

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 30th June, 2010 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor L Gilbert (Vice-Chairman) – in the Chair

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

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors E Alcock, D Brown, Rhoda Bailey, D Flude, D Hough and
J Hammond

OFFICERS IN ATTENDANCE

Rachel Goddard	Senior Lawyer
Ben Haywood	Principal Planning Officer
David Townsend	Interim Business Lead Development Mangement (South)

APOLOGIES

Councillors G Merry and T Beard

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

Declarations of interest were made as indicated –

Councillor M J Weatherill declared that in calling-in Application No. 10/1427N – South Cheshire College of FE, Crewe (Item 5), she had expressed an opinion and therefore had fettered her discretion. Councillor Weatherill exercised her separate speaking rights as a Ward Councillor and withdrew from the Members' seating area during consideration of the item.

Councillor John Jones: Personal interest in Item 5 (Application No. 10/1427N) – South Cheshire College of FE, Crewe) on the basis of a business arrangement with the College 5-years previously.

Councillor M J Weatherill: Personal interest in Item 11 (Application No. 10/0999N – Church Minshull Village Hall) on the basis that one of the registered speakers on this item was a personal friend.

Councillor D N Bebbington: Personal interest in Item 11 (Application No. 10/0999N – Church Minshull Village Hall) as he was a resident of Church Minshull. He also reported that he was acquainted with the two registered speakers on this item and had received correspondence about the application, but had not responded.

Councillor W S Davies: Personal interest in item 11 (Application No. 10/0999N – Church Minshull Village Hall) on the basis that he had called-in the application. He was also acquainted with two of the registered speakers for the application. Councillor Davies clarified that the reason for the stated call-in expressed the concerns of local people and did not represent his own opinion. He had not, therefore, fettered his discretion.

Councillors W S Davies and R Walker each declared that they are members of the Public Rights of Way Committee and would not participate in the debate or vote on Item 10 (09/4240C – Marsh Farm, Congleton) in view of the likely implications for the public right of way on the site. Councillor Walker was the Vice-Chairman of the Public Rights of Way Committee and Councillor Davies was a Member and the Committee may be required to make a determination on the public right of way and they did not wish to fetter their discretion in respect of any such determination.

Councillor Shirley Jones: Personal interest in Item 6 (Application No. 10/1089C – 77 Sandbach Road North, Alsager) on the basis that she was a Member of Alsager Town Council which had commented on the application, but she had not participated in that discussion.

Councillor A Kolker: Personal interest in Item 8 (10/1746C – Owls Hoot, Goostrey) on the basis that he had called-in the application, but had formed no opinion on the application and had not, therefore, fettered his discretion.

Councillor A Kolker: Personal interest in Item 15 (Section 106 Agreement for Application 08/2059)OUT – Goostrey Youth Centre, Goostrey) on the basis that his father was the Chairman of the Goostrey Youth Centre Committee. Councillor Kolker was not a member of that Committee and had not attended any of the meetings.

The following Members reported that they had received correspondence in the form of e-mails and/or letters in respect of the items noted, but had not responded to the correspondence nor had they formed an opinion on the items referred to –

Councillors E Alcock (non-Committee Member), B H Dykes, D Flude (non-Committee Member), D Hough (non-Committee Member), S Jones, S McGrory, M J Weatherill, R Walker and R Westwood in respect of planning applications on the agenda.

Councillors E Howell and M J Weatherill

Item 7 Application No. 10/1657N: Holly Bush Inn, Winterley

Councillor L Gilbert

Item 5 Application No. 10/1427N: South Cheshire College
Item 6 Application No. 10/1089C: 77 Sandbach Road North,
 Alsager
Item 7 Application No. 10/1657N: Holly Bush Inn, Winterley
Item 12 Application No. 10/1179C: 14 Smithfield Lane, Sandbach

Councillor S Furlong

Item 7 Application No. 10/1657N Holly Bush Inn, Winterley
Item 9 Application No. 10/1865C 6 Rowan Close, Sandbach
Item 12 Application No. 10/1179C 14 Smithfield Lane, Sandbach

Councillor John Hammond (non-Committee Member) declared a personal interest in agenda Item No. 5 (10/1492N – Holly Bush Inn, Winterley) on the basis that he was a Member of Haslington Parish Council. He declared a personal and prejudicial interest in Item No. 7 (10/1657N – Holly Bush Inn, Winterley) on the basis that he was a former Member of the “Save the Holly Bush” Action Group.

22 MINUTES

RESOLVED:

That the minutes of the meeting held on 9 June 2010 be approved as a correct record.

23 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

The Committee gave consideration to a report on Planning Application No. 10/1427N (South Cheshire College, Crewe), together with an update on the application including in respect of the site visit and further representations.

Notes: (1) Having declared that she had expressed an opinion and therefore fettered her discretion, Councillor M J Weatherill exercised her separate speaking rights as a Ward Councillor and withdrew from the Members’ seating area during consideration of the item;

(2) Mrs J Savings (objector) was in attendance and addressed the Committee on this matter; and

(3) Mr T Hough (Construction Director of Bam Construction – on behalf of the applicant) was in attendance and addressed the Committee on this matter.

RESOLVED:

That the application be REFUSED contrary to Officer recommendation for the following reason –

Overbearing development resulting in adverse impact on amenity contrary to Planning Policy BE1

24 10/1089C OUTLINE APPLICATION FOR PROPOSED DEVELOPMENT CONSISTING OF 3NO. DETACHED PROPERTIES, 77 SANDBACH ROAD NORTH, ALSAGER FOR MR R MILLAR

The Committee gave consideration to a report, (including an oral report on the site visit) on Planning Application No. 10/1089C (77 Sandbach Road North, Alsager).

Notes: (1) Councillor D Hough, the Ward Councillor who had called-in the application, was in attendance and addressed the Committee on this matter; and

(2) Mr F Griffith (objector) was in attendance and addressed the Committee on this matter.

RESOLVED:

That Application No. 10/1089C be REFUSED contrary to Officer recommendation for the following reasons –

1. Drainage system inadequate to cope with new development
2. Unacceptable Amenity implications for existing properties contrary to Policy GR6

25 10/1657N NEW BUILDING ON LAND TO THE REAR OF EXISTING PUBLIC HOUSE INCORPORATING 15 BEDROOM GUEST ACCOMMODATION AND CONFERENCE FACILITY. THE ENCLOSING OF EXISTING DECK AREA, HOLLY BUSH INN, CREWE ROAD, WINTERLEY, SANDBACH, CW11 4RF FOR MR & MRS R WILLIAMS

The Committee gave consideration to a report on Planning Application No. 10/1657N (Holly Bush Inn, Winterley) together with an update.

Notes: (1) Councillor J Hammond, the Ward Councillor who had called-in this application, was in attendance and addressed the Committee on this matter. Having declared a personal and prejudicial interest in this item, Councillor J Hammond withdrew from the meeting following his statement;

(2) Mr R Hovey, member of Haslington Parish Council (objector), Mr L Playle (objector) were in attendance and addressed the Committee on this matter; and

(3) Mr R Moran (agent for the applicant) was in attendance and addressed the Committee on this matter. It was noted that Mr Moran had exceeded the deadline to register his intention to speak. The Committee agreed that in the interests of balance, he be allowed to speak in accordance with Paragraph 2.8 of the Protocol for Public Speaking Rights.)

RESOLVED:

That Application No. 10/1657N be APPROVED subject to the following conditions -

1. Commence development within 3 years
2. Development in accordance with approved plans
3. Materials to be submitted and approved
4. Details of hard and soft surfacing materials to be submitted and approved
5. Scheme of landscaping to be submitted and approved
6. Scheme of landscaping to be implemented
7. Scheme of drainage to be submitted and approved
8. Notwithstanding submitted information, details of boundary treatment to be submitted
9. Parking to be provided prior to first occupation of the guest accommodation
10. Noise attenuation measures to be implemented prior to development being first brought into use
11. Scheme for the acoustic enclosure of any fans, compressors or other equipment with the potential to create noise, to be submitted to, and approved prior to the commencement of development
12. Hours of construction to 08.00 – 18.00 Monday to Friday; 08.00 – 13.00 on Saturdays and not at all on Sundays or Bank Holiday Mondays
13. Details of pile driving to be submitted
14. Details of any floodlighting or security lighting to be submitted and approved.
15. Details of cycle storage to be submitted and approved.
16. Submission approval and implementation of slab levels
17. Hours of operation of the conference facility

- 26 **10/1865C PROPOSED DETACHED DWELLING (4 BED) WITHIN THE GARDEN OF 6 ROWAN CLOSE, SANDBACH, 6, ROWAN CLOSE, SANDBACH, CW11 1XN FOR MR FLOWERS**

WITHDRAWN.

- 27 **09/4240C RESIDENTIAL DEVELOPMENT OF 52 UNITS ON MARSH FARM, CONGLETON, MARSH FARM, NEWCASTLE ROAD, CONGLETON FOR JS BLOOR (WILMSLOW) LTD & JANE LOWE**

The Committee gave consideration to a report on Planning Application No. 09/4240C (Marsh Farm, Congleton) together with an update.

Notes: (1) Non-Committee Member, Councillor D Brown, was in attendance and addressed the Committee on this matter;

(2) Mrs J Unsworth (objector) was in attendance and addressed the Committee on this matter; and

(3) Mr M Waite (Bloor Homes – applicant) was in attendance and addressed the committee on this matter.

RESOLVED:

That, taking into account the requirements of PPS3, the item be DEFERRED for a site visit and additional information to be provided.

Note: Having each declared a personal and prejudicial interest in this item, Councillors W S Davies and R Walker withdrew from the meeting prior to discussion and voting on the item.

Councillors Davies and Walker re-joined the meeting after the voting.

- 28 **10/1179C DEMOLITION OF EXISTING HOUSE AND ERECTION OF 7 NO. 3 AND 4 BEDROOM HOUSES. RESUBMISSION OF APPLICATION NO. 09/3069C (DETERMINED 13TH NOVEMBER 2009), 14 SMITHFIELD LANE, SANDBACH FOR MR S BOURNE, BRIGHOUSE HOMES (SANDBACH) LTD**

The Committee gave consideration to a report on Planning Application No. 10/1179C (14 Smithfield Lane, Sandbach)

Notes: (1) Councillor E Alcock, the Ward Councillor who had called-in the application, was in attendance and addressed the Committee on this matter;

(2) Mr D Smith (objector) was in attendance and addressed the Committee on this matter; and

(3) Mr R Gasgoine (Emery Planning on behalf of the applicant) was in attendance and addressed the Committee on this matter.

RESOLVED:

That the application be DEFERRED for a site visit.

29 10/1746C DEMOLITION OF THE EXISTING DWELLING, GARAGE AND BRICK WALL/PIERS AND THE ERECTION OF A NEW FOUR BEDROOM DETACHED DWELLING WITH A DETACHED DOUBLE GARAGE, OWLS HOOT, BLACKDEN LANE, GOOSTREY, CW4 8DG FOR COVENTRY BUILDING SOCIETY

The Committee gave consideration to a report on Planning Application No. 10/1746C (Owls Hoot, Goostrey).

Notes: (1) Councillor A Kolker, the Ward Councillor who had called-in this application, was in attendance and addressed the Committee on this matter;

(2) Mr A Twamley, on behalf of the applicant, was in attendance and addressed the Committee on this matter.

RESOLVED:

That Application No. 10/1746C be APPROVED subject to the following conditions -

1. Commence development within 3 years.
2. Development in accordance with agreed drawings
3. Submission of details/samples of external materials including driveway
4. Submission of full details of boundary treatments
5. Limit on hours of construction
6. Limit on hours of piling

30 10/0999N NEW ROOF COVERING, REPLACE WINDOWS AND REAR STORE ROOM AND CONSTRUCT NEW STORE ROOM, CHURCH MINSHULL VILLAGE HALL, MUSLIN ROW, CHURCH MINSHULL, NANTWICH, CW5 6EW FOR CHURCH MINSHULL VILLAGE HALL COMMITTEE

The Committee gave consideration to a report on Planning Application No. 10/0999N (Church Minshull Village Hall).

Notes: (1) Mr G Griffiths (Clerk to Church Minshull Parish Council) was in attendance and addressed the Committee on this matter; and

(2) Mr P Barnard (for the applicant) was in attendance and addressed the Committee on this matter.

RESOLVED:

That the application be APPROVED subject to the following conditions –

1. Commence development within 3 years
2. Development in accordance with approved plans
3. Details of external materials

31 10/1492N CONSTRUCTION OF A NOISE ATTENUATION/SCREENING BUND, FIELDS FARM, SYDNEY ROAD, CREWE FOR VWJ EARTHMOVING LTD

The Committee gave consideration to a report on Planning Application No. 10/1492N (Fields Farm, Crewe) together with an update.

Notes: (1) Councillor J Hammond, the Ward Councillor who had requested that the application be referred to the Committee for consideration, was in attendance and addressed the Committee on this matter;

(2) Mr R Hovey (Haslington Parish Council) was in attendance and addressed the Committee on this matter; and

(3) Ms V Webb-Johns, the applicant, was in attendance and addressed the Committee on this matter;

RESOLVED:

That the application be APPROVED subject to the following conditions –

1. Standard 3 years
2. Development in accordance with the approved plans
3. Landscaping scheme including native species only to be submitted
4. Landscaping to be completed
5. Details of fencing required to be submitted and approved
6. Works to stop if protected species are found

32 10/1852C TWO STOREY SIDE EXTENSION, 62 PRINCESS DRIVE, SANDBACH FOR MR & MRS S GUNAY

The Committee gave consideration to a report on Application No. 10/1852C (62 Princess Drive, Sandbach) together with an update.

RESOLVED:

That Application No. 10/1852C be APPROVED subject to the following conditions –

1. Commence the development within 3 years

2. Materials to match existing
3. Development in accordance with the approved plans
4. Permitted development rights removed for new windows

**33 SECTION 106 AGREEMENT FOR PLANNING APPLICATION
08/2059/OUT FOR OUTLINE APPLICATION FOR RENEWAL OF
APPROVAL 06/0069/OUT FOR THE DEMOLITION OF EXISTING
YOUTH CENTRE AND ERECTION OF A SINGLE DWELLING AT
GOOSTREY YOUTH CENTRE, MAIN ROAD, GOOSTREY**

The Committee considered a report which sought a resolution in respect of the terms of the S.106 Legal Agreement relating to the demolition of the existing Goostrey Youth Centre, Goostrey and the erection of a single dwelling on the site, which had been the subject of planning application 08/2059/OUT considered by the former Congleton Borough Council.

Note: Mr D Craggs (Goostrey Parish Council) was in attendance and addressed the Committee on this matter.

RESOLVED:

That the terms of the S.106 Legal Agreement for Application 08/2059/OUT for renewal of Approval 06/0069/OUT, shall be those contained in the agreement with the former Congleton Borough Council, as a departure from Policy RC12 of the adopted Congleton Borough Local Plan First Review (2005).

The meeting commenced at 2.00 pm and concluded at 6.45 pm

Councillor Les Gilbert presiding (Vice-Chairman)