

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Southern Planning Committee**  
held on Wednesday, 30th May, 2018 at Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

## **PRESENT**

Councillor J Wray (Chairman)

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

## **NON-COMMITTEE MEMBERS IN ATTENDANCE**

Councillor T Fox

## **OFFICERS PRESENT**

Neil Jones (Principal Development Control Officer - Highways)  
Susan Orrell (Principal Planning Officer)  
Richard Taylor (Principal Planning Officer)  
James Thomas (Senior Lawyer)  
Julie Zientek (Democratic Services Officer)

## **Apologies**

Councillors A Kolker and J Weatherill

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

The following declarations were made in the interests of openness:

Councillor S Edgar declared that he had attended the Northern Planning Committee meeting on 14 March 2018 as a substitute, when application number 17/2061M had been considered. He would therefore not take part in the debate or vote.

Councillor C Browne declared that he was a Member of the Northern Planning Committee, but that he had not attended the meeting on 14 March 2018, when application number 17/2061M had been considered.

With regard to application number 18/0356C, Councillor B Walmsley declared that she was a Member of the Cheshire Brine Subsidence Board, which had been consulted, but that she had not discussed the application.

With regard to application number 18/0356C, Councillor J Wray declared that he was also a Member of the Cheshire Brine Subsidence Board, which had been consulted with respect to the application.

## 2 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 2 May 2018 be approved as a correct record and signed by the Chairman.

### 3 **17/5537C LAND AT CEDAR AVENUE, ALSAGER: ERECTION OF RETIREMENT LIVING ACCOMMODATION (CATEGORY LL TYPE) TOGETHER WITH COMMUNAL FACILITIES, LANDSCAPING AND CAR PARKING FOR MCCARTHY & STONE RETIREMENT LIFESTYLES LTD**

Note: Richard Taylor, Principal Planning Officer, read a representation from Councillor M Deakin (Ward Councillor), who was unable to attend the meeting.

Note: Town Councillor C Pletscher (on behalf of Alsager Town Council), Mrs S Dyke (objector), Ms S Helliwell (supporter) and Mr E Harvey (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 completion of a S106 Agreement to secure:

1. Healthcare of £27,936 for Alsager Primary Care Centre (sum to be paid prior to the commencement of development)

In addition to point 1 if no legislation is enforced by the Government that would prevent the applicant being able to secure ground rental income prior to the building's first occupation then the additional contributions will be secured;

2. £6,930 biodiversity off-setting contribution (sum to be paid prior to the occupation of the 1st unit)
3. £185,634 towards off-site affordable housing (sum to be paid prior to the occupation of the 1st unit)

and the following conditions:

1. Standard Time
2. Plans
3. Tree Protection
4. Tree Pruning/Felling Specification
5. Service/Drainage Layout to be submitted

6. Engineer no dig construction of pedestrian footpath to the south of the site
  7. Prior to the use of any facing or roofing materials details shall be submitted and approved
  8. Notwithstanding the approved plans boundary treatment details shall be submitted and approved, including soft landscaping and the provision of railings to the boundary of the site with the playing field
  9. Submission, approval and implementation of a Construction Management Plan
  10. Implementation of the noise mitigation measures
  11. Piling works
  12. Levels to be submitted and approved
  13. Provision of Electric Vehicle infrastructure
  14. Contaminated land – submission of a phase 2 report
  15. Contaminated land – submission of a verification report
  16. Contaminated land – works to stop if any unexpected contamination is discovered on site
  17. Compliance with the submitted FRA
  18. Breeding birds – mitigation measures
  19. Breeding Birds – timing of works
  20. Submission of external lighting details
  21. Site to be drained on a separate system with only foul drainage connected into the public foul sewerage system.
  22. Submission of a scheme for the removal of Himalayan Balsam on the application site
  23. Notwithstanding approved plans details of the hard and soft landscaping and car parking layout to be submitted and approved
  24. Implementation of the landscaping scheme
  25. The car-parking layout approved as part of condition 22 shall be implemented prior to first occupation
  26. Age limit - minimum age: 60 years (with 55 for dependent)
- (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, before issue of the decision notice.
- (c) That, should this application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:
1. Healthcare of £27,936 for Alsager Primary Care Centre (sum to be paid prior to the commencement of development)

If no legislation is enforced by the Government that would prevent the applicant being able to secure ground rental income prior to the building's first occupation then the additional contributions will be secured;

2. £6,930 biodiversity off-setting contribution (sum to be paid prior to the occupation of the 1st unit)
3. £185,634 towards off-site affordable housing (sum to be paid prior to the occupation of the 1st unit)
- 4 **18/0356C CHERRY LANE FARM, CHERRY LANE, RODE HEATH, CHESHIRE ST7 3QX: DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND CONSTRUCTION OF 14 NO. RESIDENTIAL DWELLINGS WITH ACCESS, CAR PARKING AND OTHER ASSOCIATED WORKS FOR CHERRY LANE FARM LIMITED**

Note: Susan Orrell, Principal Planning Officer, read a representation from Councillor L Wardlaw (Ward Councillor), who was unable to attend the meeting.

Note: Parish Councillor B Adams (on behalf of Church Lawton Parish Council), Mrs B Barber (objector) and Ms A Burns (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 a written update.

RESOLVED – That the application be DEFERRED for the following:

- A committee site inspection to enable Members to assess the impact of the development
- Further information on sustainability
- An updated highway assessment
- The Strategic Housing Manager to be requested to attend the Southern Planning Committee meeting when this application is re-considered

- 5 **17/2061M ROSEGARTH, 51, ADLINGTON ROAD, WILMSLOW, CHESHIRE SK9 2BJ: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 7 NEW DWELLINGS FOR MR & MRS WILMAN**

Note: Prior to consideration of this application, the meeting was adjourned for a short break.

Note: Councillor S Edgar left the meeting prior to consideration of this application.

Note: Councillor T Fox (Ward Councillor), Town Councillor D Pincombe (on behalf of Wilmslow Town Council) and Ms K Ludlam (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, contrary to the planning officer's recommendation for refusal, the application be APPROVED for the following reason:

The proposed mitigation of replacement tree planting is considered within the planning balance to adequately compensate for the loss of the protected oak tree.

- (b) That authority be DELEGATED to the Head of Planning (Regulation), in consultation with the Chairman of Southern Planning Committee, to agree conditions, including the following:
1. The removal of all permitted development rights for Classes A-E
  2. A landscaping/replacement planting scheme

The meeting commenced at 10.00 am and concluded at 1.20 pm

Councillor J Wray (Chairman)