

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 9th June, 2010 at Lecture Theatre, Crewe Library,
Prince Albert Street, Crewe, Cheshire CW1 2DH

PRESENT

Councillor G Merry (Chairman)
Councillor L Gilbert (Vice-Chairman)

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

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors D Brickhill and M Simon

OFFICERS PRESENT

Nicky Folan (Solicitor), Rachel Goddard (Senior Lawyer) and David Malcolm
(Southern Area Manager - Development Management)

Apologies

Councillors S McGrory and R Westwood

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

Councillor J Weatherill declared that in calling in application number 10/1427N she had expressed an opinion and therefore fettered her discretion. Councillor Weatherill exercised her separate speaking rights as a Ward Councillor and withdrew from the members' seating area during consideration of this item.

Councillor B Dykes declared a personal and prejudicial interest in respect of agenda item 9 (Land at 2 & 4 Heathfield Avenue and 29, 29A & 31 Hightown, Crewe) 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 withdrew from the meeting during consideration of this item.

Councillor T Beard declared a personal and prejudicial interest in respect of agenda item 9 (Land at 2 & 4 Heathfield Avenue and 29, 29A & 31 Hightown, Crewe) 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 withdrew from the meeting during consideration of this item.

Councillor J Jones declared a personal and prejudicial interest in respect of application number 10/1446N on the grounds that he knew the applicant. In accordance with the Code of Conduct, he withdrew from the meeting during consideration of this item.

Councillor D Brickhill, who was in attendance at the meeting, declared a personal interest in respect of application number 09/3658N on the grounds that he was a member of Hough & Chorlton and Shavington-cum-Gresty Parish Councils, 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.

Rachel Goddard, Senior Lawyer, declared a personal and prejudicial interest in respect of application number 10/1094N on the grounds that she had a personal connection with the site in question. In accordance with the Code of Conduct, she withdrew from the meeting during consideration of this item.

15 MINUTES

RESOLVED – That the minutes of the meeting held on 19 May 2010 be approved as a correct record and signed by the Chairman.

16 09/3658N VARIATION/REMOVAL OF CONDITIONS, 416 NEWCASTLE ROAD, SHAVINGTON CUM GRESTDY, CREWE, CW2 5EB FOR MRS GRINNOLI

Note: Councillor D Brickhill (Ward Councillor), Councillor M Simon (non-Committee Member) and Mrs A Grinnell (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, an oral report of the site inspection and an oral update by the Southern Area Manager – Development Management.

RESOLVED – That, contrary to the planning officer's recommendation for refusal, conditions 1 to 3 on approved application no. P08/0616 at land to the rear of 416 Newcastle Road, Shavington, Crewe be varied/removed as follows:

- (a) That condition 1 be amended to read: 'The use hereby permitted shall be discontinued and the land restored to its former condition, including removal of any means of enclosure, on or before 9 June 2013 in accordance with a scheme of work to be submitted to and approved by the Local Planning Authority.'
- (b) That condition 2 be amended to read: 'The site shall only operate between the hours of 09.30 to 18.00 hours daily Sundays to Thursdays and 09.30 to 19.30 hours on Fridays and Saturdays.'

(c) That condition 3 be removed.

In the opinion of the Committee, the variation of condition 3 to allow the play equipment to be left on site on a permanent basis will not have a detrimental impact on this piece of land and the adjoining land and is not contrary to policies NE.2 (Open Countryside) and RT.6 (Recreational Uses in the Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and advice contained within PPS 1 Delivering Sustainable Development and PPS 7 Sustainable Development in Rural Areas.

17 10/1427N VARIATION OF CONDITIONS 8, 11, 15 AND 16 OF PLANNING PERMISSION P07/1053 AND CONDITION 4 OF P09/0016 TO ALLOW FOR THE RETENTION OF EXCAVATED MATERIAL ON SITE WHICH MEANS ALTERING SITE LEVELS, SOUTH CHESHIRE COLLEGE OF FURTHER EDUCATION, DANE BANK AVENUE, CREWE FOR MR. NIGEL PEET

Note: Having declared that she had expressed an opinion and therefore fettered her discretion, Councillor J Weatherill exercised her separate speaking rights as a Ward Councillor and withdrew from the members' seating area during consideration of this item.

Note: Mrs J Savings (objector) and Ms R Jackson (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

Note: Councillor S Jones declared that she had received correspondence in relation to this application.

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

RESOLVED – That the application be DEFERRED for a further Committee site inspection so that Members can assess the impact of the proposed development on neighbouring residential amenity.

18 10/1094N CHANGE OF USE OF EXISTING MESS ROOM TO FORM LIVING ACCOMODATION FOR STAFF FOR THE SOLE PURPOSE OF LOOKING AFTER THE EXISTING 24 HORSE STABLES & RIDING SCHOOL OPERATED BY MS ECCLESTONE, OAKHANGER RIDING CENTRE, HOLMSHAW LANE, HASLINGTON CW1 5XE FOR MS ECCLESTONE

Note: Having declared a personal and prejudicial interest in this matter, Rachel Goddard, Senior Lawyer, withdrew from the meeting during consideration of this item and was replaced by Nicky Folan, Solicitor.

Note: The Southern Area Manager – Development Management confirmed that the wording which Councillor Walker had used on the call-in form had not prejudiced his ability to determine this application.

Note: Councillor D Brickhill (Ward Councillor) and Mr P Young (on behalf of 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 APPROVED subject to the following conditions:

1. Time Limits
2. Approved Plans
3. No Demolition
4. Equestrian Worker and Attached to Existing Business

19 10/1446N CHANGE OF USE FROM OFFICES TO TWO FLATS, 47A BARONY ROAD, NANTWICH FOR MR PALIN

Note: Having declared a personal and prejudicial interest in this application, Councillor J Jones withdrew from the meeting during consideration of this item.

The Committee considered a report regarding the above planning application and an oral update by the Southern Area Manager – Development Management.

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

1. Standard 3 years
2. Amended plans
3. Obscure glazing to the 2 first floor windows to the eastern elevation
4. No use of the single storey flat roofed area as a balcony or roof terrace

20 LAND AT 2 & 4 HEATHFIELD AVENUE AND 29, 29A & 31 HIGHTOWN, CREWE

Note: Having declared a personal and prejudicial interest in this matter, Councillors T Beard and B Dykes withdrew from the meeting during consideration of this item.

The Committee considered a report regarding a proposed variation to the draft Section 106 Agreement attached to planning permission 09/1325N for the demolition of existing buildings and erection of new buildings and redevelopment of Link House to provide 35 apartments and 2 retail units

with associated infrastructure on land at 2 & 4 Heathfield Avenue and 29, 29A & 31 Hightown, Crewe.

RESOLVED – That the Section 106 Agreement attached to planning permission 09/1325N be amended to modify the mix of tenure on the site from 12 affordable rented units to 14 affordable rented units.

The meeting commenced at 2.00 pm and concluded at 4.17 pm

Councillor G Merry (Chairman)