

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 15th February, 2012 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, M Jones, A Kolker, D Marren,
M A Martin, D Newton, M Sherratt and A Thwaite

APOLOGIES

Councillors L Gilbert, S McGrory and G Wait

OFFICERS PRESENT

David Malcolm (Southern Area Manager – Development Management)
Rachel Goddard (Senior Lawyer)
Gaynor Hawthornthwaite (Democratic Services Officer)
Paul Jones (Democratic Services Team Manager) (for Item 8 only)

141 **DECLARATIONS OF INTEREST**

Councillor Newton declared a personal and prejudicial interest in application number 11/3899N on the grounds that he lives two doors away from the property. In accordance with the code of conduct, he withdrew from the meeting during consideration of this item.

Councillor Butterill declared a personal interest in application number 11/3899M on the grounds that she is a member of Nantwich Town Council and Nantwich Civic Society. In accordance with the code of conduct, she remained in the meeting during consideration of this item.

Councillor Weatherill declared a personal interest in application number 11/4530N on the grounds that she was a board member of Wulvern Housing two years ago. In accordance with the code of conduct, she remained in the meeting during consideration of this item.

Councillor Marren declared a personal interest in application number 11/3899N on the grounds that he was a member of Nantwich Town Council. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

Councillor Merry declared a personal interest in application number 11/4396C on the grounds that she was a member of Sandbach Town Council.

Gaynor Hawthornthwaite, Democratic Services Officer, declared a personal and prejudicial interest in respect of application number 11/3548C on the grounds that she was Clerk to Warmingham Parish Council and had submitted objections to this application, on behalf of Warmingham Parish Council. In accordance with the code of conduct, she withdrew from the meeting during consideration of this item.

142 **MINUTES OF PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting held on 25 January 2012 be approved as a correct record and signed by the Chairman

143 **PUBLIC SPEAKING**

RESOLVED – That the public speaking procedure be noted.

144 **11/3548C THIMSWARRA FARM, DRAGONS LANE, MOSTON, SANDBACH, CHESHIRE CW11 3QB: CHANGE OF USE OF LAND TO USE AS RESIDENTIAL CARAVAN SITE FOR ONE GYPSY FAMILY WITH TWO CARAVANS, INCLUDING LAYING OF HARDSTANDING AND ERECTION OF STABLES FOR MR DENNIS SHERIDAN**

Note: Gaynor Hawthornthwaite left the meeting prior to consideration of this item.

Note: Councillor J Wray (objector) and Mr Wright (objector) 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, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

- Unsustainable location away from services contrary to GR1, H8 and HOU6.

After the consideration of this item, Councillor Sherratt arrived to the meeting.

145 **11/4396C ELWORTH HALL FARM, DEAN CLOSE, SANDBACH,
CHESHIRE CW11 1YG: VARIATION OF APPROVED PLANS
CONDITION TO ALLOW FOR SUBSTITUTION OF HOUSE TYPE ON
PLOTS 5,12 & 20 AND HANDING OF HOUSE ON PLOT 15 FOR
ROWLAND HOMES LTD**

Note: Mr J Keeble and Mr D Harrison (objectors) 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:

(a) A Deed of Variation to reference the new permission

(b) the following conditions:

1. Standard time limit
2. Approved Plans
3. Submission / approval / implementation of detached garage details
4. Submission / approval / implementation of samples of the materials
5. Submission / approval / implementation of details of the finished floor levels
6. Submission / approval of a scheme of landscaping, boundary treatments and tree protection
7. Implementation of landscaping scheme
8. Retention and implementation of tree protection
9. Implementation of boundary treatments
10. Submission / approval / implementation of details of the surfacing for the access road and shared surfaces
11. Provision of car parking
12. Submission / approval / implementation of drainage scheme
13. Submission / approval / implementation of means of accommodating any breeding birds and roosting bats
14. Submission / approval / implementation of details of external lighting to the access road and shared surfaces
15. Submission / approval / implementation of contaminated land investigation/remediation.

146 **11/4579C 38, BROOKLANDS DRIVE, GOOSTREY CW4 8JB:
RESUBMISSION OF APPLICATION 10/4947C - REVISED PROPOSALS
FOR NEW FAMILY DWELLING IN EXISTING DOMESTIC CURTILAGE
FOR MR & MRS S OCCLESTON**

Note: Mr N Williams (objector) and Mr C Bailey (on behalf of the agent) attended the meeting and addressed the Committee on this matter.

The Committee considered a report, an oral report of the site inspection and an oral update. The Southern Area Manager – Development Management, reported that the total number of objections received had increased from 7 to 8.

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

- Overdevelopment of the site
- Overbearing impact on neighbouring property contrary to GR2

147 **11/4530N SHERBORNE ROAD, CRANBORNE ROAD, ROEDEAN
WALK, ABBEY PLACE, CREWE, CHESHIRE CW1 4LA: RESIDENTIAL
ESTATE IMPROVEMENT WORKS OF 106 HOUSES, INCLUDING THE
DEMOLITION (12 HOUSES), NEW BUILD (4 HOUSES), REMODELLING
OF EXISTING PROPERTIES (90 HOUSES), NEW ACCESS ROADS,
TRAFFIC CALMING AND OTHER ENVIRONMENTAL WORKS FOR MR
N POWELL WULVERN HOUSE**

Note: Ms V Wright (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and a verbal update from the Southern Area Manager – Development Management, who reported that affordable housing was not an issue in this application.

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

1. Standard time limit 3 years
2. Materials to be submitted and approved in writing
3. Surfacing materials to be submitted and approved in writing
4. Boundary treatments to be submitted and approved in writing, including fencing along Stamp Avenue
5. Landscape to be submitted and approved in writing
6. Landscape to be completed in accordance with the approved details
7. Drainage details to be submitted and approved in writing
8. Tree protection in accordance with BS5837:2005
9. Development to proceed in accordance with the approved plans
10. A timetable for the demolition of existing buildings to be submitted and approved. All materials of demolition to be permanently removed from the site

11. No development within 3 metres of the public sewer which crosses the site
12. Details of gates to be submitted and approved in writing. Gates to be accessible by disabled people.
13. 10% Renewable energy provision to be submitted and agreed in writing

148 **11/3899N 52, PILLORY STREET, NANTWICH, CHESHIRE CW5 5BG: TO ERECT TWO STOREY EXTENSION AT REAR TO PROVIDE STAFF FACILITIES FOR THE GROUND FLOOR RETAIL UNIT AND TO CONVERT THE FIRST FLOOR INTO A SELF-CONTAINED FLAT FOR MRS V SOLAN, C/O KDP ARCHITECTS**

Note: Councillor Newton left the meeting prior to consideration of this item.

Note: Ms C Matthews (objector) and Mr G Powell (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 and an oral report of the site inspection by the Principal Planning Officer.

RESOLVED – That the application be APPROVED subject to:

1. Standard Time
2. Approved Plans
3. Materials to be submitted
4. Rainwater goods – colour and material to match those on existing
5. Fenestration to be set behind reveals
6. Timber windows and doors
7. Specification of mortar mix
8. Brickwork to be constructed with bonding to match the existing building.
9. Archaeology – 7 days written notice of commencement of development and provision of access to the Development Control Archaeologist to observe and record the work
- 10.No parking of cars in rear yard area.

149 **11/3867N LAND TO REAR OF 157 CREWE ROAD, ACCESSED VIA GUTTERSCROFT, HASLINGTON CW1 5RJ: CONSTRUCTION OF 11 THREE STOREY DWELLINGS FOR LOTHLORIAN LTD**

Note: Councillor R Hovey (on behalf of Haslington Parish Council), Mr Rigby (objector) and Ms S Jones (objector) 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 DEFERRED for clarification on revised site edged red and for re-consultation.

150 **12/0166N THE BANK, STATION ROAD, WRENBURY CW5 8EX:
DEMOLITION OF BANK AND BUILD NEW ONE DORMER BUNGALOW
(RESUBMISSION) FOR MR T MORGAN**

Note: Mr T R Morgan (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 DEFERRED for a Committee site inspection.

The meeting commenced at 2.00 pm and concluded at 4.40 pm

Councillor G Merry (Chairman)