

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 22nd June, 2011 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor G Merry (Chairman)
Councillor M J Weatherill (Vice-Chairman)

Councillors P Butterill, J Clowes, W S Davies, L Gilbert, M Jones, D Marren,
M A Martin, G Morris, D Newton and M Sherratt

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors S Corcoran, R Fletcher, S Jones, M J Simon and S Wilkinson

OFFICERS IN ATTENDANCE

Simon Boone	Senior Development Control Engineer
Rachel Goddard	Senior Lawyer
Ben Haywood	Principal Planning Officer
David Malcolm	Southern Area Manager – Development Manager
Carol Jones	Democratic Services Officer

APOLOGIES

Councillors A Kolker and S McGrory and A Thwaite

10 DECLARATIONS OF INTEREST

No declarations of interest were made at this point in the proceedings.

11 MINUTES

RESOLVED: That the minutes of the meeting held on 1 June 2011 be approved as a correct record.

12 11/0674C-TWO STOREY EXTENSION TO REAR, 93 HEATH ROAD, SANDBACH, CW11 2JY FOR MR R CLARKE

Notes: (a) Councillor S Corcoran (Ward Councillor) who had called-in the application attended the meeting and addressed the Committee on this matter, speaking against the application;

(b) Councillor A Barratt who was neither the Ward Councillor nor a Member of the Committee was in attendance and spoke against the application on behalf of a local resident;

(c) Mr P Crewdson (speaking on behalf of Mrs Moffatt, objector) who were in attendance addressed the Committee on this matter; and

(d) Ms U Griffiths (Sandbach Town Council) had registered to speak on this matter but was not in attendance.

The Committee considered a report in respect of planning application No. 11/0674C.

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

1. Standard time
2. Approved plans
3. Permitted development rights removed for any windows on the side elevations of the extension
4. Materials to match existing dwelling.

13 11/0680C-PROPOSED ERECTION OF A NEW DWELLING, 2 RYDAL WAY, ALSAGER, ST7 2EH FOR MR SIMON PALFREYMAN

Notes: (a) Councillor S Jones (Ward Councillor); Councillor R Fletcher (Alsager Town Council); and Mr A Pickersgill (objector) addressed the Committee on this matter and spoke against the application.

The Committee considered a report in respect of planning application No. 11/0680C.

RESOLVED: That, contrary to the Planning Officer's recommendation for approval, the application be REFUSED for the following reasons:

1. The proposal, by reason of its size, height, form and design, would be a cramped form of development that would be intrusive in the street scene and out of keeping with the character of the existing properties in the immediate vicinity of the site. The proposal is therefore contrary to Policies GR1 and GR2 of the adopted Congleton Borough Local Plan First Review 2005.

2. The proposal, by virtue of its size, height, design and position relative to the adjoining property number 176 Sandbach Road North, would be unduly dominant when viewed from that adjoining property, to the detriment of the residential amenities of the occupiers. The proposal is therefore contrary to Policy GR6 of the adopted Congleton Borough Local Plan First Review 2005.

14 11/1545N-CHANGE OF USE INCLUDING FORMATION OF ALTERED ACCESS FROM HIGHWAY INCLUDING DROPPED KERB, 501 CREWE ROAD, WISTASTON, CW2 6QP FOR MR W LAU

Notes: (a) Each Member of the Committee reported that they had received an e-mail and photographs from Councillor M J Simon, the Ward Councillor;

(b) Councillor M J Simon, (Ward Councillor); Mrs J Bond (on behalf of Wistaston Parish Council); Mrs T Charlesworth (on behalf of Wells Green Church); and Ms C Darwin (objector) were in attendance at the meeting and spoke against the application.

(c) During discussion of this item, Councillor D J Newton withdrew from the meeting; on his return, he did not participate in the discussion or vote on the item; and

(d) Following discussion of this item, Councillor W S Davies declared a personal interest on the basis that he was acquainted with Mrs Thelma Charlesworth, a former Councillor colleague at Crewe and Nantwich Borough Council, who had addressed the Committee on this matter.

The Committee considered a report in respect of planning application No. 11/1545N, together with a written update.

RESOLVED: That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reasons:

1. Inadequate parking provision associated with the proposed change of use.
2. Noise and disturbance would be incompatible with the local area and have a detrimental impact on the amenity of local residents contrary to policy BE1.

15 11/0573N-THE ERECTION OF POULTRY HOUSE AND FEED HOPPER WITH ASSOCIATED ACCESS ROAD AND HARDSTANDING, LAND OFF MINSHULL LANE, CHURCH MINSHULL, CW5 6DX FOR MR IAN HOCKNELL

Prior to consideration of this application by the Committee, Members were informed by the Southern Area Manager, Development Management, that additional representations had been received which required further consideration.

RESOLVED: That the application be DEFERRED pending Officer consideration of additional representations in respect of the application.

16 11/0753C-A GARDEN FENCE WITH PEDESTRIAN GATE FOR ACCESS TO MAINTAIN SERVICE AREA, MOSS NOOK COTTAGE, 9 BACK CROSS LANE, CONGLETON CW12 3HT FOR MS P DAWSON

Notes: (a) Each Member of the Committee reported that they had received an e-mail communication from Councillor P Mason (Congleton East Ward Councillor) in respect of this application;

(b) Mrs L Banks (objector) was in attendance and addressed the Committee on this matter;

(c) Mrs P Dawson (applicant) was in attendance and addressed the Committee on this matter; and

(d) Mr R Gidman (objector) who had registered to speak on this matter, was not in attendance.

The Committee considered a report in respect of planning application No. 11/0753C.

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

1. Development to commence within 3 years.
2. Development to be carried out in strict accordance with approved plans.
3. Materials as per application.
4. Scheme of landscaping to secure infill planting to be submitted to, and approved by the local planning authority and implemented within first planting season.
5. 5 years maintain planting.

17 11/0860C-PROPOSED TWO STOREY SIDE AND REAR EXTENSION, 68 ELWORTH ROAD, SANDBACH, CW11 3HN FOR MR J BARTLAM

Note: Councillor G Merry, Chairman of the Committee, had called-in this application, but confirmed that she had not fettered her discretion in respect of participating in the discussion and voting on the matter.

The Committee considered a report in respect of planning application No. 11/0806C.

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

1. Standard time limit.
2. Plans
3. Materials to match existing
4. Obscure glazing to side openings facing No. 66 Elworth Road.

18 11/1022C-CHANGE OF USE FROM EXISTING OFFICES TO A PAIR OF THREE-BED SEMI DETACHED HOUSES, 1 THE CHANDLERY, WHARF MILL, CONGLETON, CW12 3GQ FOR MCDERMOTT DEVELOPMENTS

Note: Mr M Wilkinson (representing the applicant) was in attendance and addressed the Committee on this matter.

The Committee considered a report in respect of planning application No. 11/1022C.

RESOLVED: That the application be approved subject to the following conditions:

1. Standard time limit.
2. Development carried out in complete accordance with the approved plans.
3. Removal of permitted development rights for extensions.

19 11/1025N-OUTLINE APPLICATION FOR 3 BEDROOM HOUSE IN REAR GARDEN, 4 GORSEY BANK CRESCENT, WYBUNBURY, CW5 7LX FOR MICK JONES

Note: Councillor J Clowes had called-in this application, but confirmed that she had not fettered her discretion in respect of participating in the discussion and voting on the matter.

The Committee considered a report in respect of planning application No. 11/025N, together with a written update.

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

1. Commencement of Development
2. Submission of Reserved Matters
3. Time Limit for Submission of Reserved Matters
4. Materials to be submitted and agreed
5. Surfacing Materials to be submitted and agreed
6. Landscaping scheme to be submitted and agreed
7. Landscape Implementation
8. Tree Protection scheme
9. Drainage Scheme to be submitted
10. Details of Boundary Treatment
11. Bin Storage to be provided
12. Phase 1 Contaminated Land Survey to be submitted
13. Hours of Construction - 08:00 to 18:00 Mon to Fri, 09:00 to 14:00 Sat, not at all on Sunday or BH
14. Removal of all PD
15. No windows at first floor level within flank elevations and no windows to habitable rooms whatsoever in flank elevations
16. Ridge height to be no greater than 7.9m

17. Indicative layout
18. Access to be via Church Way, detailed drawings to be submitted and access to be constructed to CEC standard
19. Pile Driving

20 11/1051N-PROVISION OF GREENWAY FROM CREWE TO NANTWICH, SECTIONS FROM WISTASTON GREEN ROAD TO A51/NANTWICH BYPASS INCLUDING A 3M WIDE SURFACED PATH TOGETHER WITH ASSOCIATED ENGINEERING AND LANDSCAPING WORKS, LAND AT MIDDLEWICH ROAD, NANTWICH FOR CHESHIRE EAST COUNCIL

Notes. (a) Councillor M J Simon (Ward Councillor); Mr G Roberts (on behalf of Wistaston Parish Council); and Mr S Lawley (objector) were in attendance and addressed the Committee on this matter; and

(b) Mr D Vass (objector) who had registered to speak on this item was not in attendance.

The Committee considered a report in respect of application No. 11/1051N, together with a written update.

RESOLVED: That the matter be DEFERRED for a site visit to enable Members to assess the impact of the proposed development on neighbouring residential amenity.

21 11/1286N-ERECTION OF 2 AGRICULTURAL BUILDINGS AND SLURRY STORE, ALLOWING FARM TO COMPLY WITH NVZ REGULATIONS. THE 2 CUBICLE SHEDS WILL EACH HOLD 220 COWS AND INCORPORATE SLURRY CHANNELS TO THE STORE TO MINIMISE YARDAGE AND WASTE, BADDILEY HULSE, BADDILEY HALL LANE, BADDILEY, CW5 8BS FOR J.H. BLACKBURN & SON

The Committee considered a report in respect of planning application No. 11/1286N.

RESOLVED: That the application be approved subject to the following conditions:

1. Standard time limit.
2. Approved plans.
3. Materials as submitted.
4. Scheme of landscaping to be submitted.
5. Implementation of landscaping scheme.
6. Storage of slurry from farm only.

22 11/1416N-ERECTION OF AN AGRICULTURAL STEEL PORTAL FRAME BUILDING TO PROVIDE SPACE FOR TWO ROBOTIC MILKING MACHINES AND COW CUBICLES, CALVELEY GREEN FARM, CALVELEY GREEN LANE, CALVELEY, CHESHIRE, CW6 9LF FOR A PLUMBLEY AND CO

The Committee considered a report in respect of planning application No. 11/1416N, together with a written update.

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

1. Standard time.
2. Approved plans.
3. Materials used shall in in accordance with those specified in the application unless different materials are first agreed with the local planning authority.

The meeting commenced at 2.00 pm and concluded at 5.00 pm

Councillor G Merry (Chairman)