

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 4th April, 2018 at Council Chamber, Municipal Buildings,
Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Wray (Chairman)

Councillors Rhoda Bailey, E Brooks (for Cllr J Weatherill), P Butterill,
J Clowes, W S Davies, S Edgar, J Nicholas (for Cllr B Walmsley), J Rhodes
and B Roberts

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillor S Corcoran

OFFICERS PRESENT

Adrian Crowther (Major Applications Team Leader)
Daniel Evans (Principal Planning Officer)
Andrew Goligher (Principal Development Control Officer - Highways)
James Thomas (Senior Lawyer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors D Bebbington, A Kolker, J Weatherill and B Walmsley

93 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

All Members of the Committee declared that they had received
correspondence with regard to application numbers 18/0319N and
17/2211N.

Councillor J Clowes declared that she had also received correspondence
with regard to application number 17/2114C.

Councillor P Butterill declared that she had also received correspondence
with regard to application numbers 17/5999C and 17/2114C.

Councillor J Wray declared that he had made up his mind with regard to
application number 17/2114C, which was in his Ward. He would vacate
the Chair, exercise his separate speaking rights as a Ward Councillor and
not take part in the debate or vote.

With regard to application number 17/5999C, Councillor R Bailey declared that she had visited the car wash prior to being aware of the planning application, but that she had kept an open mind.

Councillor J Clowes declared that she had made up her mind with regard to application number 17/2211N, which was in her Ward. She would exercise her separate speaking rights as a Ward Councillor and not take part in the debate or vote.

Councillor P Butterill declared that she had made up her mind with regard to application number 18/0319N, which was in her Ward. She would exercise her separate speaking rights as a Ward Councillor and not take part in the debate or vote.

94 **MINUTES OF PREVIOUS MEETING**

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

95 **18/0319N LAND BETWEEN TAYLOR DRIVE AND EDMUND WRIGHT WAY, NANTWICH: PROPOSED VEHICULAR AND PEDESTRIAN LINK CONNECTING TAYLOR DRIVE AND EDMUND WRIGHT WAY FOR MR CHRIS HINDLE, CHESHIRE EAST COUNCIL**

Note: Having exercised her separate speaking rights as a Ward Councillor, Councillor P Butterill withdrew from the meeting for the duration of the Committee's consideration of this item.

Note: Mr J Murray (objector), Mr K Hammersley (supporter) and Mr S Skates (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection.

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
2. Approved plans
3. Surfacing Materials
4. Landscaping – prior to first use
5. Landscaping implementation
6. Existing and Proposed levels
7. Construction management plan
8. Boundary Treatment
9. Breeding bird survey

Informative:

The applicant is requested to consider a weight limit for HGVs.

- (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.

96 **17/5999C 79, UNION STREET, SANDBACH, CHESHIRE CW11 4BG:
RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM
GARAGE SERVICES TO HAND CAR WASH AND VALETING FACILITY
FOR MR ARTAN KERTOLLI**

Note: The Principal Planning Officer read a representation from Councillor G Merry (Neighbouring Ward Councillor), who was unable to attend the meeting.

Note: Councillor S Corcoran (Ward Councillor), Town Councillor R Hovey (on behalf of Sandbach Town Council) and Ms S Chambers (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and an oral report of the site inspection.

RESOLVED

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

The impact of the business upon the surrounding sensitive occupants through traffic generation, on-street-parking and vehicles queuing on the highway would harm residential amenity through environmental disturbance/air quality contrary to Policies GR6 and GR7 of the Borough of Congleton Borough Local Plan First Review.

- (b) That, in the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) be granted delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

**97 18/0317C LAND NORTH OF HIND HEATH ROAD, SANDBACH:
OUTLINE PLANNING APPLICATION FOR UP TO 50 DWELLINGS,
NEW PLANTING & LANDSCAPING, CAR PARKING, VEHICULAR
ACCESS POINT AND ASSOCIATED ANCILLARY WORKS FOR
KODIAK LAND**

The Chairman reported that this application had been withdrawn from the agenda prior to the meeting.

**98 17/2114C THIMSWARRA FARM, DRAGONS LANE, MOSTON:
REMOVAL OF CONDITION 1 TO MAKE PERMISSION PERMANENT
AND NON PERSONAL AND VARIATION OF CONDITION 2 AND
CONDITION 5 TO INCREASE TO 3 PITCHES (TOTAL OF 7
CARAVANS) ON 15/5650C FOR MR P COSNETT**

Note: Councillor J Wray vacated the Chair and, in the absence of the Vice-Chairman, Committee members appointed Councillor J Clowes to chair the meeting for this item.

Note: Having exercised his separate speaking rights as a Ward Councillor, Councillor J Wray withdrew from the meeting for the duration of the Committee's consideration of this item.

Note: Parish Councillor A Holder (on behalf of Moston Parish Council), Mr A Roscoe (objector) and Mr P Brown (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That condition 1 be varied to extend the temporary permission but that the personal permission be retained, as follows:

The use hereby permitted shall be carried on only by the following: Mr & Mrs Pat Cosnett, Sylvia Smith, Mary Cosnett and Isaac Price, Patrick Cosnett (Junior) and spouse, and their respective resident dependents, and the use of the land as a residential caravan site shall be discontinued and the relevant part of the land, other than the approved stable block, septic tank and hardstanding, restored to its former condition on or before 13 February 2021, in accordance with a scheme of work submitted to and approved in writing by the local planning authority.

- (b) That conditions 2 and 5 be not varied.

- (c) 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.

99 17/2211N WHITTAKERS GREEN FARM, PEWIT LANE, HUNSTERSON, CHESHIRE CW5 7PP: AGRICULTURAL BUILDING TO PROVIDE GRAIN STORE (RESUBMISSION OF 16/2930N) FOR MR F.H. RUSHTON

Note: Prior to consideration of this application, the meeting was adjourned for refreshments.

Note: Having exercised her separate speaking rights as a Ward Councillor, Councillor J Clowes withdrew from the meeting for the duration of the Committee's consideration of this item.

Note: Parish Councillor R Frodsham (on behalf of Doddington & District Parish Council), Mr C Knibbs (objector) and Mr E Roberts (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and an oral report of the site inspection.

RESOLVED

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

1. Development retained as per approved plans
2. Materials as per submitted plans
3. Restrict building to the storage of grain only
4. Landscaping scheme to be submitted and approved
5. Building to be removed within 6 months of cessation of use
6. Stack height no less than 10m above ground and positioned as per submitted drawing
7. Control over biomass boiler fuel type, fuel delivery and storage, operation and maintenance.
8. Boiler to be used for the drying of grain only
9. No importation of grain to the site
10. Deliveries via the access track only and not via Pewit Lane

Informative:

Fuel to be used in the biomass boiler must comply with the requirements of the Biomass Suppliers List Authorisation (BSL).

(b) That, in the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add

conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) be granted delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

The meeting commenced at 10.00 am and concluded at 2.00 pm

Councillor J Wray (Chairman)