

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 18th July, 2012 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors J Clowes, P Groves, A Kolker, D Marren, M A Martin, D Newton
and A Thwaite

OFFICERS PRESENT

Daniel Evans	Principal Planning Officer
Rachel Goddard	Senior Lawyer
Neil Jones	Principal Development Officer, Highways
Diane Moulson	Democratic Services Officer

APOLOGIES

Councillors Rhoda Bailey, D Bebbington, P Butterill, R Cartlidge, W S Davies
and S McGrory

29 DECLARATIONS OF INTEREST

Councillor Kolker declared a personal interest in application number 12/1798C on the grounds that he was acquainted with one of the objectors.

The Democratic Services Officer and Senior Solicitor both declared a personal interest in application number 12/1798C on the grounds that the principal objector Mr Cross, was a former Crewe and Nantwich Borough Council colleague with whom they had worked in the past.

Councillor Marren declared a personal interest in application number 12/1798C on the grounds that the principal objector Mr Cross, was a former Crewe and Nantwich Borough Council colleague with whom he had worked in the past.

Councillor Merry declared that she had been contacted by parents of pupils at Wheelock County Primary School, Sandbach (subject of application number 12/2172C), who were seeking assistance to expedite a decision on the matter. Cllr Merry stated that, in her response, she had made it clear that due process would be followed and had not agreed to the request nor offered an opinion on the merits of the application.

30 MINUTES OF PREVIOUS MEETING

RESOLVED: That the Minutes of the meeting held on 27 June 2012 be approved as a correct record and signed by the Chairman.

31 12/0151C LEISURE SALES, HOLMES CHAPEL ROAD, BRERETON CW11 1SD: TOURING CARAVAN SITE WITH 42 PITCHES, WARDENS PITCH AND SINGLE STOREY BUILDING COMPRISING RECEPTION, OFFICE, TOILETS, LAUNDRY AND WASHING-UP AREA FOR LEISURE SALES

Councillor Wray, as Ward Member for Brereton, had submitted a request to speak after the deadline had expired. Having put the matter to the Members, it was –

AGREED: That Councillor Wray be permitted to address the Committee.

Councillor Wray (Ward Councillor), Councillor M Boczek (Brereton Parish Council), Mr G Spilsbury (objector) and Mr R W Oxley (applicant's agent) who attended the meeting, then addressed the Committee on this matter.

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

Partway through the debate, a supporter of the application stood up and addressed the Committee. He stated that he had given notice to speak within the required deadlines and had received an acknowledgement of that fact but had not been called forward by the Chairman. Having put the matter to the Members, it was –

AGREED: That Mr D Brown (Supporter) be permitted to address the Committee.

Mr Brown spoke in accordance with public speaking rights and following his address, the Committee continued its debate.

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

- 1 Standard time limit
- 2 Compliance with the approved plans
- 3 Submission, approval and implementation of details of external lighting. External lighting hours to be 8.00am – 10.00pm unless otherwise agreed
- 4 Submission and implementation of a tree protection scheme
- 5 Submission and implementation of construction method statement for hard surfacing showing no dig surfacing

- 6 Submission of landscaping scheme including replacement tree planting
- 7 Implementation of landscaping scheme
- 8 Materials to be as stated in the application
- 9 Excluding the Warden caravan, occupancy of the pitches to be restricted to recreational use (maximum stay 21 days) and not to be used as the sole residence of any occupier
- 10 Notwithstanding the details shown on plan number 571 Revision A, a revised siting for late arrivals parking area shall be submitted for approval
- 11 One warden caravan only as identified on the approved plan
- 12 Touring caravans only with a maximum stay of 21 days, no caravans to be permanently located on the site
- 13 Details of drainage (including septic tank) to be submitted and agreed in writing with the Local Planning Authority
- 14 Wheel washing details to be submitted and approved in writing with the Local Planning Authority
- 15 No speaker systems within the site
- 16 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 address, and shall make this information available at all reasonable times to the Local Planning Authority

32 12/1798C 21, SHEARBROOK LANE, GOOSTREY CW4 8PR: FIRST FLOOR EXTENSION TO EXISTING PROPERTY AND TWO STOREY SIDE EXTENSION FOR MR J CARTWRIGHT

Note: Mr P Cross (objector) attended the meeting and addressed the Committee on this matter.

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

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

The proposed development by reason of its height, design and position would have an overbearing impact and cause loss of light to the occupants of 19 Shearbrook Lane which would be harmful to the residential amenities of this property. As a result, the proposed development would be contrary to Policy GR6 (Amenity and Health) of the Congleton Borough Local Plan First Review 2005.

33 12/2169N PEBBLE BROOK PRIMARY SCHOOL, BALMORAL AVENUE, CREWE CW2 6PL: 1 NO. MODULAR CLASSROOM UNIT WITH ASSOCIATED STORER ROOM & WC'S & CLOAKS TO PROVIDE ADDITIONAL TEACHING ACCOMMODATION FOR CHESHIRE EAST COUNCIL

Note: Prior to consideration of this application, the meeting was adjourned for five minutes due to a power failure.

Councillor Newton and Councillor Groves rejoined the meeting after commencement of the item and took no part in the debate which followed or voted on the application.

Prior to speaking, Councillor D Flude (supporter) declared a personal interest in the item as Chair of Governors of Pebble Brook Primary School before addressing the Committee on this matter.

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 Development in accordance with approved plans
- 2 Materials as application
- 3 Temporary period of 2 years
- 4 Restoration of playing field

34 12/2172C WHELOCK COUNTY PRIMARY SCHOOL, CREWE ROAD, SANDBACH, CHESHIRE CW11 3RT: 1 MODULAR CLASSROOM UNIT WITH ASSOCIATED STORE ROOM AND WCS AND CLOAKS TO PROVIDE ADDITIONAL TEACHING ACCOMMODATION FOR CHESHIRE EAST COUNCIL

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 Development in accordance with approved plans
- 2 Materials as application
- 3 Temporary period of 2 years
- 4 Restoration of playing field

35 12/2227M EGERTON PRIMARY SCHOOL, BEXTON ROAD, KNUTSFORD, CHESHIRE WA16 0EE: NEW MOBILE CLASSROOM FOR MRS ALISON HOOPER

The Committee considered a report regarding the above planning application and an oral update relating to an objection received from Sport England.

RESOLVED: That, authority be delegated to the Head of Development Management and Building Control to APPROVE the application, subject to removal of the Sport England objection and the following conditions:

- 1 Temporary consent for three years
- 2 Submission of materials
- 3 Construction hours restricted to 0730 to 1800 hours on Monday to Friday, 0730 to 1400 hours on Saturday, with no work at any other time including Sundays and Public Holidays
- 4 Materials to be submitted

The meeting commenced at 2.00 pm and concluded at 4.05 pm

Councillor G Merry (Chairman)