

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 26th October, 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,
S McGrory, D Marren, M A Martin, G Morris, D Newton, M Sherratt and
A Thwaite

OFFICERS PRESENT

Sheila Dillon (Senior Solicitor)
David Malcolm (Southern Area Manager – Development Management)
Paul Moore (Principal Planning Officer)

Apologies

There were no apologies for absence.

86 DECLARATIONS OF INTEREST

Councillor S McGrory declared a personal interest in respect of application number 11/2164C on the grounds that he was a member of Middlewich Town Council, which had been consulted on the proposed development. Councillor McGrory also declared that, as one of the Ward Councillors, he had had discussions about planning applications relating to this site, but had not expressed an opinion. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

Councillor L Gilbert declared a personal and prejudicial interest in respect of application number 11/2196N on the grounds that he had assisted with the acquisition of the site and the owner was a personal friend. 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 11/2196N and 11/2886N on the grounds that she was a member of Nantwich Town Council, which had been consulted on the proposed developments, and a member of Nantwich Civic Society. In accordance with the code of conduct, she remained in the meeting during consideration of these items.

87 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 5 October 2011 be approved as a correct record and signed by the Chairman.

88 11/2164C BOOSEYS GARDEN CENTRE, NEWTON BANK, MIDDLEWICH CW10 9EX: REDEVELOPMENT TO PROVIDE A CLASS A1 RETAIL BUILDING, CAR PARK AND SERVICE YARD FOR RADCLIFFE DEVELOPMENTS (CHESHIRE) LTD

Note: Mr M Baker (representing objectors) had not registered his intention to address the Committee. However, in accordance with paragraph 2.8 of the public speaking rights at Strategic Planning Board and Planning Committee meetings, the Committee agreed to allow Mr Baker to speak.

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

Note: Mr S Tibenham (agent representing 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 and an oral update by the Principal Planning Officer.

RESOLVED – That the application be APPROVED subject to:

- (a) the prior signing of a Section 106 agreement to secure
 - a financial contribution of £25,000 (prior to the commencement of development) towards local bus services;
 - the submission and implementation of a travel plan and an associated financial contribution of £5000 towards monitoring
 - two hours free parking on the site
- (b) the following conditions:
 - 1 3-year time limit.
 - 2 Approved Plans and Site Levels.
 - 3 Materials to be submitted.
 - 4 Landscape plan.
 - 5 Landscape implementation.
 - 6 Tree and Hedgerow Protection Measures.
 - 7 Scheme for Public Art to be submitted prior to development and implemented and constructed before occupation.
 - 8 Scheme for External Lighting.
 - 9 Boundary Treatment and Materials.
 - 10 Town Centre Signage Scheme to be submitted prior to development and implemented and constructed before occupation.
 - 11 Restriction of net retail floorspace.
 - 12 Restriction on convenience and comparison split.

- 13 No subdivision of units.
- 14 Local Labour Agreement.
- 15 Detailed scheme and implementation of part signalisation of gyratory system (based on submitted scheme) including proposed pedestrian crossing to be submitted prior to development and implemented and constructed before occupation.
- 16 Scheme for pedestrian improvements to Newton Bank Gyratory for dropped kerbs and tactile paving, including footpath widening as appropriate and reference to plan to be submitted prior to development and implemented and constructed before occupation.
- 17 Detailed scheme for public realm enhancements between the application site and Middlewich Town Centre (along Newton Bank and Chester Road) extending to include pavement surfaces, new trees and street furniture, enhanced lighting and new directional signage. Details agreed prior to commencement of development and implemented prior to first occupation.
- 18 Site access fully constructed prior to first occupation.
- 19 Pedestrian access fully constructed prior to first occupation.
- 20 Car park surfaced, laid out and available for use prior to first occupation.
- 21 Cycle hoops to be fully installed and available for use prior to occupation.
- 22 Service yard to be surfaced and available for use prior to occupation.
- 23 Contaminated Land.
- 24 Air quality mitigation implemented during construction.
- 25 Restriction on hours of construction to
08.00 – 18.00 Mon – Fri and
09.00 – 14.00 Sat (no work Sundays or Public Holidays).
- 26 No piling works outside the hours 9am – 5pm Monday to Friday.
- 27 Restriction on deliveries:
0700 and 2100 Monday to Saturday, 0800 and 1700 on Sundays or Public Holidays.
- 28 Scheme for noise mitigation measures (including acoustic screening to loading/delivery bay area, rubberised floors within the delivery area and electric points for vehicle refrigeration units) to be submitted and agreed before development commences and fully implemented prior to first occupation.
- 29 Implementation of the acoustic screening around the site perimeter prior to first occupation.
- 30 Scheme for the acoustic enclosures of fans, compressors and air conditioning equipment.
- 31 Programme of archaeological investigations submitted and fully implemented.
- 32 Proposed Store Opening Hours
07.00 – 22.00 Monday to Saturday
10.00 – 17.00 on Sundays and Public Holidays.
- 33 10% Decentralised / Renewable Energy / Low Carbon Energy.
- 34 Scheme for security measures to be submitted and agreed inc gates and CCTV.
- 35 Construction Management Plan for construction site access.

89 11/1550N 37, CREWE ROAD, HASLINGTON, CHESHIRE CW1 5QR: REMODELLING OF FRONT OF PROPERTY TO RESTORE THE NATURE OF ORIGINAL SINGLE PROPERTY AND VERANDA ON BACK OF PROPERTY FOR MR S CAMPBELL

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

RESOLVED – That, contrary to the planning officer’s recommendation for approval, the application be REFUSED for the following reason:

The rear verandah would be contrary to Policy BE1 of the Crewe & Nantwich Local Plan by virtue of being an overbearing and unneighbourly form of development which would impact on the amenity of adjacent property and its occupiers.

90 11/2196N K M D HIRE SERVICES, LONDON ROAD, NANTWICH CW5 6LU: EXTENSION AND NEW STORE FOR MR DAN MELLOR

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

Note: Mr A Palin and Mr M Proudfoot (objectors) attended the meeting and addressed the Committee on this matter.

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

Members’ attention was drawn to the fact that the second sentence of the fourth paragraph under ‘Impact on the Amenity of Nearby Properties’ should read: ‘The ridge height would however increase to 7.4m to the rear of the building, however this would be sited 3m further away from the kitchen window than the existing building.’

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 and the adjacent Grade 1 listed building.

91 11/2681N LAND ADJ, LONG LANE, ALPRAHAM: PROPOSED AGRICULTURAL WORKERS DWELLING TO SERVE A WORKING FARM TO BE RELOCATED FOR MR & MRS CRANK

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be DEFERRED to enable officers to consider revised plans which had recently been received.

**92 11/2886N LAND OFF HASTINGS ROAD, NANTWICH, CHESHIRE:
RESIDENTIAL DEVELOPMENT COMPRISING 21 DWELLINGS WITH
ASSOCIATED ACCESS, PARKING, GARAGES, LANDSCAPING AND
OPEN SPACE FOR MR D HOUGH, ARLEY HOMES NORTH WEST
LIMITED**

Note: Councillor D Newton left the meeting at this point in the proceedings and returned during the committee's debate on the application but did not take part in the debate or vote.

Note: Mr A Palin and Mr B Moore (objectors) and Mr J Suckley (agent on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

Note: Mr M Proudfoot (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 update by the Southern Area Manager - Development Management.

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, and to enable officers to provide further information regarding drainage and flooding issues.

**93 11/2911N BASFORD OLD CREAMERY, WESTON ESTATE,
NEWCASTLE ROAD, WESTON, CREWE, CHESHIRE: EXTENSION TO
TIME LIMIT OF APPLICATION P08/0782 FOR RENEWAL OF
PREVIOUS CONSENT (P03/0367) FOR CONVERSION TO
OFFICE/LIGHT INDUSTRIAL USE AND GENERAL
STORAGE/DISTRIBUTION FOR CO-OPERATIVE GROUP (CWS)
LIMITED**

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. Submission of materials
4. Submission of surfacing materials
5. Submission of constructional details for doors and windows
6. Submission of details of vehicular access
7. Provision of Car parking

8. Provision of cycle parking
9. Submission of drainage details
10. Submission of Scheme of landscaping
11. Implementation of landscaping
12. Only Building D to be used for Class B8 (storage and distribution)
13. No external storage
14. All buildings of other than Building D to be used for Class B1 Offices
15. Restriction of hours of operations to 8am to 7pm on Monday to Saturday with no working on Sunday or Bank Holidays
16. Submission of Structural survey of buildings
17. Breeding Bird survey to be carried out prior to undertaking any works during nesting season.

The meeting commenced at 2.00 pm and concluded at 4.25 pm

Councillor G Merry (Chairman)