

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 11th December, 2013 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor G Merry (Chairman)
Councillor M J Weatherill (Vice-Chairman)

Councillors Rhoda Bailey, D Bebbington, P Butterill, W S Davies, A Kolker,
D Marren, M A Martin, D Newton and A Thwaite

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors S Corcoran, D Hough and J Wray

OFFICERS PRESENT

Nigel Curtis (Principal Development Officer - Highways)
Daniel Evans (Principal Planning Officer)
Patricia Evans (Lawyer) - Minute No. 107 Only
Rachel Goddard (Senior Lawyer)
Ben Haywood (Principal Planning Officer)
David Malcolm (Interim Planning and Place Shaping Manager)
Susan Orrell (Principal Planning Officer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors R Cartlidge, P Groves and S McGrory

Apologies due to Council Business

Councillor J Clowes

103 DECLARATIONS OF INTEREST

The following declarations were made in the interests of openness:

With regard to application number 12/3846C, Councillor R Bailey declared that, as it may be considered that she had fettered her discretion, she would exercise her separate speaking rights as a Ward Councillor and withdraw from the meeting during consideration of this item.

With regard to application numbers 13/2186C and 13/4442C, Councillor G Merry declared that she was a member of Sandbach Town Council.

With regard to application number 13/2631C, Councillor G Merry declared that she was a Council representative on the Cheshire Fire Authority.

With regard to application number 13/2631C, Councillor A Kolker declared that he had attended meetings at which the application had been discussed, but that he had not expressed an opinion and had kept an open mind.

With regard to application number 13/4002N, Councillor J Weatherill declared that she lived on Dane Bank Avenue, but that she had not expressed an opinion and had kept an open mind.

With regard to application number 13/2277N, Rachel Goddard, Senior Lawyer, declared that she knew the applicant. In accordance with the code of conduct, she withdrew from the meeting during consideration of this item.

104 **MINUTES OF PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting held on 13 November 2013 be approved as a correct record and signed by the Chairman.

105 **12/3846C 2 MOUNT PLEASANT ROAD & 50 THE BANKS, SCHOLAR GREEN, ODD RODE: DEMOLISH 2 EXISTING BUNGALOWS AND ERECTION OF 5 NEW BUILD DWELLINGS (THREE DETACHED AND ONE PAIR OF SEMI-DETACHED) FOR MR NEIL HAMAND**

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

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

RESOLVED – That, for the reasons set out in the report, the application be APPROVED subject to:

(a) the following conditions:

- 1) Time Limit
- 2) Approved Plans
- 3) Facing and Roofing materials to be submitted
- 4) Landscaping scheme to be submitted including boundary treatment
- 5) Removal of Class A & Class B Permitted Development Rights
- 6) Prior to occupation of the development the footway and visibility splay will be constructed as identified on drawing number 5403.01 Rev G
- 7) No development shall commence until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The

affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in the NPPF or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units of which 65% shall be social / affordable rent and 35% intermediate tenure;
 - ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - iii) the arrangements for the transfer of the affordable housing to an affordable housing provider;
 - iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
- 8) Removal of Permitted Development Rights for Gates Walls and Fences.
 - 9) Provision of visibility splays.
- (b) an informative relating to a Section 278 agreement being entered into under the Highways Act

106 **13/2186C MILLPOOL WAY/NEWALL AVENUE, SANDBACH, CHESHIRE CW11 4BU: RESIDENTIAL DEVELOPMENT OF 39NO, 2 & 2.5 STOREY, 1, 2 & 3 BEDROOM DETACHED & MEWS STYLE PROPERTIES AND ASSOCIATED WORKS FOR MR STEPHEN MILLER, MORRIS HOMES LIMITED**

Note: Councillor S Corcoran (Ward Councillor) attended the meeting and addressed the Committee on this matter.

Note: Mr G Goodwin (on behalf of the applicant) had not registered his intention to address the Committee. However, in accordance with paragraph 2.8 of the public speaking rights at Strategic Planning Board and Planning Committee meetings, the Committee agreed to allow Mr Goodwin to speak.

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, the application be APPROVED subject to the completion of a Section 106 Agreement securing the affordable housing (30% provision of which 65% is rented and 35% is intermediate tenure), a commuted sum of £49,028.00 for enhancement and maintenance of amenity greenspace and children and young persons provision, £157,637.00

for education and £10,000.00 for improvements to the Flat Lane link to the town centre

and the following conditions

1. Commencement
 2. Plans
 3. Submission of landscaping scheme
 4. Implementation of landscaping scheme
 5. Submission of a construction management plan to include hours of construction and piling
 6. Submission of a Phase II Contaminated Land Assessment
 7. Submission of details of external materials
 8. Development in accordance with the Flood Risk Assessment
 9. Details of foul water drainage
 10. No development during the breeding bird season
 11. Incorporation of features to accommodate breeding birds and roosting bats
 12. Submission of details of existing and proposed levels
- (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 Interim Planning and Place Shaping Manager 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.
- (c) That, should this application be the subject of an appeal, authority be delegated to the Interim Planning and Place Shaping Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

107 **13/2277N TOP END FARM, BARTHOMLEY ROAD, BARTHOMLEY, CHESHIRE CW2 5NT: LAWFUL DEVELOPMENT CERTIFICATE FOR USE OF THE LAND AND BUILDING FOR THE STORAGE, BLENDING AND ADAPTATION OF FERTILISERS FOR SALE FOR MR MARK ABLE**

Note: Having declared that she knew the applicant, Rachel Goddard, Senior Lawyer, withdrew from the meeting during consideration of this item and Patricia Evans, Planning Lawyer, took her place.

Note: Ms D Chapman (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report and a written update regarding the above application for a certificate of lawfulness of existing use or development from the Local Planning Authority for use for the storage, blending and adaptation of fertilisers for sale.

Such applications were determined on the basis of evidence and law, and a decision on the application would be made by the Interim Planning and Place Shaping Manager in consultation with Legal Services.

RESOLVED – That the report be noted.

108 **13/2631C LAND OFF NEW PLATT LANE, ALLOSTOCK, CHESHIRE:
FULL PLANNING APPLICATION FOR A RESIDENTIAL
DEVELOPMENT COMPRISING DEMOLITION OF EXISTING POULTRY
HOUSES AND ERECTION OF 38 DWELLINGS WITH ASSOCIATED
ACCESS AND LANDSCAPING. (ACCESS ROAD ONLY WITHIN
CHESHIRE EAST. MAIN PART OF DEVELOPMENT IN CHESHIRE
WEST AND CHESTER) FOR MR PETER KILSHAW, BLOOR HOMES
LTD**

Note: Parish Councillor C McCubbin (on behalf of Goostrey Parish Council), Mr D Deas (on behalf of a local representative group), Mr I O'Donoghue (objector) and Mr R Barton (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

(a) That the application be REFUSED for the following reasons:

1. The Local Planning Authority has significant concerns regarding the build-ability of the access road through the chicane. On the basis of the information submitted, it is considered that the applicant has failed to demonstrate that, sufficient space would exist for adequate service strip and flood mitigation provision, and which could cause a situation to arise where it would not be possible for vehicle and pedestrian access to be safely maintained. The proposal is therefore contrary to Policy GR9 of the adopted Congleton Borough Local Plan First Review
2. The proximity of the proposed access road and subsequent vehicular traffic to serve the development would have an unsympathetic relationship and therefore a detrimental impact on the amenity of the occupiers of the adjacent dwelling. As a result the development would be contrary to Congleton Local Plan Policy GR2 and GR6.

(b) That authority be DELEGATED to the Interim Planning and Place Shaping Manager to make representations to CWAC in the event that

they decide to approve the application to them, requesting that they secure the following:

- S106 contributions to increase the capacity of the existing play area at Boothbed Lane within Cheshire East:
 - Enhanced Provision: £11,812.53
 - Maintenance: £38,506.50
- S106 contribution of £40,000 toward the improvement of bus shelters, the provision of cycle stands and pedestrian and cycle facilities within Goostrey.

109 13/3294C FORMER FISONS SITE, LONDON ROAD, HOLMES CHAPEL, CHESHIRE CW4 8BE: DEMOLITION OF EXISTING STRUCTURES AND ERECTION OF A CLASS A1 FOODSTORE AND PETROL FILLING STATION WITH VEHICULAR ACCESS, CAR PARKING, SERVICING AREA, PUBLIC REALM AND HARD AND SOFT LANDSCAPING FOR BLUEMANTLE LTD & SAINSBURY'S SUPERMARKET

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

110 13/3915C CRESSWELL FARM, CHELLS HILL, CHURCH LAWTON ST7 3RL: ERECTION OF ESSENTIAL RURAL WORKERS DWELLING (RETROSPECTIVE) FOR HEAD HERDSMAN (RESUBMISSION) FOR MR DAVID MOSS

Note: Councillor J Wray (Ward Councillor) and Mr S Locke (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 the application be REFUSED for the following reason:

The dwelling, by virtue of its scale and massing would be inappropriate development that would cause harm to the Green Belt. Although there is an accepted need for the dwelling to house an agricultural worker, no very special circumstances have been demonstrated for the dwelling to be of such an excessive size. The proposal is therefore contrary to the requirements of paragraph 88 of the National Planning Policy Framework.

- (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 Interim Planning and Place Shaping Manager 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.

111 13/4002N SOUTH CHESHIRE COLLEGE, DANE BANK AVENUE, CREWE, CHESHIRE CW2 8AB: THE ERECTION OF 50 DWELLINGS, ASSOCIATED ACCESS, PARKING AND PUBLIC OPEN SPACE ON LAND AT SOUTH CHESHIRE COLLEGE, CREWE. (RESERVED MATTERS) FOR SCOTT MCKIMMIE, REDROW HOMES NW

Note: Town Councillor J Rhodes (on behalf of Crewe Town Council) 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, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1. Standard
2. Approved plans
3. Materials to be slate grey roofs, red facing brick with red / blue feature brick – details & samples to be submitted
4. Landscaping to be submitted
5. Landscape implementation
6. Submission, approval and implementation of Construction Management plan
7. The hours of construction works (and associated deliveries to the site) shall be restricted to: Monday – Friday 08:00 to 18:00 hrs
Saturday 09:00 to 14:00 hrs Sundays and Public Holidays Nil
8. Piling operations restricted to: Monday – Friday 09:00 – 17:30 hrs
Saturday 09:00 – 13:00 hrs Sunday and Public Holidays Nil
9. Submission, approval and implementation of piling method statement
10. Submission, approval and implementation of scheme to minimise dust from construction
11. No approval for adventure trail. Submission / approval and implementation of revised details of play equipment
12. Implementation of boundary treatment. Wall to college drive- solid part of the wall should be 1700mm as with a 300mm railing
13. Submission, approval and implementation of arboricultural method statement
14. Submission, approval of tree protection
15. Implementation of tree protection.

112 **13/4045C LAND AT HAVANNAH STREET, CONGLETON: PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 17NO DWELLINGS, COMPRISING 8NO ONE BEDROOM FLATS AND 9NO TWO BEDROOM HOUSES FOR MIKE WATSON, PLUS DANE HOUSING ASSOCIATION/STG**

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

Note: Mr A Davies (on behalf of the applicant) attended the meeting and addressed the Committee on this matter. Mr Davies spoke in the place of Mr R Fletcher, who had registered to speak.

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

The Principal Planning Officer reported that the Environment Agency had withdrawn its objection and that most of the Strategic Highways Manager's concerns had been addressed.

RESOLVED

(a) That authority be DELEGATED to the Interim Planning and Place Shaping Manager in consultation with the Chairman to APPROVE the application for the reasons set out in the update report, subject to:

1. the completion of a Section 106 Agreement securing Children and Young Persons (play) Provision commuted sum payment of:

Enhanced Provision: £ 3,937.51

Maintenance : £ 12,835.50

and

The formation of a Management Company for the future management of the areas of open space within the site

2. the following conditions

1. Time limit – 3 years
2. Plans
3. Materials – samples to be agreed
4. Access to be constructed, formed and graded to satisfaction of highways authority
5. Protection of highway from mud and detritus during construction
6. Tree protection measures
7. Arboricultural Specification/Method statement
8. Details of Hard and Soft Landscaping to be submitted prior to commencement. Landscape scheme to include replacement native

- hedgerow planting and trees for ecological purposes and boundary treatments
 - 9. Implementation of landscaping scheme
 - 10. Acoustic glazing specification recommended in the submitted noise report shall be implemented and maintained throughout the occupation of the development
 - 11. Breeding Bird Survey for works in nesting season
 - 12. Bats and bird boxes
 - 13. Site drainage on separate system - details to be submitted
 - 14. levels
 - 15. Bin and bike store details to be submitted
 - 16. United Utilities easement
 - 17. The hours of construction/demolition of the development (and associated deliveries to the site) shall be restricted to: Monday – Friday 08:00 to 18:00 hrs Saturday 09:00 to 14:00 hrs Sundays and Public Holidays Nil
 - 18. Should there be a requirement to undertake foundation or other piling on site it is recommended that these operations are restricted to: Monday – Friday 08:30 – 17:30 hrs Saturday 09:30 – 13:00 hrs Sunday and Public Holidays Nil
 - 19. Submission of mitigation measures to minimise any impact on air quality from construction dust
 - 20. Submission of a Contaminated Land Phase II investigation.
 - 21. Details of ground levels to be submitted
 - 22. Details of bin/bike store to be submitted prior to commencement and implemented prior to occupation
 - 23. Housing to be 100% affordable
 - 24. Renewable – fabric first approach
 - 25. Surface water management scheme
 - 26. Emergency Access Route
 - 27. Finished Floor Levels
3. Confirmation being received from the Strategic Highways Manager that the late information is satisfactory.
- (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 Interim Planning and Place Shaping Manager 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.

113 **13/4382N SIR WILLIAM STANIER COMMUNITY SCHOOL, LUDFORD STREET, CREWE CW1 2NU: 100% AFFORDABLE HOUSING DEVELOPMENT COMPRISING 60NO. ONE AND TWO BED FLATS, 47NO. TWO AND THREE BED SEMI DETACHED AND MEWS HOUSES AND ANCILLIARY WORKS FOR RENEW LAND DEVELOPMENTS LTD**

Note: Town Councillor J Rhodes (on behalf of Crewe Town Council) attended the meeting and addressed the Committee on this matter.

Note: Mr R Lee had registered his intention to address the Committee on behalf of the applicant but did not speak.

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

RESOLVED - That authority be DELEGATED to the Interim Planning and Place Shaping Manager in consultation with the Chairman to APPROVE the application for the reasons set out in the report, subject to:

- (a) No objection being raised by the independent consultant following consideration of the viability appraisal
- (b) the following conditions:
 - 1. Standard time limit
 - 2. Standard Outline
 - 3. Approved plans
 - 4. Construction of Access
 - 5. Provision of parking
 - 6. Implementation of Materials – No approval for buff bricks
 - 7. All piling operations shall be restricted to: Monday – Friday 09:00 – 17:30 hrs Saturday 09:00 – 13:00 hrs Sunday and Public Holidays Nil
 - 8. Submission, approval and implementation of piling method statement
 - 9. construction works taking place during the development (and associated deliveries to the site) restricted to: Monday – Friday 08:00 to 18:00 hrs Saturday 09:00 to 14:00 hrs Sundays and Public Holidays Nil
 - 10. Submission, approval and implementation of details of any lighting prior to installation
 - 11. The mitigation recommended in Noise Mitigation report number 90291r0 shall be implemented prior to the use of the development / first occupation.
 - 12. Implementation of submitted Travel Plan
 - 13. Implementation of submitted dust control measures
 - 14. The development shall not be occupied until the remedial/protection measures included in the approved contaminated land report (REC Report Reference 02c45022, 28 November 2013) have been fully implemented and completed.
 - 15. Once the development is complete, a Site Completion Statement detailing the remedial/protective measures incorporated into the

development hereby approved shall be submitted to and approved in writing by the LPA in full prior to the first occupation and use of this development.

16. Detailed breeding bird survey for works in nesting season
17. Features for use by breeding birds and bats
18. Implementation of boundary treatment
19. Implementation of drainage scheme
20. Implementation of cycle parking within scheme
21. Implementation of landscaping
22. Arboricultural Method Statement to include removal of areas of hard standing around trees, the reinstatement of the ground around retained trees, tree protection measures and an auditable system of arboricultural supervision.
23. Implementation of a revised landscape plan to include further tree planting.
24. Retention of the railings and for them to be made good where necessary to enclose the front garden areas of the proposed dwellings
25. To be maintained as affordable housing in perpetuity.

114 **13/4073N WESTMINSTER STREET PARK IN CREWE., WESTMINSTER STREET, CREWE: INSTALLATION OF A CONTROL KIOSK, PRESSURE RELIEF COLUMN, HARDSTANDING, LANDSCAPING AND DROP KERB OPERATIONAL ACCESS REQUIRED IN CONNECTION WITH A FLOOD RELIEF SCHEME AT WESTMINSTER PARK, CREWE. RESUBMISSION OF 13/2937N FOR UNITED UTILITIES**

Note: Town Councillor J Rhodes addressed the Committee on behalf of Mrs D Bickerton, an objector who had registered to speak but who had left the meeting prior to consideration of this application.

Note: The Principal Planning Officer read a statement submitted by Councillor S Hogben, a Ward Councillor.

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

RESOLVED – That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1. Standard time limit
2. Approved Plans
3. Tree Protection
4. Landscape Method Statement
5. Archaeology

115 **13/4192C 2, BEDFORD GROVE, ALSAGER ST7 2SR:
RETROSPECTIVE CHANGE OF USE OF OPEN SPACE LAND TO
DOMESTIC CURTILAGE LAND, ERECTION OF 2M HIGH BOUNDARY
FENCE FOR MR CHRISTIAN PREECE**

Note: Councillor D Bebbington left the meeting and returned during consideration of this item but after returning did not take part in the debate or vote.

Note: All Members declared that they had received an email containing photographs of the site.

Note: Councillor D Hough declared that he lived on Pikemere Road, Alsager.

Note: Councillor D Hough (Ward Councillor), Mr D Currie (objector) and Mr C Preece (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED – That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

The fence by reason of its siting and design has a detrimental impact upon the character and appearance of the site and the surrounding area. The development is contrary to Policy GR2 of the Congleton Local Plan.

116 **13/4194N 'THE LIMES', 425, CREWE ROAD, WINTERLEY,
SANDBACH, CHESHIRE, CW11 4RP: CONVERSION OF EXISTING
DETACHED DWELLING INTO 4 APARTMENTS, ERECTION OF 2
TWO-STOREY DETACHED DWELLINGS & 4 TWO-STOREY SEMI-
DETACHED DWELLINGS AND ASSOCIATED WORKS FOR MR
MICHAEL & NEIL GHOSH**

Note: Councillor P Butterill left the meeting prior to consideration of this application.

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

RESOLVED – That the application be DEFERRED for more information in relation to the interaction of the proposed access and the pedestrian refuge/proposed S278 works and to enable the case officer to investigate the possibility of a single access point to serve the site.

117 **13/4266C LAND ADJACENT TO SANDYACRE, 51 MAIN ROAD, GOOSTREY, CREWE, CW4 8LH: CONSTRUCTION OF 3 NEW HOUSES ADJACENT TO SANDYACRE (RE-SUB OF 12/4318C) FOR MRS A ROSE**

Note: Councillor D Newton left the meeting and returned during consideration of this item but after returning did not take part in the debate or vote.

Note: Councillor M Martin left the meeting during consideration of this item.

Note: Parish Councillor C McCubbin (on behalf of Goostrey Parish Council) and Mr J Ashall (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

- (a) That, for the reasons set out in the report, the application be APPROVED subject to completion of a Section 106 legal agreement to secure a commuted sum towards off site affordable housing (the Interim Planning and Place Shaping Manager is granted delegated authority to confirm the amount in consultation with the Chairman of the Southern Planning Committee)

and the following conditions:

1. Standard time limit 3 years
2. Approved Plans
3. Hours of construction limited to 08:00 to 18:00 Monday to Friday, 09:00 – 14:00 Saturday and not at all on Sundays
4. Pile driving limited to 08:30 to 17:30 Monday to Friday, 09:00 – 13:00 Saturday and not at all on Sundays
5. Prior to the commencement of development the applicant shall submit a method statement, to be approved by the Local Planning Authority
6. No development shall take place until a scheme to minimise dust emissions arising from construction activities on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The construction phase shall be implemented in accordance with the approved scheme, with the approved dust suppression measures being maintained in a fully functional condition for the duration of the construction phase.
7. Works should commence outside the bird breeding season

8. Materials to be submitted and approved
 9. Landscaping to be submitted and approved
 10. Landscaping scheme to be implemented
 11. Remove Permitted Development Rights Classes A-F of Part 1
 12. Boundary Treatment details
 13. Tree and hedgerow retention
 14. Tree Protection to be submitted and approved
 15. The parking spaces to be provided on the approved plan should be provided
 16. Visibility splays of 2.4m x 43m in both directions to be provided before development commences and thereafter be retained.
 17. Any gates to be erected to be set back by 5.5m from the highway
 18. Contribution to off-site affordable housing
- (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 Interim Planning and Place Shaping Manager 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.
- (c) That, should this application be the subject of an appeal, authority be delegated to the Interim Planning and Place Shaping Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

118 13/4323N BROOKLANDS HOUSE, FORD LANE, CREWE, CHESHIRE CW1 3JH: DEMOLITION OF BROOKLANDS HOUSE AND ERECTION OF 3 STOREY APARTMENT BLOCK CONTAINING 16 NO. APARTMENTS AND ACCOMPANYING CAR PARK AND LANDSCAPING FOR ANN LANDER, WULVERN HOUSING LTD

Note: Councillor M Martin returned to the meeting during consideration of this item but after returning did not take part in the debate or vote.

Note: Councillor D Marren left the meeting during consideration of this application.

Note: Town Councillor J Rhodes (on behalf of Crewe Town Council) 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

- (a) for a Committee site inspection to enable Members to assess the impact of the proposed development
- (b) to enable the applicant and officers to consider the incorporation of the existing building into the scheme

119 **13/4442C SAXON CROSS MOTEL, HOLMES CHAPEL ROAD, SANDBACH CW11 1SE: VARIATION OF CONDITION 5 ON APPROVAL 11/2018C - DEMOLITION OF EXISTING HOTEL ON THE SITE. CHANGE OF USE FROM A CATEGORY C1 DEVELOPMENT TO A MIXED USE OF CATEGORY B1 AND B8. CONSTRUCTION OF A SINGLE-STOREY OFFICE BUILDING AND WAREHOUSE BUILDING. NEW HARD LANDSCAPING ASSOCIATED WITH THE PROPOSED DEVELOPMENT, INCLUDING RELOCATION OF VEHICULAR ACCESS FOR JONATHAN BOLSHAW, BOLSHAW INDUSTRIAL POWDERS**

Note: Councillor D Newton left the meeting and returned during consideration of this item but after returning did not take part in the debate or vote.

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
 1. Standard time limit 3 years from 5th August 2011
 2. Materials to be submitted to the LPA and approved in writing
 3. Surfacing materials in accordance with plan reference AD1991.12
 4. Development in accordance with the Contaminated Land Assessment. Details of clean cover to be provided.
 5. Condition to specify the approved plans
 6. The car/HGV parking shown on the approved plans to be provided before the unit hereby approved is first occupied
 7. Cycle parking facilities in accordance with plan reference AD1991.10
 8. Shower facilities to be in accordance with plan reference AD1991.14
 9. Drainage details to be in accordance with plan reference AD1991.13A
 10. Details of oil interceptors to be submitted to the LPA and approved in writing
 11. External lighting to be in accordance with plan reference AD1991.15A
 12. No external storage
 13. Bin Storage details to be in accordance with plan reference AD1991.11
 14. Landscaping to be in accordance with plan reference AD1991.09A

15. Landscaping to be completed
 16. The hours of construction (and associated deliveries to the site) of the development shall be restricted to 08:00 to 18:00 hours on Mondays to Fridays, 08:00 to 13:00 hours on Saturdays, with no work at any other time including Sundays and Public Holidays.
 17. Details of any pile driving to be submitted to the LPA and approved in writing
 18. Prior to the development coming into use, the applicant shall submit to the local planning authority a travel plan demonstrating how they will ensure that vehicle movements associated with the development (staff cars, deliveries and HGV movements) from the site will be managed to ensure that traffic congestion within the air quality management area will not be adversely affected.
 19. Prior to first occupation the new access and visibility splays will be constructed to completion in accordance with approved plans
 20. Prior to first occupation the existing access will be permanently closed and the highway kerb line reinstated at the edge of carriageway in accordance with plan reference AD1991.16A
 21. 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. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone to be left around the nest until breeding is complete. Completion of nesting should be confirmed by a suitably qualified person and a report submitted to the Council.
 22. Breeding Bird Measures in accordance with the plan titles 'Breeding Bird Ecological Enhancements Figure 1'
 23. The proposed development to proceed in accordance with the recommendation made in the submitted Updated Ecological Appraisal dated May 2011 and the submitted letter from fpcr dated 27th June 2011.
- (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 Interim Planning and Place Shaping Manager 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.
- (c) That, should this application be the subject of an appeal, authority be delegated to the Interim Planning and Place Shaping Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

120 **13/3680C LAND AT 50A, NANTWICH ROAD, MIDDLEWICH, CHESHIRE
CW10 9HG: VARIATION OF CONDITION 2 ON APPROVAL 13/0100C
TO ENABLE MINOR REVISIONS TO THE SITE LAYOUT TO ACHIEVE
IMPROVED ACCESS AND IMPROVED MARKETABILITY OF
DWELLINGS FOR P.E. JONES (CONTRACTORS) LIMITED**

The Committee considered a report regarding the above planning application.

RESOLVED – That, for the reasons set out in the report, the application be APPROVED subject to a Deed of Variation to the Section 106 Legal Agreement attached to 13/0100C to secure incorporation of the layout detailed within 13/3680C

and the following conditions

1. Time limit – 3 years
2. Plans
3. Materials – samples to be agreed
4. Access to be constructed, formed and graded to satisfaction of highways authority
5. Protection of highway from mud and detritus during construction
6. Tree and hedgerow protection measures
7. Arboricultural Specification/Method statement
8. Details of Hard and Soft Landscaping to be submitted prior to commencement. Landscape scheme to include replacement native hedgerow planting and trees for ecological purposes and boundary treatments
9. Implementation of landscaping scheme, including replacement hedgerows
10. Submission of updated ecological survey (badger)
11. Breeding Bird Survey for works in nesting season
12. Bats and bird boxes
13. Translocation scheme for reptiles to proceed in full accordance with the submitted Reptile Mitigation Strategy produced by RSK dated October 2012 prior to commencement of any demolition or development on site
14. Site drainage on separate system - details to be submitted
15. The hours of construction/demolition of the development (and associated deliveries to the site) shall be restricted to: Monday – Friday 08:00 to 18:00 hrs Saturday 09:00 to 14:00 hrs Sundays and Public Holidays Nil
16. Should there be a requirement to undertake foundation or other piling on site it is recommended that these operations are restricted to: Monday – Friday 08:30 – 17:30 hrs Saturday 09:30 – 13:00 hrs Sunday and Public Holidays Nil
17. Submission of mitigation measures to minimise any impact on air quality from construction dust
18. Submission of a Contaminated Land Phase II investigation.

19. Submission of Construction Management Plan (inc wheel wash facilities, location of contractors parking, storage of site cabins etc) for access via Nantwich Road
20. Construction specification/method statement
21. No new windows – gable elevations plot 12 and 15
22. Details of design / surfacing of proposed footpath links to site frontage
23. Open plan estate layout – removal of permitted development rights for fences in front gardens
24. Removal of permitted development rights for extensions-plots 11, 12, 12a, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23
25. Details of ground levels to be submitted
26. Details of bin/bike store to be submitted and implemented for plots 12-15
27. Method statement (trees) footpath link to Nantwich rd and construction of walls/access way to rear plot 12-15 - Nantwich Rd
28. Management scheme to be submitted for the maintenance of communal garden area plots 12-15
29. The parking provision to plots 12 to 15 shall be a maximum of 150%
30. Scheme of affordable housing to be submitted prior to commencement of development and implemented

The meeting commenced at 1.00 pm and concluded at 7.20 pm

Councillor G Merry (Chairman)