

# **Southern Planning Committee**

## **Updates**

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**Date:** Wednesday, 15th December, 2010  
**Time:** 2.00 pm  
**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.

**Updates** (Pages 1 - 12)

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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 UPDATE – 15<sup>th</sup> December 2010**

**APPLICATION NO:** 10/3860N

**PROPOSAL:** Extension to Existing Building to Provide 46 Additional Guest Bedrooms with Associated External Works

**ADDRESS:** Crewe Hall, Weston Road, Weston

**APPLICANT:** Q Hotels

**Consultation Responses**

**South Cheshire Chamber of Commerce:** Support the application. The Chamber understands the concerns being expressed by the Victorian Society and is confident that their views can be accommodated by Q Hotels which has already undertaken extensive consultation with other key heritage and conservation experts. Crewe Hall makes a significant contribution to the local economy and the Chamber welcomes it's expansion

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**SOUTHERN PLANNING COMMITTEE UPDATE – 15<sup>th</sup> December 2010**

**APPLICATION NO:** 10/4143N

**PROPOSAL:** New Dormer Bungalow on Rear Garden Land and Associated Access at No 3 Church Lane.

**ADDRESS:** 3 Church Lane, Wistaston, Crewe, CW2 8HB

**APPLICANT:** Mr & Mrs Beeston

**Consultation Responses**

**Wistaston Parish Council:** Objects to the application for the following reasons;

- The proposed development would be detrimental to the area of garden required for the size of the existing property.
- This proposal does not comply with several sections of the “Development on Backland and Gardens SPD” Adopted in July 2008. For example, Section 2.3 – The development shall be not at the cost of the design or amenity to the area and Section 2.5 – Development should make a positive contribution and enhance the character of the area, etc.

**Strategic Highways Manager:** Providing the access is constructed in accordance with drawing number 721SK2 and the visibility splays demonstrated can be achieved there are no highways objections.

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**SOUTHERN PLANNING COMMITTEE UPDATE – 15<sup>th</sup> December 2010**

**APPLICATION NO:** 10/4162C

**PROPOSAL:** New detached dwelling

**ADDRESS:** Land between 103 and 105 Crewe Road, Alsager

**APPLICANT:** Mr. Ian Brandrick

**Consultation Responses**

**Environmental Health:**

The Environmental Health Department has confirmed that the Preliminary Environmental Assessment is satisfactory and highlights that works should be carried out in accordance with the submitted information.

**Additional Information:**

Additional information has been received from the agent which confirms that the two rear dormer windows will be fitted with obscured glazing.

In addition, a plan has been submitted to show the height of the proposed dwelling in comparison with the adjacent neighbouring properties. The proposed dwellinghouse would measure 8.375 metres to the ridge of the roof whereas 103 Crewe Road measures 8.375 metres and 105 Crewe Road measures 8.675 metres.

**Recommendation:**

The following conditions should be added to any consent:

- The development shall be carried out in strict accordance with the Preliminary Environmental Assessment submitted with the application.
- The dormer windows on the rear elevation of the approved dwellinghouse shall be permanently glazed in obscured glass. 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.

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**SOUTHERN PLANNING COMMITTEE UPDATE – 15<sup>th</sup> December 2010**

**APPLICATION NO:** 10/3689N

**PROPOSAL:** Extension to Time Limit on Approved application P07/1431  
Outline Application for Proposed Office Development

**ADDRESS:** Land south east of Crewe Road roundabout, University Way,  
Crewe

**APPLICANT:** Duchy of Lancaster

**Update**

Condition 10 of the original committee report sought to secure the construction of the proposed site access to base course standard prior to the commencement of any other construction works.

This condition is now deemed to be unnecessary however because the site access was fully constructed to finishing course as part of the works to construct University Way.

It is now therefore recommended that planning permission be granted but subject to the removal of proposed condition number 10.

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**SOUTHERN PLANNING COMMITTEE UPDATE – 15<sup>th</sup> December 2010**

**APPLICATION NO:** 10/4124N

**PROPOSAL:** 14 Two Storey Dwellings at Former Factory Site Chestnut Grove Crewe

**ADDRESS:** Former Factory, Chestnut Grove, Crewe

**APPLICANT:** Mr D Beecroft

**Consultation Responses**

**Strategic Highways Manager:** This application includes an area for off street parking. The highways authority has no objections to this proposal subject to the following informative;

The applicant will need to obtain the consent of the highways authority (CEC) for any work in, or that may affect the public highway. The applicant should contact Crewe area office (CEC) before constructing or altering any access. This work should be carried out under a section 184 licence

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**SOUTHERN PLANNING COMMITTEE UPDATE – 15<sup>th</sup> December 2010**

**APPLICATION NO:** 10/4236N

**PROPOSAL:** Erection of Hay / Store Barn and Change of Use of Agricultural Land to Land Used for Keeping of Horses

**ADDRESS:** Land to the North of 50 Whitchurch Road, Audlem

**APPLICANT:** Mr Matthew Barnett

**Further Representations**

A further representation has been received from 46 Whitchurch Road in relation to the revised proposal. The objections are summarised below:

- (i) The remaining barn element would still reduce the amount of light to the greenhouse
- (ii) No reference has been made to the existing oil storage vessel which is 0.6 metres from the wooden boundary and contravenes Section J of the Building Regulations. If the tank was to remain in its current position the proposed barn could not be constructed as per the submitted plan.
- (iii) The letter dated 7<sup>th</sup> December still lists the proposal as including 2 No. stables
- (iv) The potential for rodent infestation and problem of horse manure accumulation / storage still remains.

**Officer comments**

Given the scale of the proposal the building would not give rise to any amenity issues associated with loss of light to surrounding properties. A greenhouse is not afforded the same level of protection as a residential property and a refusal could not be sustained on these grounds.

The oil storage vessel is covered by Building Regulations and is outside the parameters of this application.

The letter dated 7<sup>th</sup> December 2010 had not omitted the 2 no. stables from the description of development, however the revised application no longer includes this element of the proposal. The description has been amended accordingly.

The keeping of horses is not a dissimilar activity from the existing agricultural use of the land in question. Environmental Health has raised no objection to the application which is a small-scale activity for domestic purposes. Management of the land in terms of manure disposal and pest control is covered by separate legislation.

## CONCLUSIONS

The application proposes an acceptable form of development within the open countryside having regard to the small-scale nature of the proposal which is for domestic purposes associated with 50 Whitchurch Road, Audlem. The proposal would have an acceptable impact on neighbouring residential amenity and would not be detrimental to the character and appearance of the open countryside. The proposed development is therefore in accordance with the Development Plan and is recommended for approval accordingly, subject to the following conditions:

1. Standard Time
2. Approved Plans
3. Materials
4. Domestic Use only
5. Tree Protection