

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 1st September, 2010 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors T Beard, S Davies, B Dykes, S Furlong, J Jones, S Jones,
S McGrory, R Walker, J Weatherill and R Westwood

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors D Brickhill, B Silvester and M Simon

OFFICERS IN ATTENDANCE

Sheila Dillon Senior Solicitor
Rosamund Ellison Principal Planning Officer
Daniel Evans Planning Officer
David Townsend Interim Business Lead Development Management (South)

59 APOLOGIES FOR ABSENCE

Councillors D Bebbington, B Howell and A Kolker.

60 DECLARATIONS OF INTEREST

All Members declared that they had received correspondence in relation to
application number 10/2091N (Blakelow Business Park).

Members of the Committee then made the following declarations –

In respect of application number 10/2222N (5 Petersfield Way, Weston),
Councillor R Walker had, at a previous meeting, declared that he had
previously met Mr Morren with respect to a different matter, and that he
had not expressed a view on the application. For the purposes of
continuity, he again made the same declaration.

Councillor J Jones declared a personal interest in respect of application
10/2091N by virtue of being on the mailing list of a Renewable Energy
Association. He also declared a personal interest in application number
10/2481N (Meadow Bank, Groby Road, Crewe) as he was acquainted with
the applicant's family.

Councillors T Beard, J Jones and J Weatherill each declared a personal
interest in respect of applications 10/2679N and 10/2680N (East and West

Lodge, Queens Park) on the grounds that they were Ward representatives for the Crewe area and were Crewe Charter Trustees.

Non-Members of the Committee were then invited to make their declarations. Councillors B Silvester and M Simon declared a personal interest in application 10/2091N (Blakelow Business Park) as they had been in communication with the local press concerning the application.

61 MINUTES OF PREVIOUS MEETING

RESOLVED -

That the Minutes of the meeting held on 11 August 2010 be approved as a correct record and signed by the Chairman.

62 10/2091N - BLAKELOW BUSINESS PARK, NEWCASTLE ROAD, BLAKELOW, CW5 7ET : PROPOSAL FOR ONE SMALL 11KW GAIA WIND TURBINE WHERE THE WIND TURBINE IS LOCATED AT 27M AGL MOUNTED ON A FREE STANDING TOWER ON A CONCRETE BASE. THE PROPOSED DUAL-BLADE ROTOR HAS A DIAMETER OF 13M FOR G V & E PICKERING

Notes:

(1) Councillors B Silvester and M Simon (Ward Councillors) having called in the application, attended the meeting and addressed the Committee on this matter.

(2) Councillor D Brickhill (Non-Committee Member), Councillor P Yoxhall (Parish Representative), Mr M Letman (objector) and Mr V Pickering (the applicant) also attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding planning application 10/2091N (Blakelow Business Park). An oral report on the site visit together with an update on the application and representations received following publication of the agenda and committee updates were reported to the Committee.

In response to comments made, Councillor Westwood confirmed that he had not pre-determined the application and had come to the meeting with an open mind.

RESOLVED – That the application be REFUSED contrary to officer recommendation for the following reason:

The Local Planning Authority considers that the proposed development by reason of its height and siting would be visually intrusive in this rural area and would adversely affect the visual character of the landscape. Furthermore the development would dominate the village of Shavington

and would be harmful to the character and appearance of the village. As a result the development would be contrary to Policies NE.2 (Open Countryside), NE.4 (Green Gaps) and BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

63 10/2222N - 5 PETERSFIELD WAY, WESTON, CW2 5SH: FIRST FLOOR EXTENSION FOR MR & MRS I ROGERS AND J TAYLOR

Note: Councillor D Brickhill (Ward Councillor), Councillor J Densem (Parish Representative), Mr H Stebbing (objector/neighbour) and Mr R McGinnes (applicant's representative) attended the meeting and addressed the Committee on the matter.

The Committee considered a report in respect of planning application 10/2222N (Petersfield Way).

Members had inspected the site on Friday 27 August and noted the comments from the Parish Council and residents in the Update Report prepared since the agenda had been distributed. Members noted the size of the existing dwelling and the proximity of the proposed extension to the neighbouring dwelling. The Committee considered that the increase in bulk and mass so close to the site boundary and the adjacent dwelling was unacceptable and would result in a loss of light to the neighbouring dwelling.

RESOLVED – That the application be **REFUSED** contrary to officer recommendation for the following reason:

The Local Planning Authority considers that due to the size of the proposed extension and the area of the application property's existing curtilage, the proposed extension would constitute an overdevelopment of the site. Also, due to the bulk, mass and siting of the proposed extension it would have an overbearing effect on no. 15 Pastures Drive and result in a loss of light to the study and dining room of this neighbouring property. The proposal is contrary to policies BE.1 Amenity, BE.2 Design Standards and RES.11 Improvements and Alterations to Existing Dwellings of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

64 10/2281N - 10 CHEYNE WALK, NANTWICH, CW5 7AT: RESERVED MATTERS FOR OUTLINE APPLICATION FOR ERECTION OF ONE DWELLING (RE-SUBMISSION OF P07/1625) FOR MR C TURNER

Note: Mrs G Thompson (objector) and Mr C Turner (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report (together with an oral update on the site visit) regarding planning application 10/2281N (Cheyne Walk, Nantwich).

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

1. Standard time limit
2. Development to be in accordance with the approved plans
3. Submission of samples of materials and surfacing materials
4. Permitted development rights removed for extensions, roof alterations, outbuildings, and renewable energy
5. Submission of details of drainage scheme including Sustainable Urban Drainage Measures
6. Tree protection measures to be erected and in accordance with submitted details
7. Submission of landscaping scheme to include replacement planting
8. Implementation of landscaping scheme
9. Submission of details of boundary treatment
10. Submission of amended layout plan and retention of car parking and turning space
11. Obscure glazing to en-suite window to be installed and retained

Note: in accordance with Part 4B, Paragraph 31.4 of the Council's Constitution Councillor Dykes requested that it be recorded in the Minutes that he abstained from voting on this item.

**65 10/1093N - MEREMOOR FARM, JACK LANE, WESTON, CREWE :
CONVERSION AND CHANGE OF USE OF REDUNDANT
AGRICULTURAL BUILDINGS TO RESIDENTIAL USE, INCLUDING
DEMOLITION OF METAL CLAD BUILDING AND LEAN-TO AND
ERECTION OF COVERED PARKING; INCLUDING ALL EXTERNAL
WORKS FOR THE DUCHY OF LANCASTER**

Note: Councillor D Brickhill (Ward Councillor) and Councillor J Densem (Parish Representative) attended the meeting and addressed the Committee on this matter.

The Committee considered a report (together with an oral report on the site visit) in respect of planning application 10/1093N (Meremoor Farm, Weston).

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

1. Standard time
2. Development in accordance with approved plans
3. Any new materials to be used in the conversion to be submitted for approval first
4. Rebuilding works/repairs to be limited to those areas shown on drawings
5. No works to the building for conversion and no demolition to commence until a scheme detailing the support to be provided has been submitted, approved and implemented

6. Revised landscape scheme to include the types of species recommended in the ecological report to promote foraging by bats to be submitted and approved
7. Implementation and maintenance of landscaping
8. Details of surface materials to be submitted, approved and implemented. Hard surfacing to be formed with permeable construction
9. Scheme for details of access, visibility and formation of passing bays to be submitted for approval and implemented before first occupation
10. Contaminated land survey with remediation if required
11. Details of boundary treatment to be submitted and implemented
12. No works to commence in nesting season unless the site is first checked by suitably qualified ecologist and no nesting birds found. Protection should be afforded to all active nests
13. Scheme for provision of bird nest boxes
14. Hours of deliveries and construction
15. Details of treatment of ventilation features to be implemented
16. All windows and doors to have reveals of 100mm
17. Windows and doors to be formed in timber
18. Car parking and bin stores to be provided before the dwellings are first occupied and thereafter retained
19. Withdraw permitted development rights for extensions, alterations, outbuildings, boundary treatment and Part 40 (domestic microgeneration equipment)
20. Scheme for external lighting to be submitted, approved and implemented with no alterations without prior submission and approval of separate planning application
21. Drainage scheme to be submitted, approved and implemented
22. Details of treatment of agricultural storage building which is to be retained to be submitted, approved and implemented
23. Roof light to be timber/metal and finished flush with the roof plain unless otherwise agreed in writing
24. Advisory sign to be erected concerning right turn at junction
25. Implementation of ecological mitigation measures for bats
26. Screen planting to be erected
27. Screening to existing dwellings to be erected during construction

66 10/2699N - LAND ADJACENT LIMES FARM, DEANS LANE, BARTHOMLEY : AGRICULTURAL ACCESS TRACK FOR MR P ABELL, WALNUT TREE FARM, RADWAY GREEN ROAD, BARTHOMLEY

Notes:

- (1) Councillor D Brickhill, having called in the application attended the meeting and addressed the Committee on this matter.
- (2) Mr R Bossons (objectors' representative) and Mr M Gilbert (applicant's representative) also attended the meeting and addressed the Committee on this matter. In accordance with Paragraph 2.8 of the Public

Speaking Protocol, Mr Bossons was permitted to speak for 5 minutes with the permission of the Committee, the same courtesy then being extended to Mr Gilbert in the interest of balance.

(3) Following a remark made by Mr Bossons in the course of his address, the Committee was invited to verify individually whether they had pre-determined the application prior to attending the meeting. Each Member present confirmed that this was not the case and that they had come to the table with an open mind.

The Committee considered a report (together with an oral update on the site visit) in respect of planning application 10/2699N (Land adjacent Limes Farm, Barthomley).

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

1. Within 3 months of the date of this permission a schedule of implementation shall be submitted for approval to the Local Planning Authority. The schedule shall include details of the timeframe and the phasing of the development, finished surface treatment and the additional planting. Thereafter, the development shall be carried out in accordance with the agreed details
2. Protection of public footpath
3. Schedule of approved plans
4. Hedge to be reinstated along the line of the improved visibility line; to be protected for a 5 year period

67 10/1659N - BOMBARDIER TRANSPORTATION, WEST STREET, CREWE, CW1 3JB : TO ERECT TWO STOREY 81 BED CARE HOME (CLASS C2: RESIDENTIAL INSTITUTION) FOLLOWING SITE REMOVAL OF AN EXISTING CAR PARK FOR KEENRICK CARE HOMES AND SEDDON

Note: Mr Patkai (applicant's represented) was in attendance and addressed the Committee on this matter.

The Committee considered a report regarding planning application 10/1659N (Bombardier, Crewe) together with an update.

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

1. Standard 3 year time limit
2. Compliance with approved plans
3. Submission and approval of materials
4. Submission and approval of cycle parking within scheme
5. Submission and approval of contaminated land mitigation measures
6. Piling hours to be restricted
7. Construction hours to be restricted

8. Submission and approval of boundary treatment
9. Submission and approval of noise mitigation measures
10. Submission and approval of landscaping
11. Implementation of landscaping
12. Submission and approval of travel plan
13. Provision of parking
14. A footway between the south of the new access which links to the existing shared cycleway/footway near to the roundabout with Morrisons
15. A relocated and improved pedestrian refuge near to the site access which is large enough to accommodate a mobility scooter, complete with drop kerbs and tactile paving onto the footway
16. Markings to advise of the end of the cycleway
17. Access work to be carried out prior to first occupation
18. Fence to be erected and set back by approximately 1.5m to improve visibility for pedestrians

68 10/0924C - LAND OFF JERSEY WAY, MIDDLEWICH : RESIDENTIAL DEVELOPMENT FOR 82 DWELLINGS, PUBLIC OPEN SPACE AND MEANS OF ACCESS FOR RUSSELL HOMES UK LTD

The Committee considered a report regarding planning application 10/0924C (Land off Jersey Way, Middlewich).

RESOLVED – That the application be APPROVED subject to the following conditions and the prior signing of a Section 106 Agreement:

1. The development must be begun not later than the expiration of three years beginning with the date of the permission
2. The development extension hereby permitted shall not be carried out other than in accordance with the amended plans date stamped received by the Local Planning Authority on 19 June 2008
3. No development shall commence until details of a scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme of foul and/or water disposal has been implemented to the satisfaction of the Local Planning Authority
4. No development shall commence until details or samples of all external materials and finishes to be used in the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details
5. Standard contaminated land condition in accordance with the Department of Communities and Local Government advice
6. No development shall take place until the applicant or his agent or successors in title, has secured the implementation of a programme of archaeological work, which should be carried out in accordance with the scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority

7. No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for the site indicating inter alia the positions of all existing trees and hedgerows within and around the site, indications of any to be retained together with measures for their protection during the course of the development, also the number, species, heights on planting and positions of all additional trees, shrubs and bushes to be planted
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is sooner; and any trees or plants which within a period of five years from the completion of the development are removed or become seriously damaged, diseased or die shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation
9. No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of all hard standing, including hard surfacing, boundary treatments, street lighting and bin/cycle storage. The scheme shall be implemented in accordance with the approved plans prior to the first occupation of the site
10. No development or other operations shall commence until a scheme (hereinafter called the approved protection scheme) which provided for the retention of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place prior to the commencement of the work. The approved protection scheme shall be retained intact for the full duration of the development hereby permitted and shall not be removed without the prior written permission of the Local Planning Authority.
11. The bathroom window in the east gable elevation of Plot No.1 shall either be fitted with fixed (i.e. none opening) lights or high opener and shall be installed with obscure glazing. Details of the window type and glazing shall be submitted to and approved in writing by the Local Planning Authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) this window shall not be altered so as to contain any other opening lights or be re-glazed with any transparent materials or enlarged or otherwise altered, nor shall any additional door, window or other opening be formed in that elevation unless a further planning permission has first been granted on application to the Local Planning Authority
12. If any works (including demolition, site clearance and remediation) are to be undertaken within the bird-breeding season (March to August), development shall not commence on site until survey work has been undertaken to discover the location of nesting birds within that phase or unit of development. If nesting birds are identified, a method statement detailing the measures to be taken in mitigate

against any disturbance to nesting birds and the timescales involved in such mitigation should be submitted to and approved in writing by the Local Planning Authority. The approved method statement shall be implemented in full in accordance with the approved timescales.

13. Due to the potential for noise and dust distribution to local residents, the development shall be subject to the following hours of operational restrictions; Monday – Friday 08.00hrs to 18.00hrs, Saturday 09.00hrs to 13.00hrs with no Sunday or Bank Holiday working
14. No development shall commence until a scheme for protecting the proposed dwellings along the western and northern boundary from railway noise and vibration and also noise from the commercial units located adjacent to this proposed development has been submitted to and approved in writing by the Local Planning Authority; all works which form part of the scheme shall be completed before the dwellings are occupied
15. Prior to the commencement of any development on any phase, the scope of a Construction Environmental Management (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. No development shall commence on any one phase unless and until the CEMP for that phase has been submitted to and approved in writing by the Local Planning Authority and all operations undertaken strictly in accordance with those details throughout the construction period of that phase, unless otherwise agreed in writing by the Local Planning Authority
16. As a minimum, the development hereby approved shall achieve a post-construction Building Research Establishment Eco-Homes rating of 'very good' or a 2 star Code for Sustainable Homes rating. A post completion certificate confirming such an outcome shall be submitted to and approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied, unless otherwise agreed in writing by the Local Planning Authority.
17. No development shall take place until an air quality impact assessment has been submitted to and approved by the Local Planning Authority. The impact assessment shall address the following issues; i) current air pollution levels around the development site; ii) details of potential sources of air pollutants as a result of development activities; iii) measurable changes (increase and/or decrease) to air pollution concentrations as a result of development activities; iv) comparison of predicted changes in air pollution concentration to current air quality standards; v) precise details of any methodology/guidance used in the assessment of air quality impact; vi) proactive measures to address potential air quality issues where appropriate
18. Prior to commencement of the development hereby approved, a scheme for the creation of a footpath link from the southern end of the site connecting the application site to Holmes Chapel Road shall be submitted to and approved in writing by the Local Planning Authority. Should the land to the south of the application site become available within the applicants control in the future, the scheme shall be fully implemented in accordance with the approved plan and

within an agreed timescale unless otherwise agreed in writing by the Local Planning Authority

19. Prior to commencement of development the applicant shall submit detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds and such proposals shall be agreed in writing by the Local Planning Authority. The approved features shall be fully installed to each dwelling in accordance with the agreed details prior to the first occupation of the dwelling
20. Prior to commencement of the dwelling, a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Waste materials arising during the development period shall be managed in accordance with the approved details
21. Scheme for watercourse protection submitted and agreed prior to commencement of development and fully implemented thereafter
22. Scheme for flood storage and mitigation submitted and agreed prior to commencement of development and fully implemented thereafter

69 10/2194N - LITTLE ABBEY FARM, PINSLEY GREEN ROAD, WRENBURY, NANTWICH: TWO AGRICULTURAL BUILDINGS TO EXTEND EXISTING POULTRY REARING UNIT FOR MR A PARKER

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

The Committee considered a report regarding planning application 10/2194N (Little Abbey Farm, Wrenbury).

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

1. Commence development within three years
2. Development in accordance with approved plans
3. Samples of materials to be submitted, approved and implemented
4. No feed lorries to arrive at the site, deliver feed and leave during the period 20.00 hours and 0.700 hours the following day
5. Implementation of landscaping scheme within 12 months of the provision of the first building
6. Submission of a scheme for the maintenance of the landscaping and implementation of it
7. Use of Reasonable Avoidance Measures for the duration of construction
8. Hours of construction shall be restricted to 08.00 hours to 18.00 hours on Monday to Friday, 08.00 hours to 13.00 hours Saturday with no working at any other time including Sunday and Public Holidays
9. Details of any pile driving operations (if required) to be submitted, approved and implemented

10. Details of noise generated by any other externally mounted equipment (excluding development which requires the submission of a further planning application) should be submitted to the Local Planning Authority and approved in writing before the equipment is provided

**70 10/2481N - MEADOW BANK, GROBY ROAD, CREWE, CW1 4NA:
PROPOSED REBUILDING OF INDUSTRIAL UNITS FOLLOWING FIRE
DAMAGE TO THE EXISTING UNITS FOR MR BEESON**

The Committee considered a report regarding planning application 10/2481N (Meadow Bank, Crewe) together with an update.

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

1. Standard time limit
2. Approved plans
3. Materials to be submitted and agreed
4. Plan showing area of external storage to be submitted and agreed
5. Any external storage not to exceed 3m in height
6. Details of landscaping to be submitted, details to include landscaping screening for eastern boundary
7. Landscape implementation
8. Removal of permitted development rights for industrial and warehouse development (Part 8 Class A)
9. Operating hours restricted to 8.00am to 6.00pm and shall not be open on Sundays or Bank Holiday Mondays
10. Scheme of acoustic attenuation for building and equipment to be submitted and agreed
11. No noisy works to be carried out externally
12. All windows and doors shall be shut when noisy works are being carried out internally
13. Prior to installation of any external lighting details shall be submitted and agreed by the Local Planning Authority
14. Hours of construction of proposed development restricted to 8.00am to 6.00pm Monday to Friday and 9.00am to 2.00pm Saturday and not at all on a Sunday or Bank Holiday Monday
15. Prior to the commencement of development a full gas survey to be carried out and be submitted and agreed by the Local Planning Authority. Protection measures to be carried out.
16. Within three months of the building first becoming occupied the existing portacabins to be removed from the site. No further cabins shall be erected without the express consent of the Local Planning Authority.
17. Details of loading, unloading and turning area to be carried out within the site to be submitted and approved.

71 10/2678N - EAST & WEST LODGE, QUEENS PARK, VICTORIA AVENUE, CREWE, CW2 7SE: INTERNAL AND EXTERNAL RESTORATION OF 2 NO. GRADE 2 LISTED PARK LODGES. INCLUDING DEMOLITION OF FLAT ROOF EXTENSIONS TO EAST LODGE AND RESTORATION OF ORIGINAL ELEVATION FOR MR A LEACH, CHESHIRE EAST COUNCIL

The Committee considered a report regarding planning application 10/2678N (East and West Lodge, Queens Park).

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

1. Standard time limit
2. Approved plans
3. Materials to be matched – details to be submitted (including brick, stone, roof tiles, pots, leadwork, gutters and downpipes)
4. Use of matching design and style for the features to be repaired and replaced
5. Use of non-chemical cleaning techniques
6. Use of vertical boarding for the doors to the external walls and external space

72 10/2680N - EAST AND WEST LODGE, QUEENS PARK, VICTORIA AVENUE, CREWE, CW2 7SE: LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL RESTORATION OF NO. 2 GRADE LISTED PARK LODGES. INCLUDING DEMOLITION OF FLAT ROOF EXTENSIONS TO EAST LODGE AND RESTORATION OF ORIGINAL ELEVATION

The Committee considered a report regarding planning application 10/2680N (Listed Building Consent, East and West Lodge, Queens Park).

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

1. Standard time limit for Listed Buildings
2. Approved plans
3. Materials to be matched – details to be submitted (including brick, stone, roof tiles, pots, leadwork, gutters and downpipes)
4. Use of matching design and style for the features to be repaired and replaced
5. Use of non-chemical cleaning techniques
6. Use of vertical boarding for the doors to the external walls and external space

73 APPEAL SUMMARIES

The Committee considered a summary of appeal decisions.

RESOLVED – That the appeal summaries be noted.

The meeting commenced at 2.00pm and concluded at 5.15pm

Councillor G Merry (Chairman)