

Southern Planning Committee

Agenda

Date:	Wednesday 31st July 2024
Time:	10.00 am
Venue:	Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ

Please note that members of the public are requested to check the Council's website the week the Southern Planning Committee meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the top of each report.

It should be noted that Part 1 items of Cheshire East Council decision making meetings are audio recorded and the recordings will be uploaded to the Council's website.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**

To receive apologies for absence.

2. **Declarations of Interest/Pre-Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary interests, other registerable interests, and non-registerable interests in any item on the agenda and for Members to declare if they have pre-determined any item on the agenda.

3. **Minutes of Previous Meeting (Pages 5 - 8)**

To approve the minutes of the meeting held on 5 June 2024.

For requests for further information

Contact: Rachel Graves

E-Mail: rachel.graves@cheshireeast.gov.uk

4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Planning Committee
- The relevant Town/Parish Council

A total period of 3 minutes is allocated for each of the planning applications for the following:

- Members who are not members of the planning committee and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **24/1108C - THE ORCHARDS FARM, TWEMLow LANE, HOLMES CHAPEL, CREWE, CHESHIRE, CW4 8DS: Proposed use of land for a zoo & wildlife conservation park including amenity buildings, visitor centre, animal enclosures, storage containers, access, parking, and ancillary works (Resubmission of 22/1435C) (Pages 9 - 44)**

To consider the above planning application.

6. **23/2129C - HOUSING DEVELOPMENT SITE, LINLEY ROAD, ALSAGER: Erection of 70no. affordable homes, with associated access, car parking, landscaping, and public open space (Pages 45 - 86)**

To consider the above planning application.

7. **23/4597C - LAND OFF, WRIGHTS LANE, SANDBACH: Erection of 13no. dwellings, associated parking, open space, and landscaping (Pages 87 - 110)**

To consider the above planning application.

8. **24/1598C - 477, CREWE ROAD, SANDBACH, CW11 3RT: Change of use from hot food takeaway to office for taxi company (Pages 111 - 122)**

To consider the above planning application.

9. **24/0214N - SANTUNE MEADOWS, LAND ADJACENT TO OLD PUSEYDALE, MAIN ROAD, SHAVINGTON, CW2 5DU: Variation of conditions 2 and 18 on application 21/1920N: To allow for coffin burials to respond to demand (Pages 123 - 142)**

To consider the above planning application.

10. **24/1906C - OFFICE FIRST FLOOR, THE HUUB BUILDING, MANCHESTER ROAD, CONGLETON: Change of use to the first floor only from office and restaurant to residential HMO (Pages 143 - 158)**

To consider the above planning application.

11. **Cheshire East Borough Council (Goldford Lane -Bickerton No1) Tree Preservation Order 2024 (Pages 159 - 184)**

To consider whether to confirm the Tree Preservation Order on Goldford Lane, Bickerton with no modifications.

THERE ARE NO PART 2 ITEMS

Membership: Councillors J Bird, J Bratherton (Chair), L Buchanan, A Burton, L Crane, R Fletcher, A Gage, A Kolker (Vice-Chair), R Morris, M Muldoon and J Wray