

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 3rd August, 2011 at 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, A Kolker,
D Marren, M Sherratt and A Thwaite

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors D Brown, S Corcoran, P Groves, A Moran and S Jones

OFFICERS PRESENT

Daniel Evans (Principal Planning Officer)
Rachel Goddard (Senior Lawyer)
David Malcolm (Southern Area Manager – Development Management)

Apologies

Councillors S McGrory, M A Martin, G Morris and D Newton

Councillor M Simon, who had called in application number 11/2001N,
submitted apologies for absence as she was unable to attend the meeting.

38 DECLARATIONS OF INTEREST

Councillor S Davies declared a personal and prejudicial interest in respect of application number 11/1030N on the grounds that he knew the applicant and objectors. In accordance with the Code of Conduct, he withdrew from the meeting during consideration of this item.

Councillor P Butterill declared a personal interest in respect of application numbers 10/4924N, 10/4928N, 10/4925N and 10/4929N on the grounds that she was a member of Nantwich Town Council, which had been consulted on the proposed developments, she was a member of Nantwich Civic Society, and she had formerly lived in the area. In accordance with the code of conduct, she remained in the meeting during consideration of these items.

Councillor D Marren declared a personal interest in respect of application number 11/1559N on the grounds that the speaker was a former colleague. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

Councillor D Marren declared a personal interest in respect of application numbers 10/4924N, 10/4928N, 10/4925N and 10/4929N on the grounds that he was a member of Nantwich Town Council, which had been consulted on the proposed developments. In accordance with the code of conduct, he remained in the meeting during consideration of these items.

Councillor D Marren declared a personal and prejudicial interest in respect of application number 11/1662C on the grounds that the applicant was a family member. In accordance with the Code of Conduct, he withdrew from the meeting during consideration of this item.

Councillor A Thwaite declared a personal interest in respect of application numbers 11/1484C and 11/0861C on the grounds that he had attended meetings as Ward Councillor, but that he had not expressed an opinion. In accordance with the code of conduct, he remained in the meeting during consideration of these items.

Councillor G Merry declared a personal interest in respect of application numbers 11/1722C and 11/2018C on the grounds that she was a member of Sandbach Town Council, which had been consulted on the proposed developments. In accordance with the code of conduct, she remained in the meeting during consideration of these items.

Councillor A Moran, who was in attendance at the meeting, declared a personal interest in respect of application numbers 10/4924N, 10/4928N, 10/4925N and 10/4929N on the grounds that he was a member of Nantwich Town Council, which had been consulted on the proposed developments. In accordance with the code of conduct, he remained in the meeting during consideration of these items.

Councillor D Brown, who was in attendance at the meeting, declared a personal interest in respect of application numbers 11/1484C and 11/0861C on the grounds that he was a member of Congleton Town Council, which had been consulted on the proposed developments. In accordance with the code of conduct, he remained in the meeting during consideration of these items.

Councillor S Corcoran, who was in attendance at the meeting, declared a personal interest in respect of application numbers 11/1722C and 11/2018C on the grounds that he was a member of Sandbach Town Council, which had been consulted on the proposed developments. In accordance with the code of conduct, he remained in the meeting during consideration of these items.

39 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 13 July 2011 be approved as a correct record and signed by the Chairman.

40 11/1559N 2, BROOKVIEW CLOSE, WISTASTON CW2 6WB: SIDE TWO STOREY EXTENSION FOR MR L HEATH

Note: Mr B Cooper (objector) 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 the application be APPROVED subject to the following conditions:

1. Standard time
2. Approved plans
3. Materials to match existing dwelling
4. Obscure glazing to windows overlooking Brookview Close

41 11/1030N 6, OAK VILLAS, NANTWICH ROAD, WRENBURY CW5 8EL: OUTLINE APPLICATION FOR NEW DWELLING FOR MR P PROBIN

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

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

The Principal Planning Officer reported that under the heading 'Principle of Development' in the report 'the settlement boundary for Bunbury' should read 'the settlement boundary for Wrenbury'.

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. Drainage Scheme to be submitted
9. Details of Boundary Treatment
10. Reserved Matters Design to show no windows to habitable rooms in side elevations
11. Bin Storage to be provided
12. Hours of Construction - 08:00 to 18:00 Mon to Fri, 09:00 to 14:00 Sat, not at all on Sunday or BH
13. Removal of all PD
14. Any windows in roof space to be within front or rear elevations

15. Bungalow only
16. Dwelling to be sited no closer than 12m to front boundary
17. Access to be a shared access for No.6 and proposed dwelling
18. Details of access to be submitted
19. Dwelling shall be sited at least 1.5m from boundary with No.6 Oak Villas

42 11/1722C GWENSTAN, 14, SMITHFIELD LANE, SANDBACH, CHESHIRE CW11 4JA: DEMOLITION OF EXISTING HOUSE AND ERECTION OF 5NO TWO STOREY HOUSES FOR MR S BOURNE, BRIGHOUSE HOMES (SANDBACH) LIMITED

Note: Councillor S Corcoran (Ward Councillor), Mr D Smith (objector) and Mr S Bourne (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, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

The form and layout of the proposed development would have an adverse impact on the character of the area, contrary to policies GR1 (General Criteria) and GR2 (Design) of the adopted Congleton Borough Local Plan First Review (2005).

43 11/1484C LAND OFF WINDSOR PLACE, CONGLETON: CONSTRUCTION OF 14 DWELLINGS, WIDENING OF WINDSOR PLACE AND DEMOLITION OF GROUP OF DOMESTIC OUTBUILDINGS/GARAGES FOR ALLIED HOMES (CHESHIRE) LTD

Note: Councillor D Brown (Ward Councillor), Ms C Proudlove (objector) and Mr E Embrey (applicant) attended the meeting and addressed the Committee on this matter.

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

RESOLVED – That the application be DEFERRED to allow the proposed 'back to back' housing to be reviewed with the applicant, and to enable planning officers to provide further information regarding the refusal of a previous application for development on this site.

44 11/0861C LAND OFF CANAL ROAD, CONGLETON: ERECTION OF 17 DWELLINGS, ASSOCIATED WORK AND VEHICULAR ACCESS AND SINGLE GARAGE FOR CANAL VILLA FOR WAINHOME DEVELOPMENTS

Note: Councillor D Brown (Ward Councillor) and Mr R Beard (objector) 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:

(a) That the application be APPROVED subject to the prior completion of a Section 106 agreement to secure:

1. Contribution of £31,424 towards public open space and CYPP and ongoing maintenance of the facilities.
2. Delivery of 4 No. 2 bed dwellings for social rent

and the following conditions:

1. 3 year time limit
2. Development in accordance with submitted plans inc. access
3. Hours restriction – construction including delivery vehicles.
4. Hours restriction - piling activity.
5. Contaminated land Phase 1 to be submitted
6. Drainage - surface water and sewerage to include SUDS.
7. Landscape scheme and Management Plan to be submitted
8. Landscaping to include native species for ecological value
9. Implementation of landscaping
10. Survey for breeding birds and protection during breeding season
11. Incorporation of features into the scheme suitable for use by breeding birds.
12. Submission of landscape management plan to include details of planting, habitat creation, maintenance, boundary treatments and replacement pond.
13. Tree protection with adherence to Arboricultural Method Statement
14. Submission/approval and implementation of a programme of remedial works to retained trees.
15. Site specific details of no dig construction for footpath
16. Submission/approval of levels
17. Materials to be submitted to and approved
18. Provision of a pedestrian and cycle link from the development onto Canal Road in accordance with details to be submitted to and approved in writing by the Local Planning Authority
19. Removal of permitted development rights classes A-E for plots 10-17 inclusive
20. Removal of permitted development rights for openings for plots 1, 2, 4, 5, 7, 8, 9, 10, 14 and 17

21. Obscured glazing within southeast facing side elevation of plots 7 and 8.

(b) That the Head of Planning and Housing be requested to consider allocating the public open space contribution to the 'Water Tower' site.

45 10/4924N THE ROOKERY, 125, HOSPITAL STREET, NANTWICH, CW5 5RU: TWO STOREY BUILDING COMPRISING TWO SEMI DETACHED HOUSES ON LAND PRESENTLY OCCUPIED BY SINGLE STOREY STORAGE BUILDING PLUS A TWO STOREY EXTENSION TO THE REAR CORNER OF THE ROOKERY BUILDING (STORAGE BUILDING AND EXTENSION TO BE DEMOLISHED) PLUS NEW PORCH ON NORTH ELEVATION OF THE ROOKERY BUILDING FOR MR P FIELD, ROCKERMANS FURNITURE

Note: Councillor A Moran (Neighbouring Ward Councillor) and Mr M Greenwood (objector) 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 the application be APPROVED subject to the following conditions:

1. Standard 3 years
2. Development in accordance with the approved plans
3. Implementation of a programme of archaeological work in accordance with a written scheme of investigation which is to be submitted by the applicant and approved in writing by the LPA
4. Materials to be submitted to the LPA and approved in writing
5. All windows and doors to be timber
6. Window reveal of 50mm to be provided
7. Black metal rainwater goods to be provided
8. Remove PD rights for extensions/outbuildings/fencing
9. Landscaping scheme to be submitted to the LPA and approved in writing
10. Landscaping scheme to be implemented
11. Tree protection measures
12. Hand dig construction under the canopy of the Copper Beech tree
13. Works to the Copper tree to be approved in writing by the LPA
14. Access alterations to be provided before the dwellings are first occupied
15. No windows to be inserted in the gable end of unit 2
16. The parking provision shown on the approved plans to be provided prior to occupation of the dwellings
17. Construction hours (and associated deliveries to the site) shall be restricted to 08:00 to 18:00 hours Monday to Friday, 09:00 to 14:00 hours Saturday, with no working Sundays or Bank Holidays.

18. Phase 1 Contaminated Land to be submitted for approval prior to the commencement of development
19. Details of any external lighting to be submitted to the LPA and approved in writing
20. All glazing facing Hospital Street shall be non-openable except for the provision of fire escape as per building regulations.
21. All habitable rooms facing Hospital Street should benefit from an air management system to provide all ventilation requirements.
22. Dust management plan to be submitted prior to the commencement of development for approval and then implemented
23. Development to be carried out in accordance with the recommendations contained within the bat survey

46 10/4928N THE ROOKERY, 125, HOSPITAL STREET, NANTWICH CW5 5RU: LISTED BUILDING CONSENT FOR TWO STOREY BUILDING COMPRISING TWO SEMI DETACHED HOUSES ON LAND PRESENTLY OCCUPIED BY SINGLE STOREY STORAGE BUILDING PLUS A TWO STOREY EXTENSION TO THE REAR CORNER OF THE ROOKERY BUILDING (STORAGE BUILDING AND EXTENSION TO BE DEMOLISHED). PLUS NEW PORCH ON NORTH ELEVATION OF THE ROOKERY BUILDING FOR MR P FIELD, ROCKERMANS FURNITURE

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

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

1. Standard 3 years
2. Development in accordance with the approved plans
3. Materials to be submitted to the LPA and approved in writing
4. All windows and doors to be timber
5. Window reveal of 50mm to be provided
6. Black metal rainwater goods to be provided

47 10/4925N THE ROOKERY, 125, HOSPITAL STREET, NANTWICH CW5 5RU: TWO STOREY BUILDING CONTAINING TWO FLATS ON LAND PRESENTLY OCCUPIED BY A SINGLE STOREY STORAGE BUILDING (TO BE DEMOLISHED) FOR ROCKERMANS FURNITURE

Note: Prior to consideration of this application, the meeting was adjourned from 4.30pm to 4.40pm for a break.

Note: Councillor A Moran (Neighbouring Ward Councillor) attended the meeting and addressed the Committee on this matter. Mr M Greenwood (objector) had registered his intention to address the Committee on this matter but did not speak.

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

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

1. Standard 3 years
2. Development in accordance with the approved plans
3. Implementation of a programme of archaeological work in accordance with a written scheme of investigation which is to be submitted by the applicant and approved in writing by the LPA
4. Materials to be submitted to the LPA and approved in writing
5. All windows and doors to be timber
6. Window reveal of 50mm to be provided
7. Black metal rainwater goods to be provided
8. Remove PD rights for extensions/outbuildings/fencing
9. Landscaping scheme to be submitted to the LPA and approved in writing
10. Landscaping scheme to be implemented
11. Tree protection measures
12. Hand dig construction under the canopy of the Copper Beech tree
13. Works to the Copper tree to be approved in writing by the LPA
14. Access alterations to be provided before the dwellings are first occupied
15. Obscure glazing to be provided in the first floor windows in the western elevation of the development
16. The parking provision shown on the approved plans to be provided prior to occupation of the dwellings
17. Construction hours (and associated deliveries to the site) shall be restricted to 08:00 to 18:00 hours Monday to Friday, 09:00 to 14:00 hours Saturday, with no working Sundays or Bank Holidays.
18. Phase 1 Contaminated Land to be submitted for approval prior to the commencement of development
19. Details of any external lighting to be submitted to the LPA and approved in writing
20. All glazing facing Hospital Street shall be non-openable except for the provision of fire escape as per building regulations.
21. All habitable rooms facing Hospital Street should benefit from an air management system to provide all ventilation requirements.
22. Dust management plan to be submitted prior to the commencement of development for approval and then implemented
23. Development to be carried out in accordance with the recommendations contained within the bat survey

48 10/4929N THE ROOKERY, 125, HOSPITAL STREET, NANTWICH CW5 5RU: LISTED BUILDING CONSENT FOR TWO STOREY BUILDING CONTAINING TWO FLATS ON LAND PRESENTLY OCCUPIED BY A SINGLE STOREY STORAGE BUILDING (TO BE DEMOLISHED) FOR ROCKERMANS FURNITURE

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

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

1. Standard 3 years
2. Development in accordance with the approved plans
3. Materials to be submitted to the LPA and approved in writing
4. All windows and doors to be timber
5. Window reveal of 50mm to be provided
6. Black metal rainwater goods to be provided

**49 11/0358N NEW FARM, LONG LANE, WETTENHALL CW7 4DW:
EXTENSION TO EXISTING CARAVAN PARK TO PROVIDE 10
SEASONAL PITCHES AND 13 TOURIST PITCHES (23 TOTAL) FOR
MR M ROWLAND**

The Committee considered a report regarding the above planning application.

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

1. Standard Time Limit
2. Plans
3. Surfacing Materials
4. Drainage
5. No External Lighting
6. No Additional Structures including raised platforms, terraces or sheds shall be erected or placed on the site without the prior consent of the Local Planning Authority.
7. Remove additional pitches within 3 months if no longer required
8. Landscaping submitted
9. Landscaping implemented
10. Length of Caravans not to exceed 7m, excluding tow bar
11. The owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses, registration numbers of towing vehicles and shall make this information available at all reasonable times to the local authority.
12. Limit the number of caravans on site at any one time to a maximum of 40
13. Limit length of stay to no longer than 28 days
14. Hours of Construction restricted to 08.00 to 18.00 hours on Monday to Friday, 0900 to 1400 hours on Saturday, with no work at any other time including Sundays and Public Holidays

**50 11/0573N LAND ADJACENT, MINSHULL LANE, CHURCH MINSHULL
CW5 6DX: THE ERECTION OF POULTRY HOUSE AND FEED HOPPER
WITH ASSOCIATED ACCESS ROAD AND HARDSTANDING FOR MR
IAN HOCKNELL**

Note: Parish Councillor D Wallis (on behalf of Church Minshull Parish Council), Mr D Carr (objector) and Mr M Ludlam (agent 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, a written update and an oral update by the Southern Area Manager - Development Management.

RESOLVED – That the application be DEFERRED:

- (a) for a Committee site inspection to enable Members to assess the impact of the proposed development on the open countryside and on neighbouring residential amenity;
- (b) to enable officers to obtain Counsel opinion on whether the proposed business is an agricultural or industrial process.

**51 11/1498C IVANHOE, HOLMES CHAPEL ROAD, BRERETON,
CONGLETON CW12 4SP: DEMOLITION OF EXISTING BUILDINGS
AND REDEVELOPMENT OF THE SITE FOR 11 DWELLINGS
(INCLUDING 3 AFFORDABLE UNITS) WITH ASSOCIATED
LANDSCAPING AND ACCESS IMPROVEMENTS FOR CRANFORD
ESTATES LTD**

Note: Councillor M Sherratt left the meeting prior to consideration of this application.

Note: Mr P Garner (agent on behalf of the applicant) had registered his intention to address the Committee on this matter but did not speak.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be APPROVED subject to the prior completion of a Section 106 agreement to secure:

- Affordable Housing comprising 2 social rented units and 1 shared ownership unit.
- financial contribution of £6501.02 towards the enhancement and maintenance of the Local Nature Reserve at Brereton Heath
- financial contribution (£14822.66) towards the off-site enhancement and maintenance of community space at School Lane, Brereton Green
- ecological mitigation/maintenance

and the following conditions:

1. Standard
2. Plans
3. Materials to be submitted and approved
4. Obscured glazing to first floor window in south elevation of plot 5
5. Submission of contaminated land investigation
6. The hours of construction (and associated deliveries to the site) of the development shall be restricted to 08:00 to 18:00 hours on Monday to Friday, 08:00 to 13:00 hours on Saturday, with no work at any other time including Sundays and Public Holidays.
7. Details of the method, timing and duration of any pile driving operations to be submitted and approved
8. Landscaping to be submitted and approved
9. Implementation of landscaping
10. Implementation of boundary treatment
11. Provision of carparking
12. Construction of access
13. Details of special constriction techniques for driveway to Plot 11
14. Scheme of tree protection to be in accordance with TEP plan 03B
15. No works within protected area
16. Updated badger survey to be undertaken prior to the commencement of development
17. Protection of breeding birds.

**52 11/1542C 131, CONGLETON ROAD NORTH, SCHOLAR GREEN ST7
3HA: CHANGE OF USE FROM GARAGE/SHOP, WORKSHOP/ CAR
SALES AND DORMER BUNGALOW TO
WAREHOUSE/SHOWROOM/RETAIL/TRADECOUNTER AND 4
EMPLOYMENT UNITS FOR MR K OLIVER, WHARF PLUMBING AND
HEATING SUPPLIES**

Note: Councillor A Thwaite declared a personal interest in respect of the above application on the grounds that he had been a customer of the company. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

The Committee considered a report regarding the above planning application.

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

1. Time limit
2. Development in accordance with approved plans
3. Submission/approval of external materials
4. Submission/approval of details of vehicular accesses
5. Hours of construction – 0800 to 1800 Mon – Fri, 0800 to 1300 – Sat, no working on Sundays and public holidays

6. Submission/approval of details of any piling
7. Hours of operation – as detailed in the application
8. Submission of a Phase I contaminated land survey
9. Tree protection
10. Submission of a landscaping scheme
11. Implementation of landscaping scheme
12. Submission/approval of boundary treatments
13. Compliance with recommendations in the ecology report
14. Protection of birds during breeding season
15. Retail sales to be limited to an area of 214m², and as indicated on the approved plan.

53 11/1662C LAND OFF ALEXANDRIA WAY, CONGLETON BUSINESS PARK, CONGLETON CW12 1LB: ERECTION OF 1 NO. 3 STOREY EXTENSION TO GLADMAN HOUSE AND 9 NO. 2 STOREY DETACHED OFFICES. PLUS ASSOCIATED PARKING, BIN STORES, AIR CONDITIONING UNITS AND SERVICES FOR MR KEVIN EDWARDS, GLADMAN DEVELOPMENTS

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

Note: Mr C Still (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 limit
2. Development in accordance with the approved plans
3. Prior approval of materials
4. Submission and approval of landscaping scheme
5. Implementation of approved landscaping scheme
6. Submission/approval/implementation of a scheme of boundary treatments
7. Submission/approval/implementation of details of 20 secured cycle stands
8. Submission/approval/implementation of a travel plan
9. Submission/approval of a Phase II contaminated land survey
10. Hours of construction
11. Details of piling
12. Noise levels
13. Protection of birds during the breeding season
14. Retention of hedgerow and provision of 2m buffer on the northern boundary

54 11/2001N 10, GLENDALE CLOSE, WISTASTON CW2 8QE: FIRST FLOOR EXTENSION OVER EXISTING GARAGE TO SIDE OF DWELLING FOR MR J BAKER

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be DEFERRED for a Committee site inspection to enable Members to assess the impact of the proposed development on neighbouring residential amenity.

55 11/2018C SAXON CROSS, HOLMES CHAPEL ROAD, SANDBACH CW11 1SE: DEMOLITION OF EXISTING HOTEL ON THE SITE. CHANGE OF USE FROM A CATEGORY C1 DEVELOPMENT TO A MIXED USE OF CATEGORY B1 AND B8. CONSTRUCTION OF A SINGLE-STOREY OFFICE BUILDING AND WAREHOUSE BUILDING. NEW HARD LANDSCAPING ASSOCIATED WITH THE PROPOSED DEVELOPMENT, INCLUDING RELOCATION OF VEHICULAR ACCESS FOR MR JONATHAN BOLSHAW, BOLSHAW INDUSTRIAL POWDERS

The Committee considered a report regarding the above planning application.

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

1. Standard time limit 3 years
2. Materials to be submitted to the LPA and approved in writing
3. Surfacing materials to be submitted to the LPA and approved in writing
4. Prior to the commencement of development a Contaminated Land Assessment shall be submitted to the Local Planning Authority and approved in writing and any remediation measures shall be implemented
5. Condition to specify the approved plans
6. The car/HGV parking shown on the approved plans to be provided before the unit hereby approved is first occupied
7. Cycle parking facilities to be submitted to the LPA and approved in writing
8. Shower facilities to be submitted to the LPA and approved in writing
9. Drainage details to be submitted to the LPA and approved in writing
10. Details of oil interceptors to be submitted to the LPA and approved in writing
11. External lighting to be submitted to the LPA and approved in writing
12. No external storage
13. Bin Storage details to be submitted to the LPA and approved in writing
14. Landscaping to be submitted to the LPA and approved in writing
15. Landscaping to be completed

16. The hours of construction (and associated deliveries to the site) of the development shall be restricted to 08:00 to 18:00 hours on Mondays to Fridays, 08:00 to 13:00 hours on Saturdays, with no work at any other time including Sundays and Public Holidays.
17. Details of any pile driving to be submitted to the LPA and approved in writing
18. Prior to the development coming into use, the applicant shall submit to the local planning authority a travel plan demonstrating how they will ensure that vehicle movements associated with the development (staff cars, deliveries and HGV movements) from the site will be managed to ensure that traffic congestion within the air quality management area will not be adversely affected.
19. Prior to first occupation the new access and visibility splays will be constructed to completion in accordance with approved plans
20. Prior to first occupation the existing access will be permanently closed and the highway kerb line reinstated at the edge of carriageway
21. Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey is required to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone to be left around the nest until breeding is complete. Completion of nesting should be confirmed by a suitably qualified person and a report submitted to the Council.
22. Prior to the commencement of development the applicant to submit detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds. Such proposals to be agreed by the LPA. The proposals shall be permanently installed in accordance with approved details.
23. The proposed development to proceed in accordance with the recommendation made in the submitted Updated Ecological Appraisal dated May 2011 and the submitted letter from fpcr dated 27th June 2011.

56 11/2069C 36, PIKEMERE ROAD, ALSAGER, STOKE ON TRENT, CHESHIRE ST7 2SF: TWO DETACHED HOUSES WITH GARAGES FOR MR DAVID TEAGUE

Note: Councillor S Jones (Ward Councillor), Mr M Williams (objector) and Mr D Whitney (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 and a written update.

RESOLVED – That the application 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
4. Submission of scheme of protection for trees ,shrubs and hedges
5. Submission of method statement relating to the construction of the driveway and drainage
6. Works shall stop should protected species be found
7. Limits on hours of construction
8. Limits on hours of piling
9. Submission of details of boundary treatments
10. Removal of permitted development rights
11. Submission of details of floor levels
12. Submission of landscaping scheme
13. Implementation of landscaping scheme

57 ALBANY MILL, CONGLETON

The Committee considered a report regarding a proposed variation to the Section 106 Agreement attached to planning permission 06/1414/FUL.

RESOLVED - That the Borough Solicitor be requested to prepare a Deed of Variation in respect of the Section 106 Agreement attached to planning permission 06/1414/FUL, as follows:

- (a) to omit Renew Land (Albany Mill) as a party to the Section 106 Agreement;
- (b) to change the tenure of Block C from Discounted for Sale housing to Shared Ownership;
- (c) to include the option that Great Places could offer all the shared ownership units on the development as rent to buy for up to 5 years, if there is not sufficient market for the shared ownership units.

The meeting commenced at 2.00 pm and concluded at 6.30 pm

Councillor G Merry (Chairman)