

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 27th January, 2010 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

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

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillor Rhoda Bailey

OFFICERS PRESENT

Rachel Goddard (Senior Lawyer) and David Malcolm (Southern Area
Manager - Development Management)

Apologies

Councillors L Gilbert

123 COUNCILLOR STAN DAVIES

The Chairman welcomed Councillor Stan Davies to the Southern Planning Committee. Councillor Davies had replaced the late Councillor Allan Richardson as a Ward Member for Cholmondeley and had been a member of the former Crewe and Nantwich Development Control Committee.

124 CODE OF CONDUCT - DECLARATIONS OF INTEREST/PRE-DETERMINATION

Councillor B Dykes declared a personal interest in respect of application number 09/4086N on the grounds that he was a member of Bunbury Parish Council, which had been consulted on the proposed development. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

Councillor G Merry declared a personal interest in respect of application number 09/3921C on the grounds that she was a member of Sandbach Town Council, which had been consulted on the proposed development. Councillor Merry also declared a personal interest in respect of this application on the grounds that Mrs C Lowe, who addressed the Committee on this matter, was also a member of Sandbach Town Council.

In accordance with the code of conduct, Councillor Merry remained in the meeting during consideration of this item.

Councillor S Jones declared that in calling in application number 09/3490C she had expressed an opinion and therefore fettered her discretion. Councillor Jones exercised her separate speaking rights as a Ward Councillor and withdrew from the meeting during consideration of this item. Councillor Jones also declared a personal interest in respect of the application on the grounds that she was a member of Alsager Town Council, which had been consulted on the proposed development.

125 **MINUTES**

RESOLVED – That the minutes of the meeting held on 6 January 2010 be approved as a correct record and signed by the Chairman.

126 **09/3921C PROPOSED TWO PAIRS OF SEMI-DETACHED DWELLINGS, ASSOCIATED PARKING AND LANDSCAPING, LAND TO THE REAR OF 155, HEATH ROAD, SANDBACH, CHESHIRE, CW11 2LE FOR MR C LOWE**

Note: Councillor Rhoda Bailey (the Ward Councillor), Mr O Mason (objector) and Mrs C Lowe (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

Note: Having arrived at the meeting after consideration of this application had begun, Councillor S McGrory did not take part in the debate or vote, in accordance with paragraph 13.5 of the Planning Protocol of Conduct in Relation to the Determination of Planning Matters.

The Committee considered a report regarding the above planning application, an oral report of the site inspection, and updates from Environmental Health and Highways which were summarised by the Southern Area Manager - Development Management.

RESOLVED – That subject to the following conditions:

1. Timescale
2. Submission of material
3. In accordance with plans
4. Boundary treatment to be submitted and approved
5. Landscaping (submission of details)
6. Landscaping (implementation)
7. No windows or dormer windows to be inserted
8. Obscure glazing to side windows
9. Hours of construction and piling
10. Contaminated land report to be submitted

the application be APPROVED contrary to the planning officer's recommendation for refusal.

In the opinion of the Committee, the proposed development will improve the appearance of the site and its impact will not be so great as to justify refusal. The proposal is therefore not contrary to PPS1 and Policies GR1 and GR2 of the Congleton Borough Local Plan.

127 09/4086N PROPOSED TWO STOREY DETACHED GARAGE BLOCK, HOPE COTTAGE, SCHOOL LANE, BUNBURY, NANTWICH, CW6 9NR FOR MR R GOODFELLOW

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

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

RESOLVED – That subject to the following conditions:

1. Timescale
2. Submission of material
3. In accordance with plans
4. Garaging at ground floor to be retained for parking of vehicles
5. Ancillary to main dwelling known as Hope Cottage
6. Landscaping (submission of details)
7. Landscaping (implementation)

the application be APPROVED contrary to the planning officer's recommendation for refusal.

In the opinion of the Committee, the proposed development will be modest in height and size, and will appear subordinate to the main dwelling. It will not have a detrimental impact upon the character and appearance of the area and the setting of the existing dwelling, and will therefore not be contrary to Policies RES.11 (Improvements and Alterations to Existing Dwellings) and BE.2 (Design Standards) and the Councils Supplementary Planning Document on Extensions and Householder Development.

128 09/1127C THE DEMOLITION OF EXISTING PROPERTY AND THE REDEVELOPMENT OF THE LAND, INCLUDING 43 NO. 1, 2 AND 3 BED USE CLASS C2 RESIDENTIAL ACCOMMODATION WITH CARE, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS, MOSSLEY HOUSE, BIDDULPH ROAD, CONGLETON, CW12 3LQ FOR MR DEAN FISHER GLADMAN CARE HOMES LTD

Note: Mr C Still, Gladman Care Homes Ltd, (applicant) attended the meeting and addressed the Committee on this matter. (Mr T Dean, Gladman Care Homes Ltd, had registered his intention to address the Committee on this matter but was unable to attend the meeting.)

The Committee considered a report regarding the above planning application and a late representation from a local resident, which was reported by the Southern Area Manager - Development Management.

RESOLVED – That the application be APPROVED subject to the prior completion of a Section 106 Agreement limiting the occupancy of the units to ensure that they do not become open market units and requiring approved occupiers to be over 60 years of age and to complete a written assessment to identify their care and support needs

and the following conditions:

1. Standard time limit.
2. Compliance with the approved plans.
3. Submission of materials for approval.
4. Submission and implementation of a tree protection scheme.
5. Submission and implementation of specialist construction scheme.
6. Submission and implementation of drainage scheme.
7. Submission and implementation of landscaping scheme.
8. Submission and implementation of boundary treatment scheme.
9. Submission of a report on the potential for land contamination in the garden area.
10. Submission of an air quality assessment.
11. Submission of details of any fans compressors and other equipment with the potential to generate noise.
12. Submission of details of any external lighting.
13. Hours of construction limited to 08.00 to 18.00 Monday to Friday, 08.00 to 13.00 Saturday with no working on Sundays or Bank Holidays.
14. Submission of details of the method, timing and duration of any pile driving operations.
15. Deliveries to and from the site limited to 08.00 to 18.00 Monday to Friday, 08.00 to 13.00 Saturday with no deliveries on Sundays or Bank Holidays.
16. Compliance with recommendations in the submitted ecology reports.
17. Provision of pedestrian access to the front of the site.

129 **09/3490C PROPOSED SUBDIVISION OF DOMESTIC CURTILAGE TO CREATE ADDITIONAL, SEPARATE DWELLING, 20 PIKEMERE ROAD, ALSAGER FOR MR. MICHAEL BOUNFORD**

Note: Having exercised her separate speaking rights as a Ward Councillor, Councillor S Jones withdrew from the meeting during consideration of this item.

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

The Committee considered a report regarding the above planning application and two late representations which were reported by the Southern Area Manager - Development Management.

RESOLVED – That the application be DEFERRED for a Committee site inspection so that Members can assess the impact of the proposed development on the character and appearance of the area.

The meeting commenced at 2.00 pm and concluded at 3.50 pm

Councillor B Dykes (Chairman)