

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 13th October, 2010 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor G Merry (Chairman)
Councillor L Gilbert (Vice-Chairman)

Councillors T Beard, D Bebbington, B Dykes, S Furlong, B Howell, J Jones,
S Jones, A Kolker, S McGrory, R Walker, J Weatherill and R Westwood

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors H Davenport and P Mason

OFFICERS PRESENT

Nigel Curtis (Principal Development Officer, Highway Development Control)
Nicky Folan (Planning Solicitor)
Robert Law (Planning Officer)
David Townsend (Interim Business Lead Development Management, South)

Apologies

Councillor S Davies

87 DECLARATIONS OF INTEREST

Councillor B Dykes declared a personal interest in respect of application number 10/3558N on the grounds that he was a member of Bunbury Parish Council, which had been consulted on the proposed development. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

Councillor S Jones declared a personal interest in respect of application numbers 10/1307C and 10/1361C on the grounds that she was a member of Alsager Town Council, which had been consulted on the proposed developments. In accordance with the code of conduct, she remained in the meeting during consideration of these items.

Councillor P Mason, who was in attendance at the meeting, declared a personal interest in respect of application numbers 10/2651C, 10/2653C and 10/2779C on the grounds that he was a member of Congleton Town Council, which had been consulted on the proposed developments. In accordance with the code of conduct, he remained in the meeting during consideration of these items.

88 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 22 September 2010 be approved as a correct record and signed by the Chairman, subject to the second paragraph of minute 75 being amended to read:

‘Councillor R Walker declared that in respect of application 10/2457N Change of use from horticultural to equestrian. Provision of open air menage, stable block, horse walker, muck midden and hay store. Variation of occupancy of tied dwelling to include occupation for equestrian management, Little Island Nurseries, Haymoor Green Road, Wybunbury, CW5 7HG for Mr G. Heath he had been approached by *a reporter from the Sentinel newspaper* as to why he had called-in the application. He informed the Committee that his conversation with the *reporter* was in relation to his reasons for calling in the application and that he had not come to any conclusions regarding the application.’

89 **10/2651C ERECTION OF 17 DWELLINGS, ASSOCIATED WORKS AND VEHICULAR ACCESS, CURTILAGE EXTENSIONS TO 'BRACKENWOOD' AND 'THE SHEILING'; DETACHED DOUBLE GARAGE FOR 'BRACKENWOOD'; SINGLE GARAGE FOR 'CANAL VILLA', LAND AT CANAL ROAD, CONGLETON FOR WAINHOME DEVELOPMENTS**

Note: Councillor P Mason (Ward Councillor) and Mrs K Jarvis (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.

The Interim Business Lead Development Management (South) clarified that, under ‘Reason for Referral’, the report should refer to the Southern Planning Committee rather than the Strategic Planning Board.

The Principal Development Officer, Highway Development Control, gave an oral response to a series of points which had been raised by Mrs Jarvis.

RESOLVED – That the application be REFUSED for the following reason:

The proposed design and layout is substandard and has missed the opportunities to deliver high quality development on a site with great potential and it therefore fails to satisfy the requirements of PPS1, PPS3, By Design, Manual For Streets along with local plan policies GR1, GR2 and GR3 which seek to deliver high quality design and to avoid development which fails to improve the character and quality of an area and the way it functions.

90 10/2653C OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH ACCESS OFF WOLSTANHOLME CLOSE, LAND AT CANAL ROAD, CONGLETON FOR WAINHOME DEVELOPMENTS

Note: Councillor P Mason (Ward Councillor) and Mrs K Jarvis (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 – That the application be APPROVED subject to the completion of a S106 agreement in respect of the Heads of Terms as set out below:

1. Contribution of £31,424 towards public open space and CYPP and ongoing maintenance of the facilities.
2. Delivery of 4 No. 2 bed dwellings for social rent and 4 No. 2 bed houses low-cost market housing’.

and the following conditions:

1. 3 year time limit
2. Development in accordance with submitted plans
3. Hours restriction – construction including delivery vehicles.
4. Hours restriction - piling activity.
5. Contaminated land.
6. Drainage - surface water and sewerage to include SUDS.
7. Landscaping to include native species for ecological value
8. Survey for breeding birds and protection during breeding season
9. Incorporation of features into the scheme suitable for use by breeding birds.
10. Submission of landscape management plan to include details of planting, habitat creation, maintenance, boundary treatments and replacement pond.
11. Prior to any dwelling being occupied a pedestrian link shall be provided from the application site onto Canal Road in accordance with details which must be submitted to and approved in writing by the Local Planning Authority before the development is commenced.

91 10/1361C CHANGE OF USE OF FROM A1 RETAIL TO D1 PDSA VETERINARY CLINIC, UNITS 2 & 3 THE POINT, CREWE ROAD, ALSAGER FOR MULLER PALATINE PROPERTIES LTD

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be APPROVED subject to the following conditions:

1. Commencement of use within 3 years
2. Floor plan in accordance with submitted plans
3. Restriction of hours of operation to 08.00 to 18.00 Monday to Friday
4. No animals kept on premises overnight
5. No other activity within the D1 Use Class shall be permitted
6. Details of dog waste bins to be submitted, approved and implemented prior to the commencement of use of the premises as a veterinary clinic

92 10/1307C APPLICATION TO VARY CONDITION NO. 5 OF PLANNING APPROVAL 08/0764/FUL, THE POINT, CREWE ROAD, ALSAGER FOR MULLER PALATINE PROPERTIES LTD

Note: Councillor S Jones declared that she had been misquoted in the report, and that the wording she had used on the call-in form was the same as that reported for application number 10/1361C.

The Committee considered a report regarding the above planning application.

RESOLVED

1. That the wording of Condition no. 5 of Planning Approval 08/0764/FUL be varied to read as follows:

The retail floorspace of unit 1, as identified on drawing number 918 – SK10 Rev D received 14th April 2010, shall remain permanently divided from units 2 and 3 and shall not exceed a total floorspace of 325.15m² floorspace. The amalgamation of units 2 and 3 shall only be undertaken for D1 veterinary clinic use where the combined floorspace of both units 2 and 3 shall not exceed 174m². Should the D1 veterinary use cease, the partitioning of the units required to ensure subdivision shall be fully reinstated in accordance with the approved plans under 08/0764/FUL.

2. That the Head of Planning & Housing be granted delegated authority to draft a full set of conditions, to take account of the previous approval.

Note: Following consideration of this application, the meeting was adjourned from 3.57 to 4.05pm for a short break.

93 10/1477N EXTENSION OF TIME TO APPROVED PLANNING PERMISSION P05/1529 - CONVERSION OF REDUNDANT DETACHED FARM BUILDINGS INTO 10 RESIDENTIAL UNITS, RIDLEY HALL FARM, WREXHAM ROAD, RIDLEY FOR CHESHIRE EAST BOROUGH COUNCIL

The Committee considered a report regarding the above planning application and an oral update by the Interim Business Lead Development Management (South).

RESOLVED – That the application be APPROVED subject to the following conditions:

1. Commencement within 3 years
2. Development in accordance with approved plans
3. Any new materials to be used in the conversion to be submitted for approval first.
4. Submission of full landscaping scheme to include species to promote use of the site by bats.
5. Implementation of landscaping
6. Boundary treatment
7. Surface materials
8. Contaminated land survey
9. Archaeology
10. Consent for conversion only
11. Method Statement for areas of rebuilding and accurate identification of areas to be rebuilt
12. Ventilation details
13. Roof lights
14. Metal rainwater goods
15. All doors and windows to be timber with reveals. Large Scaled detailed drawings to be submitted and approved
16. All new brickwork or timber infill panels in Dutch barn areas to be recessed. Details to be submitted
17. Retention of all stone on site for use in enclosure in courtyard. Walled enclosure within courtyard to be retained and repaired
18. No other enclosure within the courtyard or on the western side of the courtyard to separate the site from Ridley Hall.
19. Scheme for repair of sandstone lean-to the side of the Gatehouse
20. No permission for any works to the Listed Gatehouse including repointing and general repair, which shall be subject to Listed Building application
21. Site works and construction to proceed in accordance with the procedures detailed for Great Crested Newt and Bat mitigation
22. Details of exact location of Pipistrelles and Brown Long Eared Bat mitigation to be submitted approved and implemented.
23. The Great Crested Newt Mitigation shall be implemented in accordance with the approved details prior to the dwellings being first occupied.
24. Scheme for the provision of features to encourage nesting birds and planting to encourage formation of habitats
25. No works to commence between 1st March and 31st August in any year without prior survey. If nesting birds are found appropriate clearance allowed.
26. Full detail of location and provision of barn owl nesting boxes to submitted approved and implemented.

27. Obscure glass to south east gable first floor window at Unit 6
28. Garages to be retained for parking of cars and not used as part of living accommodation
29. Withdraw PD Classes A, B, C, D, E, G, H and for means of enclosure and Domestic Microgeneration Equipment.
30. Full details of appearance and finish to timber garages to be submitted

94 10/2779C AMENDMENT TO APPROVAL 06/1414/FUL TO CHANGE SLAB LEVELS TO THE APARTMENT BLOCK CONTAINING 6 X 1 BED UNITS AND 10 X 2 BED UNITS (BLOCK A), ALBANY MILL, CANAL STREET, CONGLETON FOR GREAT PLACES HOUSING GROUP

The Committee considered a report regarding the above planning application.

RESOLVED

1. That the application be APPROVED subject to a Deed of Variation to the existing Section 106 Agreement to reference the new permission.
2. That the Head of Planning & Housing be granted delegated authority to draft a full set of conditions, to take account of the previous approval.

95 10/3558N EXTENSION TO TIME LIMIT - REF: P07/1241 LOFT CONVERSION WITH TWO NEW REAR DORMERS, TWO REAR ROOFLIGHTS AND A SIDE SECOND FLOOR WINDOW, 6 ALDERSEY WAY, BUNBURY, TARPORLEY, CHESHIRE, CW6 9GN FOR MR & MRS MELIA

The Committee considered a report regarding the above planning application and comments from Bunbury Parish Council, which were reported orally by the Interim Business Lead Development Management (South).

RESOLVED – That the application be APPROVED subject to the following conditions:

1. Standard 3 year time limit
2. In accordance with approved plans
3. Materials to match existing dwelling as closely as possible
4. No new windows/dormers

The meeting commenced at 2.00 pm and concluded at 4.13 pm

Councillor G Merry (Chairman)