

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 22nd April, 2009 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor B Dykes (Chairman)
Councillor Mrs G Merry (Vice-Chairman)

Councillors T Beard, D Bebbington, M Davies, Miss S Furlong, L Gilbert,
Mrs B Howell, J Jones, Mrs S Jones, A Kolker, S McGrory, A Richardson,
R Walker and Mrs J Weatherill

OFFICERS PRESENT

Rachel Goddard (Senior Lawyer), Philippa Lowe (Head of Planning – Crewe
Office), David Malcolm (Development Control Manager – Sandbach Office)
and Rosamund Ellison (Principal Planning Officer – Crewe Office)

1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

2 DECLARATIONS OF INTEREST

Councillor T Beard declared a personal interest in respect of application
number P09/0172, Orchard Court, Haslington, on the grounds that he had
been appointed as a Cheshire East Council representative on the Board of
Wulvern Housing. In accordance with the code of conduct, he remained in
the meeting during consideration of this item.

Councillor B Dykes declared a personal interest in respect of application
number P09/0172, Orchard Court, Haslington, on the grounds that he had
been appointed as a Cheshire East Council representative on the Board of
Wulvern Housing. In accordance with the code of conduct, he remained in
the meeting during consideration of this item.

Councillor B Dykes declared that it appeared he had predetermined
application number P09/0207, Mayfield Chester Road Alpraham, and
withdrew from the meeting during consideration of this item.

Councillor B Dykes declared a personal interest in respect of application
number P09/0208, Nantwich Museum Pillory Street Nantwich, on the
grounds that he had been appointed as a Cheshire East Council
representative on the Nantwich Museum Trust. In accordance with the
code of conduct, he remained in the meeting during consideration of this
item.

3 P09/0130 CONVERSION OF GARAGE TO HABITABLE SPACE AND INCREASE IN ROOF HEIGHT, 24 GAINSBOROUGH ROAD CREWE

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

The Committee considered a report 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 amenities.

4 P09/0170 ERECTION OF POULTRY HOUSE WITH ACCESS ROAD OFF WINSFORD ROAD, STANDING/TURNING AREA AND FEED HOPPER, CROWTON FARM WINSFORD ROAD, CHOLMONDESTON

Note: Ms H Exley (an objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

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

1. Standard Time
2. Materials
3. Plans
4. Drainage to be provided in accordance with the submitted details
5. Landscaping scheme for gapping up hedgerows, tree planting in hedgerows, provision of hedgerows at new access
6. Implementation and maintenance of landscaping
7. Formation of access
8. Development to comply with Reasonable Avoidance Measures of Great Crested newt Assessment dated December 2007
9. Scheme for enhancement of biodiversity of the two ponds
10. Details of the proposed generator and noise attenuation
11. Details of lighting to be submitted for approval and no further lighting without the prior submission and approval of a planning application
12. Method for control of flies
13. Treatment of manure from the site
14. Hours of operation for deliveries and collections
15. Reduction in the width of the access track to 3m with passing place.

5 P09/0172 A SECOND PHASE DEVELOPMENT OF 4 NEW BUILD RENTED RETIREMENT BUNGALOWS ON A VACANT AREA OF THE EXISTING SITE, WITH ASSOCIATED AREAS OF ENVIRONMENTAL AND LANDSCAPE WORKS, ORCHARD COURT, HASLINGTON

The Committee considered a report regarding the above planning application.

RESOLVED

A. That the application be APPROVED subject to the following conditions:

1. Standard
2. Materials
3. Permeable surfacing materials
4. Plans
5. Landscaping to be submitted
6. Landscape to be completed
7. Boundary treatment
8. Drainage
9. No extensions and alterations
10. Window reveal
11. No change in levels
12. Tree protection
13. Obscure glazing
14. Construction hours

B. That the Development Control Manager be requested to write to the applicant advising of the need for road markings to ensure that access to 31 Bradeley Road is not blocked.

**6 P09/0179 NEW DETACHED DWELLING IN THE GARDEN OF NO 1
BERKELEY CRESCENT, REAR GARDEN OF 1 BERKELEY
CRESCENT WISTASTON**

The Committee considered a report regarding the above planning application.

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

1. Submission of reserved matters
2. Time limit for submission of reserved matters
3. Details to be submitted with reserved matters application
4. Materials
5. Permeable surfacing materials
6. Plans
7. Landscaping to be submitted
8. Landscape to be completed
9. Boundary treatment
10. Drainage
11. No extensions and alterations
12. Window reveal
13. No change in levels
14. Retention of trees

15. Tree protection
16. Visibility splay and access to highway specification
17. Construction hours

7 P09/0207 DEMOLITION OF EXISTING TWO-BEDROOM BUNGALOW AND REPLACEMENT WITH ONE TWO-STOREY, FIVE-BEDROOM HOUSE WITH DETACHED GARAGE, MAYFIELD CHESTER ROAD ALPRAHAM

Note: At this point in the proceedings, the Chairman vacated the Chair in favour of the Vice-Chairman, Councillor G Merry, and withdrew from the meeting during consideration of this item.

Note: Ms A Molyneux (an objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

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

1. Standard
2. Plans
3. Materials
4. Permeable Surfacing Materials
5. Boundary Treatment (to relate to all boundaries and ensure that if the existing side boundary planting is outside the applicant's control, then suitable alternative treatment is provided)
6. Landscaping Submitted
7. Landscaping Implemented
8. Remove PD Rights
9. All Services Underground
10. Drainage
11. Window/Door Details
12. Car Parking Spaces
13. Construction hours 9 - 5.30 Mon – Fri; 9 -1 Sat. No working on Sundays or Bank Holidays

8 P09/0208 REPLACEMENT WINDOWS, NANTWICH MUSEUM PILLORY STREET NANTWICH

Note: At this point in the proceedings, the Vice-Chairman vacated the Chair in favour of the Chairman, Councillor B Dykes.

The Committee considered a report regarding the above planning application.

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

1. Standard
2. Plans
3. Materials to be timber
4. White finish
5. Reveal as existing

9 P09/0215 FLOODLIGHTING (UNTIL 10PM) AND CCTV COVERAGE, LEIGHTON BROOK PARKOFF FRANK WEBB AVENUE CREWE

The Committee considered a report regarding the above planning application.

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

1. Standard
2. Plans
3. Compliance with light contour diagram
4. Hours of Operation

10 09/0259/FUL RETENTION OF HARDCORE AREA FOR THE STORAGE OF WASTE DISPOSAL SKIPS AS AN EXTENSION TO THE EXISTING SKIP HIRE BUSINESS, BETCHTON COTTAGE FARM, CAPPERS LANE, BETCHTON

Note: Councillor Rhoda Bailey (the Ward Councillor), Mrs V Platt (representing Betchton Parish Council) and Mr T Gardiner (the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

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

The meeting commenced at 2.00 pm and concluded at 3.58 pm

Councillor B Dykes (Chairman)

