

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 31st October, 2018 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Wray (Chairman)
Councillor A Kolker (Vice-Chairman)

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

OFFICERS PRESENT

Andrew Goligher (Principal Development Control Officer - Highways)
Gareth Taylerson (Principal Planning Officer)
James Thomas (Senior Lawyer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillor J Clowes

30 DECLARATIONS OF INTEREST/PRE DETERMINATION

With regard to application number 18/3879N, Councillor S Davies declared that he had previously been involved with the application site and that he would not take part in the debate or vote.

31 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 3 October 2018 be approved as a correct record and signed by the Chairman.

32 18/2726N LAND OFF CREWE ROAD, WINTERLEY: OUTLINE APPLICATION FOR THE ERECTION OF UP TO 55 DWELLINGS WITH ASSOCIATED WORKS (ACCESS TO BE CONSIDERED WITH ALL OTHER MATTERS RESERVED) FOR FOOTPRINT LAND AND DEVELOPMENT LIMITED

Note: Mr J Coxon 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 REFUSED for the following reason:

The proposed development is unsustainable because it is located within the Open Countryside, it would result in an adverse impact on appearance and character of the area and the loss of Grade 2 agricultural land contrary to Policies PG2 (Settlement Hierarchy), PG6 (Open Countryside), SD1 (Sustainable Development in Cheshire East) and SD2 (Sustainable Development Principles), SE2 (Efficient Use of Land) of the Cheshire East Local Plan Strategy, and saved Policy RES.5 (Housing in the Open Countryside) of the Crewe and Nantwich Local Plan and the principles of the National Planning Policy Framework, which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use. As such it creates harm to interests of acknowledged importance.

- (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 the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

S106	Amount	Triggers																		
Affordable Housing	30% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan. No more than 80% open market occupied prior to affordable provision in each phase																		
Education	Contribution of up to £176,242 towards primary, secondary and special education needs education	50% Prior to first occupation 50% at occupation of 26 th dwelling																		
Health	Contribution to support the development of Haslington Medical Centre using the below formula:	50% Prior to first occupation 50% at occupation of 26 th dwelling																		
	<table> <tr> <th>Size of Unit</th><th>Occupancy Assumptions Based on Size of Unit</th><th>Health Need/Sum Requested per unit</th></tr> <tr> <td>1 bed unit</td><td>1.4 persons</td><td>£504 per 1 bed unit</td></tr> <tr> <td>2 bed unit</td><td>2.0 persons</td><td>£720 per 2 bed unit</td></tr> <tr> <td>3 bed unit</td><td>2.8 persons</td><td>£1,008 per 3 bed unit</td></tr> <tr> <td>4 bed unit</td><td>3.5 persons</td><td>£1,260 per 4 bed unit</td></tr> <tr> <td>5 bed unit</td><td>4.8 persons</td><td>£1,728 per 5 bed unit</td></tr> </table>	Size of Unit	Occupancy Assumptions Based on Size of Unit	Health Need/Sum Requested per unit	1 bed unit	1.4 persons	£504 per 1 bed unit	2 bed unit	2.0 persons	£720 per 2 bed unit	3 bed unit	2.8 persons	£1,008 per 3 bed unit	4 bed unit	3.5 persons	£1,260 per 4 bed unit	5 bed unit	4.8 persons	£1,728 per 5 bed unit	
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Public Open Space	Provision of Public Open Space and a LEAP (5 pieces of equipment) to be maintained by a private management company	50% Prior to first occupation 50% at occupation of 26 th dwelling
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33 18/3879N RIDLEY HOUSE FARM, WHITCHURCH ROAD, RIDLEY CW6 9RX: CONVERSION OF THE TRADITIONAL BARN INTO TWO RESIDENTIAL UNITS (USE CLASS C3) FOR CHESHIRE EAST COUNCIL

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

Note: Parish Councillor M Dixon (on behalf of Bulkeley and Ridley Parish Council) and Mr A Marrs (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
- Consultation with ANSA to ascertain whether they are prepared to collect bins associated with the proposal from the highway
- A review of accident statistics for roads in close proximity to the site

The meeting commenced at 10.00 am and concluded at 11.09 am

Councillor J Wray (Chairman)