

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 15th December, 2010 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors W T Beard, D Bebbington, W S Davies, S Furlong, J Jones,
S Jones, S McGrory, R Walker, M J Weatherill and R Westwood

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors Rachel Bailey, R Fletcher and D Hough

OFFICERS PRESENT

Rachel Goddard (Senior Lawyer)
Daniel Evans (Planning Officer)
David Malcolm (Southern Area Manager – Development Management)

Apologies

Councillors B H Dykes and E Howell

Apologies due to Council Business

Councillor A Kolker

117 DECLARATIONS OF INTEREST/PRE-DETERMINATION

Councillor R Westwood declared a personal interest in respect of application number 10/4143N on the grounds that he was a member of Wistaston 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 R Walker declared a personal interest in respect of application number 10/1250N on the grounds that he was a member of Stapeley & District 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.

Councillors G Merry and J Weatherill declared personal interests in respect of application numbers 10/3860N, 10/3861N and 10/3070N, on the grounds that they had been appointed as Cheshire East Council representatives on Cheshire Fire Authority which had been consulted on

the proposed developments. In accordance with the code of conduct, they remained in the meeting during consideration of these items.

Councillor S Furlong declared a personal interest in respect of application number 10/4143N on the grounds that she was acquainted with local residents. In accordance with the code of conduct, she remained in the meeting during consideration of this item.

Councillor J Jones declared that he had received emails in relation to the business on the agenda.

Councillor G Merry declared a personal interest in respect of application number 10/3135C on the grounds that she was a member of Sandbach Town Council, which had been consulted on the proposed development.

118 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 24 November 2010 be approved as a correct record and signed by the Chairman.

119 10/3860N EXTENSION TO EXISTING BUILDING TO PROVIDE 46 ADDITIONAL GUEST BEDROOMS AND ASSOCIATED EXTERNAL WORKS, CREWE HALL, WESTON ROAD, WESTON, CW1 6UZ FOR Q HOTELS

Note: Councillor S McGrory arrived in the meeting at this point in the proceedings.

Note: Ms B Moth, Cheshire Gardens Trust, (objector) attended the meeting and addressed the Committee on this matter.

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

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

1. Standard time 3 years
2. Materials to be submitted to the Local Planning Authority and approved in writing
3. Tree protection measures to be carried out in accordance with the submitted Arboricultural Report; Impact Assessment & Method Statement
4. Details of improvements to the surface of the paths around the site to be submitted to the Local Planning Authority and approved in writing
5. Details of landscaping to be submitted prior to the commencement of development. The landscaping scheme shall include additional shrub beds with large ornamental shrubs to replace those being removed as part of the building works and a proposed beech hedge to

- separate the proposed extension and Nesfield Garden which shall be supplied as a 'ready grown' hedge
- 6. Implementation and maintenance of the approved landscaping scheme
- 7. The development shall be carried out in accordance with the approved plans only
- 8. Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey is required to check for nesting birds on the application site

120 10/3861N EXTENSION TO EXISTING BUILDING TO PROVIDE 46 ADDITIONAL GUEST BEDROOMS AND ASSOCIATED EXTERNAL WORKS, CREWE HALL, WESTON ROAD, WESTON, CW1 6UZ FOR Q HOTELS (LISTED BUILDING CONSENT)

Note: Ms B Moth, Cheshire Gardens Trust, had registered her intention to address the Committee on this matter but did not speak.

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

RESOLVED – That the application be referred to the Secretary of State with a recommendation to APPROVE subject to the following conditions:

- 1. Standard time 3 years
- 2. Materials to be submitted to the Local Planning Authority and approved in writing
- 3. Tree protection measures to be carried out in accordance with the submitted Arboricultural Report; Impact Assessment & Method Statement
- 4. Details of improvements to the surface of the paths around the site to be submitted to the Local Planning Authority and approved in writing
- 5. Details of landscaping to be submitted prior to the commencement of development. The landscaping scheme shall include additional shrub beds with large ornamental shrubs to replace those being removed as part of the building works and a proposed beech hedge to separate the proposed extension and Nesfield Garden which shall be supplied as a 'ready grown' hedge
- 6. Implementation and maintenance of the approved landscaping scheme
- 7. The development shall be carried out in accordance with the approved plans only

121 10/4143N NEW DORMER BUNGALOW ON REAR GARDEN LAND AND ASSOCIATED ACCESS AT NO 3 CHURCH LANE, 3 CHURCH LANE, WISTASTON, CW2 8HB FOR MR & MRS BEESTON

Note: The Planning Officer read a statement submitted by Councillor M Simon, one of the Ward Councillors, who had requested that the

application be referred to the committee, but who was unable to attend the meeting.

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

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

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

1. The Local Planning Authority considers that this piecemeal form of backland development by reason of the siting of the dwelling, the driveway/hardstanding, boundary treatment and loss of soft landscaping around the existing dwelling would result in a development which would not achieve a high standard of design and would detract from the pattern, character and form of the surroundings. As a result the development would be contrary to Policy BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the Council's Supplementary Planning Document on Development on Backland and Gardens.

122 10/4162C NEW DETACHED DWELLING ON LAND BETWEEN 103 AND 105 CREWE ROAD, ALSAGER, 103A CREWE ROAD, ALSAGER, ST7 2JE FOR MR IAN BRANDRICK

Note: Councillor S Jones arrived in the meeting at this point in the proceedings.

Note: Councillor S Jones declared a personal interest in respect of the above application on the grounds that she was a member of Alsager Town Council, which had been consulted on the proposed development. In accordance with the code of conduct, she remained in the meeting during consideration of this item. Councillor S Jones also declared that she had called in the application, but that the officer's report did not accurately reflect the wording which she had used on the call-in form. She had not expressed an opinion and had not fettered her discretion.

Note: Councillor R Fletcher (Ward Councillor) and Mrs D Evans (objector) attended the meeting and addressed the Committee on this matter.

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

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

1. Standard time limit
2. Plan numbers
3. External materials submitted

4. Surfacing materials to be submitted
5. Windows set behind a reveal
6. Removal of permitted development for extensions
7. Landscaping to be submitted
8. Implementation and maintenance of landscaping
9. Boundary hedge protection and retention
10. Boundary treatment details submitted
11. Drainage details submitted
12. Details of site access and visibility splays to be submitted
13. Construction hours restricted
14. Pile driving details submitted
15. Contaminated land condition
16. The dwellinghouse shall not be occupied until car parking spaces have been provided and thereafter retained
17. Submission of land level details
18. The development shall be carried out in strict accordance with the Preliminary Environmental Assessment submitted with the application.
19. The dormer windows on the rear elevation of the approved dwellinghouse shall be permanently glazed in obscured glass and top opening only. Prior to the installation of such fenestration, a sample of the obscured glass shall be submitted to and approved in writing by the Local Planning Authority. The fenestration shall be installed in accordance with the approved sample and retained thereafter.

123 10/1250N ERECTION OF 9 NO. DETACHED DWELLINGS AND ASSOCIATED DETACHED GARAGING. REFURBISHMENT AND EXTENSION OF 2 NO. EXISTING DWELLINGS (FOOLPENNY HALL AND CROSSLANDS COTTAGE) AND THE DEMOLITION OF EXISTING OFFICE BUILDING AT THE PADDOCK - FOOLPENNY HALL. FORMATION OF NEW ACCESS ONTO LONDON ROAD. RE-SUBMISSION OF 09/2012N, FOOLPENNY HALL, LONDON ROAD, STAPELEY FOR MR. S. WILLIAMS

Note: Mr A Gentil (objector) and Mr S Williams (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and an oral update by the Southern Area Manager - Development Management.

RESOLVED – That the application be DEFERRED for a Committee site inspection so that Members can assess the impact of the loss of garden land on the variety of types of property in the area and see the context of the site and its surroundings.

124 10/3070N PROPOSED CHANGE TO THE DESIGN OF 2 NO. HOUSES AND GARAGES AS ESTABLISHED ON PLANNING PERMISSION P04/1482 AND PROPOSED RE-USE OF EXISTING VEHICLES ACCESSES INTO THE SITE OF THE FORMER WALGHERTON GARAGE SITE, WALGHERTON GARAGE, LONDON ROAD, WALGHERTON, CW5 7LA FOR ROBERT DUNCAN HOMES LTD

Note: Councillor J Jones left the meeting at this point in the proceedings and returned during the committee's debate on the application but did not take part in the debate or vote.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be APPROVED subject to the completion of a Section 106 Agreement to secure a contribution towards affordable housing and the following conditions:

1. Standard Time Limit
2. Approved Plans
3. Materials as submitted and approved
4. Scheme of Landscaping to be submitted and approved (including details of grass verge)
5. Implementation and Maintenance of Landscape Scheme
6. Details of Boundary Treatment to be submitted and approved
7. Access Detail to be submitted and approved and shall be formed in accordance with CEC specification (including the setting back of any gates)
8. Details of surfacing materials to be submitted and approved
9. Contaminated Land Site Completion Report to be submitted and approved prior to occupation

125 10/3135C PROPOSED BOUNDARY FENCE AT 6 ROWAN CLOSE, SANDBACH, CW11 1XN FOR MR FLOWERS

The Chairman reported that the above planning application had been withdrawn by the applicant prior to the meeting.

126 10/3554N ERECTION OF TEMPORARY FOODSTORE (CLASS A1), LAND AT LOCKITT STREET, CREWE, CHESHIRE FOR TESCO STORES LTD

Note: Mr J Gartland (agent 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 update by the Southern Area Manager - Development Management.

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

1. Standard
2. Temporary for 12 months
3. Approved Plans
4. Materials to be in accordance with those shown in the application
5. Submission, approval of Landscape Scheme
6. Implementation of Landscaping
7. Surfacing Materials
8. Submission, approval and implementation of right turn lane
9. Implementation of Lighting Scheme
10. Submission, approval and implementation of Contaminated land report
11. Foundations shall consist of stacked paving slabs placed at existing ground level.
12. Submission, approval and implementation of method statement to ensure that no dust emits from the site
13. Soil gas monitoring to be undertaken prior to and during entry to any below ground excavations and confined spaces within the building should be ventilated.
14. No Development within 8m of side walls of culvert
15. Submission, approval and implementation of scheme of drainage

127 **10/3602N CONVERSION OF REDUNDANT INDUSTRIAL BUILDING TO FORM 12 NO SELF-CONTAINED FLATS, LILY WORKS, VINCENT STREET, CREWE, CW1 4AA FOR MR ANDY MINES**

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

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

1. Standard Time Limit
2. Plans
3. Details of Materials to be submitted, approved and implemented
4. Details of landscaping to be submitted including site frontage
5. Landscaping to be Implemented and Maintained for 5 year period
6. Obscure Glazing in the side elevation facing Surrey Street and front elevation facing Vincent Street
7. Details of drainage system including septic tanks, soakaways, permeable surfaces to be submitted, approved and implemented
8. The Bin Storage Area to be constructed in accordance with the submitted details
9. The Cycle storage area to be constructed in accordance with the submitted details
10. Car parking to be demarcated and retained at all times prior to first occupation of the flats

11. Details of any external lighting to be submitted, approved and implemented
12. To be constructed in accordance with the noise survey
13. The hours of construction and associated deliveries to the site shall be restricted to 0800 to 1800 hours on Mondays to Fridays, 0900 to 1400 hours on Saturdays, with no work at any time including Sundays and Public Holidays
14. Where piling of foundations is necessary this is to be undertaken between 0900 to 1700 Mondays to Fridays and no works of this nature to be undertaken on Saturdays, Sundays and Bank Holidays.
15. The submission of a method statement to ascertain whether bats are present to be submitted and approved. The method statement shall include the timings of works, inspection of the expansion gaps and the correct working practices and actions if bats are found
16. Works to be carried out to the roof to be outside the main bird nesting season (March through August).

128 10/3689N EXTENSION OF TIME LIMIT ON APPROVED APPLICATION P07/1431 OUTLINE APPLICATION FOR PROPOSED OFFICE DEVELOPMENT, LAND SOUTH EAST OF CREWE ROAD ROUNABOUT, UNIVERSITY WAY, CREWE FOR DUCHY OF LANCASTER C/O SMITHS GORE

Note: Councillor D Bebbington left the meeting during consideration of this application and did not take part in the debate or vote.

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

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

1. Reserved Matters (Layout, Scale, Appearance and Landscaping).
2. Four Year Outline Permission.
3. 2 Year Reserved Matters Time Limit.
4. Approved Plans.
5. B1(a) Office Development Only.
6. Site Levels.
7. Reserved Matters Scale Parameters (maximum building heights and maximum floorspace).
8. Restriction of development area to exclude Valley Brook, University Way embankment and root protection zones.
9. No works within Valley Brook and no tree works between 1st March and 31st August.
10. Surface Water Regulation
11. Detailed scheme to manage flood risk from surcharging of surface water drains.
12. Implementation of permeable surfaces.
13. Details of cycle parking.
14. Details of bin stores.

15. Oil interceptors.
16. Strategic Landscaping Scheme.
17. Implementation/Maintenance of Strategic Landscaping Scheme.
18. Scheme for Tree Protection.
19. Valley Brook Bank Protection.
20. Detailed Travel Plan.
21. Detailed Scheme for Lighting

129 **10/4018N CONVERSION AND EXTENSION OF FORMER PUBLIC HOUSE AND MANAGERS FLAT TO 2 DWELLINGS AND ERECTION OF 9 RESIDENTIAL APARTMENTS WITH CAR PARK, 56 CREWE ROAD NANTWICH, CW5 6JD FOR ALEXANDRA COUNTRYSIDE INVESTMENTS LTD**

Note: Councillor S Jones left the meeting at this point in the proceedings and did not return.

Note: Councillor D Bebbington re-joined the meeting during consideration of this application but did not take part in the debate or vote.

The Committee considered a report regarding the above planning application.

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

1. Standard time limit 3 years
2. Materials to be agreed in writing by the Local Planning Authority
3. Condition to specify the approved plans
4. Obscure glazing to secondary windows in east and west elevations of apartments at first and second floor levels
5. Provision of parking spaces for converted dwellings before first occupation
6. Provision of parking spaces for the apartments before first occupation
7. Landscaping scheme including open space for apartments, the landscaping scheme shall include native species or ornamental species of value for wildlife only
8. Implementation and maintenance of landscaping and open space
9. Provision of garden spaces for the two dwellings
10. Withdraw all Permitted Development rights for the two dwellings
11. Boundary treatment to be agreed in writing by the Local Planning Authority
12. Reveals to windows and doors to be a minimum of 100mm
13. Drainage to be agreed in writing with the Local Planning Authority
14. Bin storage details to be agreed in writing by the Local Planning Authority
15. Cycle storage details to be agreed in writing by the Local Planning Authority
16. Details of bat roosting areas to be agreed in writing by the Local Planning Authority

17. Details of how the proposed development will secure at least 10% of its predicted energy requirements from decentralised and renewable or low-carbon sources shall be submitted to the Local Planning Authority and approved in writing.

130 **10/4124N 14 TWO STOREY DWELLINGS AT FORMER FACTORY SITE, CHESTNUT GROVE, CREWE, FOR MR D. BEECROFT**

Note: Mr R Holmes (agent on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

Following a statement from Mr Holmes regarding the potential involvement of Wulvern Housing in this application, Councillors T Beard and J Weatherill declared personal interests, on the grounds that they had been appointed as Cheshire East Council representatives on the Board of Wulvern Housing. In accordance with the code of conduct, they remained in the meeting during consideration of this item.

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

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

1. Standard time limit 3 years
2. Materials to be agreed in writing by the Local Planning Authority
3. Condition to specify the approved plans
4. Remove PD Rights for additional windows to the western gable
5. Provision of parking spaces for the dwellings before first occupation
6. Landscaping scheme to be agreed in writing by the Local Planning Authority
7. Implementation and maintenance of landscaping
8. Rear alleyway to be a minimum of 1 metre in width with gated access to all the proposed dwellings
9. Boundary treatment to be agreed in writing by the Local Planning Authority
10. Reveals to windows and doors to be a minimum of 55mm
11. Drainage to be agreed in writing by the Local Planning Authority
12. Bin storage details to be agreed in writing by the Local Planning Authority
13. Details of how the proposed development will secure at least 10% of its predicted energy requirements from decentralised and renewable or low-carbon sources shall be submitted to the Local Planning Authority and approved in writing
14. Surfacing materials to be agreed in writing by the Local Planning Authority
15. Details of the external lighting to be agreed in writing by the Local Planning Authority

16. Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey is required to check for nesting birds
17. Details of the bird nesting measures to be agreed in writing by the Local Planning Authority
18. Details of any pile driving to be agreed in writing by the Local Planning Authority
19. Construction hours (and associated deliveries to the site) shall be restricted to 08:00 to 18:00 hours Mondays to Fridays, 09:00 to 14:00 hours Saturdays, with no working Sundays or Bank Holidays to safeguard the amenity of local residents
20. Prior to the commencement of development a Noise and Vibration Survey together with any mitigation measures which may be required shall be produced with reference to the adjacent railway line. The survey shall be submitted to the Local Planning Authority for approval in writing
21. Prior to the commencement of development a Contaminated Land Assessment shall be submitted to the Local Planning Authority and approved in writing and any remediation measures that are required shall be implemented

131 **10/4236N ERECTION OF HAY STORE/BARN AND CHANGE OF USE OF AGRICULTURAL LAND TO LAND USED FOR KEEPING HORSES, LAND TO THE NORTH OF 50, WHITCHURCH ROAD, AUDLEM FOR MR MATTHEW BARNETT**

Note: Councillor R Bailey (Ward Councillor) and Mrs B Roberts (objector) attended the meeting and addressed the Committee on this matter.

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

RESOLVED – That the application be DEFERRED for a Committee site inspection so that Members can assess the impact of the proposed development on neighbouring residential amenity.

132 **APPEAL SUMMARIES**

The Committee considered a summary of appeal decisions.

RESOLVED - That the appeal summaries be noted.

The meeting commenced at 2.00 pm and concluded at 4.45 pm

Councillor G Merry (Chairman)