

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 27th February, 2013 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors Rhoda Bailey, D Bebbington, P Butterill, R Cartlidge, J Clowes,
W S Davies, P Groves, A Kolker, D Marren, M A Martin, D Newton and
A Thwaite

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors D Flude and A Moran

OFFICERS PRESENT

Nigel Curtis (Principal Development Officer - Highways)
Rachel Goddard (Senior Lawyer)
David Malcolm (Southern Area Manager – Development Management)
Julie Zientek (Democratic Services Officer)

Apologies

Councillor S McGrory

138 DECLARATIONS OF INTEREST

With regard to application number 13/0130N, Councillors R Cartlidge and P Groves declared that they had been appointed as Council representatives on the Board of Wulvern Housing but that they had not actively promoted the application.

Councillor P Butterill declared that, notwithstanding the publication in the press of a letter from her regarding development on Greenfield sites, she had kept an open mind with respect to all the applications on the agenda for the current meeting (except one for which she made a specific declaration), and that she would consider each item on its merits, having heard the debate and all the information. Councillor Butterill also declared that she was a member of Nantwich Town Council and Nantwich Civic Society.

With regard to application number 13/0226N, Councillor P Butterill declared that she had not kept an open mind and would withdraw from the meeting during consideration of this item.

Councillor D Bebbington declared that, notwithstanding the publication in the press of a letter from him regarding the Keep it Green Campaign, he had kept an open mind with respect to all the applications on the agenda for the current meeting, and that he would consider each item on its merits, having heard the debate and all the information.

With regard to application number 13/0226N, Councillor D Marren declared that he was a member of Nantwich Town Council, but that he had not taken part in any discussions in respect of the application and had not made comments on it.

With regard to application number 13/0226N, Councillor A Moran, who was in attendance at the meeting, declared that he was a member of Nantwich Town Council and that he had discussed the application.

139 **MINUTES OF PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting held on 6 February 2013 be approved as a correct record and signed by the Chairman.

140 **12/3832N EGERTON HALL FARM, SHAY LANE, EGERTON SY14 8AE: RETROSPECTIVE APPLICATION FOR ERECTION OF MARE ACCOMMODATION, STALLION BARN, HORSE WALKER, SURFACING OF LORRY PARKING AND ANCILLARY BUILDING CLADDING FOR HARTHILL STUD LLP**

Note: Mr M Morris (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.

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

1. Plans
2. Application of dark coloured plastisol to galvanised doors of mare barn
3. Application of internal “hit and miss” Yorkshire Boarding to mare barn
4. Application of darkened material to rooflights
5. Submission of landscaping / boundary treatment scheme for the whole site, to include, inter alia, details of screen planting and existing / proposed levels for the area between the mare barn and the stream and Root Protection areas for existing trees along the stream.
6. Implementation of landscaping / boundary treatment scheme.
7. No external floodlighting without consent
8. Submission, approval and implementation of scheme for storage and disposal of manure, in consultation with the Environment Agency.

Informative

- Importance of avoiding any disturbance in or around the statutorily-protected chapel.

141 **12/3570N HIGH ASH, CAPPERS LANE, SPURSTOW CW6 9RP:
ERECTION OF TWO AGRICULTURAL BUILDINGS FOR HIGH ASH
FARM LTD**

Note: Councillor D Cox (on behalf of Spurstow Parish Council) and Mr R Lee (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

Note: Following the public speaking, Councillor D Bebbington declared that he knew Mr Lee and withdrew from the meeting during consideration of this item.

The Committee considered a report regarding the above planning application.

RESOLVED – That consideration of this matter be DEFERRED to a future meeting of the committee, to enable officers to request further information on the overall business plan for the site and consider the possibility of the applicant agreeing in a Section 106 agreement not to implement an earlier planning permission.

142 **12/3727N MANOR ORCHARD, FLOWERS LANE, LEIGHTON, CREWE
CW1 4QR: OUTLINE APPLICATION FOR RESIDENTIAL
DEVELOPMENT FOR D AND S WOOD**

Note: Mr G Willard (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 and a written update.

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

1. Time
2. Time for Reserved Matters
3. Approval of Reserved Matters
4. Approved Plans
5. No principal windows to side facing elevation adjacent to Manor House
6. Hours of construction
7. Hours of any pile driving activities
8. Retention of Hedgerow boundary to Flowers Lane
9. A scheme to minimise dust emissions arising from construction activities

10. Noise mitigation scheme
11. Maximum of 4No dwellings
12. Provision of pedestrian access point

143 13/0130N 89A, BRADFIELD ROAD, CREWE CW1 3RB: DEMOLITION OF EXISTING BUNGALOW & GARAGE. CONSTRUCTION OF : 4 ONE BED APARTMENTS, 8 TWO BED HOUSES & 4 THREE BED HOUSES FOR MR NICK POWELL, WULVERN HOUSING LTD

Note: Having declared that they had been appointed as Council representatives to Wulvern Housing, Councillors R Cartlidge and P Groves withdrew from the meeting during consideration of this item.

The Committee considered a report regarding the above planning application and an oral update by the Southern Area Manager – Development Management which provided an updated plan and corrected an error in the report to make it clear that the separation distance to 87 and 89 Bradfield Road did not fall short of SPD guidance.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
 1. Standard time 3 years
 2. Approved Plans
 3. Hours of construction limited to 08:00 to 18:00 Monday to Friday, 09:00 – 14:00 Saturday and not at all on Sundays
 4. Pile driving limited to 08:30 to 17:30 Monday to Friday, 09:00 – 13:00 Saturday and not at all on Sundays
 5. No development shall take place until details of external lighting has been submitted to and agreed in writing by the Local Planning Authority.
 6. Prior to the commencement of development a Phase II Contaminated Land Assessment shall be submitted to the LPA for approval in writing.
 7. Submission and approval of materials
 8. No development shall take place until a scheme has been submitted to and approved in writing by the local planning authority showing how at least 10% of the predicted energy requirements of the development will be secured from decentralised and renewable or low-carbon sources. The scheme shall be implemented as approved and retained thereafter.
 9. Landscaping details to be submitted and approved
 10. Implementation of landscaping
 11. Boundary Treatment details to be submitted and approved
 12. Obscure glazing to side elevation of plots 3 and 11
 13. Works to take place outside the bird breeding season
 14. A scheme of nesting bird mitigation measures to be incorporated into the development

15. Dwellings to be retained as affordable housing

- (b) That, in the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Development Management and Building Control Manager be granted delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

**144 13/0226N 2, MOUNT CLOSE, NANTWICH, CHESHIRE CW5 6JJ:
RETROSPECTIVE APPLICATION FOR 2 NO. GARDEN TIMBER
GARDEN BUILDINGS AND GATES TO DRIVEWAY FOR MR D POPE**

Note: Having declared that she had predetermined the application, Councillor P Butterill withdrew from the meeting during consideration of this item.

Note: Having previously declared that he knew Mr Lee, Councillor D Bebbington withdrew from the meeting during consideration of this item.

Note: Councillor A Moran (Ward Councillor), Mr R Shillabeer (objector) and Mr R Lee (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 update by the Southern Area Manager – Development Management which made it clear that the application site was within the settlement boundary for Nantwich.

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

**145 12/4715N 259, NANTWICH ROAD, CREWE CW2 6NX: CHANGE OF
USE FROM BUSINESS TO TWO HOUSES OF MULTIPLE
OCCUPATION FOR M,C AND S DODD AND STEWART**

Note: Councillor D Flude (Ward Councillor) and Mr C Dodd (applicant) attended the meeting and addressed the Committee on this matter.

Note: Councillor R Cartlidge left the meeting and returned during consideration of this item but after returning did not take part in the debate or vote.

Note: Councillor P Groves left the meeting during consideration of this application.

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. Plans
3. Materials as per application
4. Amended Parking plan
5. Bin storage details for both properties, in consultation with waste.
6. Secured bicycle storage details for both properties
7. Boundary Treatment

146 **12/4007N MANOR WAY CENTRE, MANOR WAY, CREWE CW2 6JS:
DEMOLITION OF EXISTING BUILDING AND ERECTION OF A 72 BED
2/3 STOREY CARE HOME FOR PETER EVANS, GLENDUN LTD**

Note: Councillor D Flude (Ward Councillor) and Ms J Naylor (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

Note: Councillor D Flude declared that she was a member of the Health and Wellbeing Board, and that she was addressing the Committee as a Ward Councillor.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection. The Southern Area Manager – Development Management also corrected the report to make it clear that the Council's Adult Services objected to the application.

RESOLVED – That consideration of this matter be DEFERRED to a future meeting of the committee, to enable officers to clarify whether need can be taken into consideration.

The meeting commenced at 2.00 pm and concluded at 5.10 pm

Councillor G Merry (Chairman)