

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 9th May, 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, L Gilbert, P Groves, A Kolker,
D Marren, M A Martin, D Newton and A Thwaite

NON-COMMITTEE MEMBER IN ATTENDANCE

Councillor D Brickhill

OFFICERS PRESENT

Nigel Curtis	Principal Development Officer (Highways)
Daniel Evans	Planning Officer
Rachel Goddard	Senior Lawyer
Diane Moulson	Democratic Services Officer

Apologies

Councillors M Jones, S McGrory and M Sherratt

194 DECLARATIONS OF INTEREST

Councillor Kolker declared an interest in item 5 (11/0381C). He confirmed that he intended to take no part in consideration of the item, save to speak to the meeting in accordance with the Council's Public Speaking Rules as the local Ward Member, as he believed he had predetermined the application.

Councillor Butterill declared a personal interest in item 9 (12/0593N) by virtue of being 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 Groves declared a personal interest in item 10 (12/0908N) on the grounds that the applicant was known to him but was not a personal friend. In accordance with the Code of Conduct, he remained in the meeting during consideration of this item.

All members of the Committee declared that they had received correspondence from residents regarding item 5, application number 11/0381C.

The Senior Lawyer, Mrs R Goddard declared a personal and prejudicial interest in item 7 (12/1073N) on the grounds that she knew the applicant. In accordance with the Code of Conduct she withdrew from the meeting during consideration of this item.

195 **MINUTES OF PREVIOUS MEETING**

RESOLVED:

That the Minutes of the meeting held on 18th April 2012 be approved as a correct record and signed by the Chairman.

196 **PUBLIC SPEAKING**

That the public speaking procedure be noted.

197 **11/0381C BARNs, SWANWICK HALL, BOOTH BED LANE, GOOSTREY: CHANGE OF USE OF REDUNDANT BARNs TO LIVE WORK UNIT FOR MR JOHN LIP TROTT**

In accordance with the Code of Conduct, Councillor Kolker (local Ward Member) addressed the Committee on the application before removing himself from the Committee table and taking no part in the debate or vote which followed.

Mr R Bennett (Goostrey Parish Council), Mr D Johnson (Goostrey Parents & Residents and Booth Bed Lane Action Group), Ms C Wharfe (Supporter) and Mrs Liptrott (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 authority be DELEGATED to the Head of Development Management and Building Control to approve the application, subject to i) negotiations with the applicant to seek Section 106 contributions towards local traffic management and the relocation of the gate to the play area; and ii) the following conditions

- 1 Commence development within three years
- 2 Development to be carried out in accordance with amended drawings
- 3 Permission relates only to the conversion of the barn indicated on the approved drawing and does not grant consent for demolition/reconstruction except where indicated on plans/structural reports
- 4 Submission of details/samples of external materials
- 5 Rainwater goods to be cast metal painted black
- 6 Submission of details on fenestration
- 7 Windows and doors to be timber and set behind a 100mm reveal
- 8 External doors to be timber vertically boarded
- 9 Roof lights to be conservation style
- 10 Removal of permitted development rights for extensions, outbuildings and gates, walls and fences
- 11 Submission of details of positions, design, materials and types of boundary treatments

- 12 Submission of detailed design plan for the junction arrangement, visibility splays and vehicular crossing
- 13 Submission of contaminated land assessment/remediation if required
- 14 Limits on hours of construction including delivery vehicles
- 15 Limits on hours of piling
- 16 Submission of details for the incorporation of features for roosting bats
- 17 Domestic curtilage for residential unit restricted to area shown on plans
- 18 Existing dovecotes retained and filled with recessed brick and dyed mortar
- 19 Prior to the commencement of development, a scheme to provide 2 inter-visible passing places along the driveway shall be submitted to the Local Planning Authority for approval in writing (the scheme shall include a longer southern passing place which should extend from the position shown to the approved plan to the boundary with the curtilage of 5 Swanwick Close). The approved passing places shall be implemented before the commencement of development and thereafter retained
- 20 Swimming Pool – private use only
- 21 Scheme for incorporation of electromagnetic screening measures (Jodrell Bank)
- 22 Submission of details of drainage for proposed swimming pool
- 23 Restrict the occupancy of the business aspect so that it is not occupied separately to the residential barn or Swanwick Hall
- 24 A scheme of waste management for the excavation of the swimming pool
- 25 The business shall be limited to a renewable energy business and no other use within class B1
- 26 Nesting bird mitigation
- 27 Construction Management Plan
- 28 Provision of Public Rights of Way signage

Note: At the conclusion of the item, Councillor Kolker rejoined Members at the Committee Table.

198 **12/0717N 61, ROPE LANE, SHAVINGTON, CW2 5DA: TO MAKE PERMANENT THE TEMPORARY PLANS GRANTED IN PLANNING APPLICATION 10/4412N TO ERECT TWO PARTITION WALLS IN ORDER TO TRANSFORM ONE QUARTER OF AN EXISTING GARAGE INTO A DOG GROOMING SALON, NO EXTERNAL ALTERATIONS TO BE MADE FOR MRS A VENABLES**

Councillor D Brickhill (local Ward Member), Mrs G McIntyre (Shavington-cum-Gresty Parish Council), Mr I Roley (Objector) and Ms N Kerr (Applicant's representative) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and an oral update.

RESOLVED: That, for the reasons set out in the report, the application be APPROVED subject to the following conditions

- 1 Temporary permission for one year until 1 May 2013
- 2 Approved plans
- 3 Hours of operation to be 9.00am to 6.00pm Monday to Friday and 9.00am to 1.00pm Saturdays
- 4 Details of noise attenuation to be submitted
- 5 Dog grooming to be restricted to detached garage only
- 6 Number of dogs per working day restricted to 10
- 7 No more than 4 dogs associated with the business on site at any one time
- 8 Dogs shall be kept within the garage at all times other than when entering and egressing from the site
- 9 A plan to show the layout of the parking shall be submitted to the Local Planning Authority for approval in writing before commencement
- 10 Details of ventilation shall be submitted to the Local Planning Authority for approval in writing before commencement

and the following informative

This application is solely for the approval of the change of use of part of the existing garage building and does not include any external alterations to the garage or advertisements relating to the business use. Any external alterations will require a separate planning application to the Local Planning Authority.

199 **12/1073N TOP END FARM, BARTHOMLEY ROAD, BARTHOMLEY, CHESHIRE CW2 5NT: RETENTION OF EXTENSIONS TO AGRICULTURAL BUILDINGS FOR MR MARK ABELL**

Note: In accordance with the Code of Conduct, Mrs Goddard withdrew from the meeting prior to consideration of the item.

The Planning Officer, in his introductory remarks, reported to the Committee that additional information had been received from the applicants prior to the meeting which could affect the officer's recommendation and which the local residents had not been consulted on. For these reasons, the Committee was invited to defer the item.

RESOLVED: That, for the reasons set out above, the application be DEFERRED to allow the consideration of additional information and for re-consultation with local residents.

Note: Mrs Goddard rejoined the meeting at this point in the proceedings.

200 **12/0336N CHERRY ORCHARD FARM, WETTENHALL ROAD, POOLE CW5 6AL: PROPOSED GRAIN STORE BUILDING FOR MR M J THOMASSON**

The Committee considered a report regarding the above planning application.

RESOLVED: That, for the reasons set out in the report, the application be APPROVED subject to the following conditions

- 1 Standard time
- 2 Approved plans
- 3 Materials as application

201 **12/0593N MIDDLEWICH ROAD, NANTWICH, CHESHIRE CW5 6PD: PROVISION OF GREENWAY FROM CREWE TO NANTWICH AND SECTIONS FROM WISTASTON GREEN ROAD TO A51/NANTWICH BYPASS. THE PROPOSAL INCLUDES A 3 METRE WIDE SURFACED PATH TOGETHER WITH ASSOCIATED ENGINEERING AND LANDSCAPING WORKS FOR MR KEVIN MELLING, CHESHIRE EAST COUNCIL**

Mr G Roberts (representing Wistaston Parish Council) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and an oral update.

RESOLVED: That, for the reasons set out in the report, the application be APPROVED subject to the following conditions –

- 1 Commencement of development
- 2 Plans
- 3 The greenway shall be surfaced with a bituminous surfacing material unless otherwise agreed in writing with the Local Planning Authority
- 4 Scheme of landscaping to be submitted and approved – including fencing
- 5 Scheme of landscaping to be implemented
- 6 Survey to be submitted and approved if works carried out between 1 March and 31 August
- 7 Prior to the commencement of development a full arboricultural survey and constraints report shall be submitted to the Local Planning Authority for approval in writing
- 8 Prior to commencement of development where the proposed cycleway passes through the Root Protection Area of any retained tree, full details of special construction techniques with a no dig specification shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved details
- 9 Prior to the installation of any lighting, a lighting scheme, including the detailed design and position of all means of lighting, lux levels and light spillage shall be submitted to the Local Planning Authority and approved in writing

202 **12/0908N HAUGHTON HALL FARM, HALL LANE, HAUGHTON,
TARPORLEY CW6 9RH: THE ERECTION OF A NEW CUBICLE
BUILDING FOR PHILLIP POSNETT**

The Committee considered a report regarding the above planning application.

RESOLVED: That, for the reasons set out in the report, the application be APPROVED subject to the following conditions –

- 1 Standard time limit
- 2 Approved plans
- 3 Materials as submitted

The meeting commenced at 2.00 pm and concluded at 4.35 pm

Councillor G Merry (Chairman)