

# **Southern Planning Committee**

## **Updates**

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**Date:** Wednesday, 27th April, 2016  
**Time:** 10.00 am  
**Venue:** Council Chamber, Municipal Buildings, Earle Street, Crewe  
CW1 2BJ

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The information on the following pages was received following publication of the committee agenda.

8. **15/5650C Thimswarra Farm, Dragons Lane, Moston: Variation or removal of Condition 5 on application 14/3086C for Mr P Cosnett** (Pages 1 - 2)
10. **15/4326C Croxtonbank, 36, Croxton Lane, Middlewich, Cheshire CW10 9EZ: Outline application for development comprising the demolition of one existing dwelling (36 Croxton Bank) and construction of 27 residential units, including a new access, affordable housing provision and area of public space for Lizzie Smith, Renew Land Developments Ltd** (Pages 3 - 4)
12. **14/4452C Land Off Manchester Road, Congleton, Cheshire CW12 2NA: Erection of up to 95 dwellings with associated infrastructure (Phase 2) for P E Jones (Contractors) Ltd** (Pages 5 - 6)

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Please contact Julie Zientek on 01270 686466  
E-Mail: [julie.zientek@cheshireeast.gov.uk](mailto:julie.zientek@cheshireeast.gov.uk) with any apologies, requests for further information or to arrange to speak at the meeting

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**SOUTHERN PLANNING COMMITTEE – 27 April 2016**

**UPDATE TO AGENDA**

**APPLICATION NO.**

15/5650C

**LOCATION**

Thimswarra Farm, Dragons Lane, Moston

**UPDATE PREPARED**

21 April 2016

**KEY ISSUES**

The intention of the officer recommendation is to align this permission for three pitches to the extant permission for one pitch as much as possible, including attaching the same conditions. Upon review of the original report, it is evident that two conditions have been omitted from the recommendation, which are still necessary and relevant to the current proposal. Namely:

- *No vehicle over 3.5 tonnes in weight shall be stationed, parked or stored on this site. No commercial use, other than the parking of one commercial vehicle used by the residential occupiers of the site and storage of equipment therein, shall take place on the site.*
- *Within 3 months of the date of this permission details of foul and surface water drainage arrangements, including details of the septic tank, shall be submitted to and approved in writing by the local planning authority and implemented in the approved manner.*

**CONCLUSIONS**

As in the original report a recommendation of approval is made subject to the conditions listed in the original report and the two additional conditions (above) relating to the parking of commercial vehicles / the commercial use of the site, and drainage details to be submitted.

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**Southern Planning Committee – 27<sup>th</sup> April 2016**

**UPDATE TO AGENDA**

**APPLICATION No.**

**15/4326C**– Outline application for development comprising the demolition of one existing dwelling (36 Croxton Bank) and construction of 27 residential units, including a new access, affordable housing provision and area of public space.

**LOCATION**

Croxtonbank, 36, CROXTON LANE, MIDDLEWICH, CHESHIRE, CW10 9EZ

**UPDATE PREPARED**

22<sup>nd</sup> April 2016

**OFFICER REPORT**

**Representations**

It is important to note that the Local Ward Councillor, Cllr Parsons commented on the application as follows:

*“please be advised that I would expect conditions of and funding from this development to cover the provision of a new replacement footpath, alongside the border of Middlewich Cemetery, between Meadow View and Finney's Lane (and where no suitable footpath has ever been provided, despite requests for such).*

*The existing footpath in this area is the original old and narrow 'Country Lane' footpath which led out into the countryside when there were no housing developments down that side of Croxton Lane. Today this totally ineffective footpath is being asked to serve in the region of 150 dwellings within which there are elderly and disabled and young mothers with pushchairs. For those in particular, the current footpath is unsafe and unusable.”*

**Officer Appraisal:**

It is important to note that the Council's Public Rights of Way Unit (PROW) have assessed this impact and have offered no objection to proposal nor have they identified a need to contribute towards the upgrade or replacement of any footpaths outside of the application site.

In order to comply with the Community Infrastructure Regulations 2010 (CIL), it is necessary for planning applications with planning obligations to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

Taking into account the modest scale of the proposals, it is considered that it would not be reasonable to request such contributions. The demand placed on the footpath alongside the *Middlewich Cemetery, between Meadow View and Finney's Lane* would not be significantly increased by these proposals. Consequently, it would not be reasonable to expect this development to provide replacement of such to make the development acceptable and as such, would not be CIL compliant.

### **RECOMMENDATION**

No change to recommendation.

**SOUTHERN PLANNING COMMITTEE – 27 April 2016**

**UPDATE TO AGENDA**

**APPLICATION NO.**

**14/4452C**

**LOCATION**

Land of Manchester Road, Congleton, CW12 2NA

**UPDATE PREPARED**

25 April 2016

**CORRECTION**

The site is 3.53 hectares. The application housing mix is -

2 no. 5 bed detached  
56 no. 4 bed detached  
2 no. 4 bed semi-detached  
4 no. 3 bed semi-detached  
4 no. 4 bed mews  
8 no. 3 bed mews  
19 no. 2 bed mews

**RECOMMENDATION**

The recommendation is unchanged

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