written update, the application be APPROVED subject to the following conditions:

1. Standard time 3 years
2. Development to proceed in accordance with the approved plans
3. Within one month of the approved development commencing a scheme to remove and replace the 2 bay swing (4 swings in total – 2 cradle 2 flat) at the Council owned play area at Greendale Gardens shall be submitted to the Local Planning Authority for approval in writing. The approved scheme shall include replacement swings (4 swings in total) and surfacing to BSEN 1176 & 1177 standards. The approved scheme shall be implemented in accordance with the approved details within 3 months of works commencing unless otherwise agreed in writing with the Local Planning Authority.
4. Within one month of the commencement of the development submission of a scheme of landscaping of replacement tree planting to be submitted
5. Implementation of the scheme of replacement tree planting, landscaping and restoration of the site
6. Nesting birds – timing of works
7. Compliance with the Construction Environment Management Plan submitted as part of application 18/0567D
8. At all times of construction there shall be a prominently displayed contact telephone numbers for the reporting of issues and problems
9. External lighting details in accordance with the submitted report

10. Pre-completion surveys of the PROW/POS shall be submitted to the LPA and approved in writing.

Informatives;

1. Liaison committee to be set up with local residents and Members
  2. Standard Construction Hours informative
  3. PROW Informative
  4. Diversion of the PROW Informative
  5. Prior notification of local residents/ward members where noise generative activities will take place during standard construction hours
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in his absence the Vice Chairman) of 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.

**89 18/0445N SYDNEY ROAD BRIDGE AND LAND ADJOINING THE HIGHWAY ON SYDNEY ROAD, CREWE: VARIATION OF CONDITIONS 3, 4, 7, 15, 16 AND 17 ON APPLICATION 17/1980N FOR CHRIS HINDLE, CHESHIRE EAST COUNCIL**

Note: Mr A Stratford attended the meeting and addressed the Committee on behalf of the applicant.

The Committee considered a report regarding the above planning application and a written update.

**RESOLVED**

- (a) That, for the reasons set out in the report and the written update, the application be APPROVED subject to the following conditions:
1. Standard time 3 years
  2. Development to proceed in accordance with the approved plans
  3. Prior to the commencement of Phase 2 submission of an amended plan to realign the footpath and to avoid Scottish Power infrastructure
  4. Prior to the commencement of Phase 2 details of the siting of the compound and its timing to be submitted and agreed
  5. The development shall proceed in accordance with the Tree Protection Scheme approved as part of application 18/0567D
  6. The development shall proceed in accordance with the Arboricultural Method Statement approved as part of application 18/0567D
  7. Prior to the commencement of Phase 2 submission of a scheme of landscaping including replacement tree and hedgerow planting to be submitted

8. Implementation of the scheme of landscaping including the replacement tree and hedgerow planting
9. The development shall proceed in accordance with the Reptile Mitigation Method Statement approved as part of application 18/0567D
10. Nesting birds – timing of works
11. The development shall proceed in accordance with the Construction Environment Management Plan approved as part of application 18/0567D
12. Where possible noise generative activities shall take place during standard construction hours
13. At all times of construction there shall be a prominently displayed contact telephone numbers for the reporting of issues and problems
14. The development shall proceed in accordance with the Dust Control Measures approved as part of application 18/0567D
15. Prior to the commencement of Phase 2 a drainage Strategy and design to be submitted and approved
16. Prior to the commencement of Phase 2 a scheme to improve cycleway and footpath provision within the vicinity of the site shall be submitted and approved
17. The part of the PROW scheme of management relating to the temporary footbridge over the footway, and specifically with regard to its details (elevations and cross sections), shall be submitted to and approved by the Local Planning Authority prior to the Phase 2 (Main Works) commencing. The approved scheme shall be implemented in accordance with the timetable, that should also be included for approval.
18. The line of the PROW shall be marked out prior to the commencement of development
19. Pre-completion surveys of the PROW shall be submitted to the LPA and approved in writing.

#### Informatives;

1. Japanese knotweed informative
  2. Standard Construction Hours informative
  3. Contaminated Land informative
  4. Informative to advise of United Utilities Infrastructure
  5. A temporary Traffic Regulation Order will be required to enable any diversion along Hungerford Road
  6. Brine Board informative to advise that precautions are required to mitigate the effects of any future brine movement
  7. Liaison committee to be set up with local residents and Members
  8. Diversion Route signage to be provided
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in his absence the Vice Chairman) of 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.

**90 17/5776N LAND TO NORTH OF LITTLE HEATH BARN, AUDLEM:  
ERECTION OF RETIREMENT LIVING HOUSING (CATEGORY LL TYPE  
ACCOMMODATION), COMMUNAL FACILITIES, LANDSCAPING AND  
CAR PARKING (RE-SUBMISSION FOLLOWING NON-  
DETERMINATION OF APPLICATION 17/0339N) FOR MCCARTHY &  
STONE RETIREMENT LIFESTYLES**

Note: Parish Councillor G Seddon (on behalf of Audlem Parish Council) and Mrs F Christie (objector) attended the meeting and addressed the Committee on this matter.

Note: Mr P Cawood (objector) had not registered his intention to address the Committee. However, in accordance with paragraph 2.8 of the public speaking rights at Strategic Planning Board and Planning Committee meetings, the Committee agreed to allow Mr Cawood to speak.

The Committee considered a report regarding the above planning application and a written update.

**RESOLVED**

- (a) That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

Whilst the application has been supported by a viability report, the Council concludes that the scheme could provide a higher contribution towards affordable housing than that being proposed. As a result it has not been justified as part of the application process why the proposal is unable to provide the required contribution towards affordable housing. The proposal is therefore Contrary to Policies SC5, SD1 & SD2.

- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in his absence the Vice Chairman) of 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.

**91 17/5249M 11, MANOR PARK SOUTH, KNUTSFORD WA16 8AD:  
PROPOSED FIRST FLOOR EXTENSION VIA REVISED ROOF PITCH  
FOR MS OLIVIA HUNTER**

Note: Mr W Evans attended the meeting and addressed the Committee on behalf of the applicant.

The Committee considered a report regarding the above planning application.

**RESOLVED**

- (a) That, for the reasons set out in the report, the application be REFUSED for the following reasons:
  - 1. The proposal would create an incongruous and alien feature within the existing street scene that would dominate surrounding dwellings. The proposal is considered to have a negative impact on the visual amenity of the area by increasing the overall scale and massing of the existing dwelling to an extent that would be disproportionate to neighbouring properties. The application would therefore be contrary to policies SE 1 and SD 2 of the Cheshire East Local Plan Strategy.
  - 2. The proposed extension, by virtue of its size, design and position relative to neighbouring property and adjoining boundaries, would be unduly dominant and overbearing causing an unacceptable loss of amenity to the occupiers of neighbouring property. The approval of the development would therefore be contrary to policies DC3 and DC38 of the Macclesfield Borough Local Plan.
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in his absence the Vice Chairman) of 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.

**92 CHESHIRE EAST BOROUGH COUNCIL (CONGLETON - 59 PARK LANE) TREE PRESERVATION ORDER 2017**

Note: Mr A Tomkinson (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above tree preservation order.

**RESOLVED** – That, for the reasons set out in the report, the Cheshire East Borough Council (Congleton - 59 Park Lane) Tree Preservation Order 2017 be confirmed without modification.

The meeting commenced at 10.00 am and concluded at 12.48 pm

Councillor J Wray (Chairman)