

# Strategic Planning Board

## Agenda

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<b>Date:</b>	<b>Wednesday, 2nd April, 2014</b>
<b>Time:</b>	<b>10.30 am</b>
<b>Venue:</b>	<b>Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ</b>

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The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

**Please note that members of the public are requested to check the Council's website the week the Planning/Board meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.**

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

1. **Apologies for Absence**

To receive any apologies for absence.

2. **Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests and for Members to declare if they have a pre-determination in respect of any item on the agenda.

3. **Minutes of the Meeting held on 5 March 2014** (Pages 1 - 18)

To approve the minutes as a correct record.

4. **Public Speaking**

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**Please Contact:** Sarah Baxter on 01270 686462

**E-Mail:** [sarah.baxter@cheshireeast.gov.uk](mailto:sarah.baxter@cheshireeast.gov.uk) with any apologies or request for further information  
[Speakingatplanning@cheshireeast.gov.uk](mailto:Speakingatplanning@cheshireeast.gov.uk) to arrange to speak at the meeting

A total period of 5 minutes is allocated for each of the planning applications for the Ward Councillors who are not members of the Strategic Planning Board.

A period of 3 minutes is allocated for each of the planning applications for the following individual/groups:

- Members who are not members of the Strategic Planning Board and are not the Ward Member
- The relevant Town/Parish Council
- Local Representative Groups/Civic Society
- Objectors
- Supporters
- Applicants

5. **12/3948C-Outline application for commercial development comprising of family pub/restaurant, 63 bedroom hotel, Drive through cafe, Eat in cafe and office and light industrial commercial units with an adjacent residential development of up to 250 dwellings. The proposal also includes associated infrastructure and access, Land Bounded by Old Mill Road & M6 Northbound Slip Road, Sandbach for David Brislen, W and S (Sandbach) Ltd (Pages 19 - 56)**

To consider the above application.

6. **14/0043C-Improvement of J17 Northbound slip road. Provision of new roundabout to provide access to development site, Old Mill Road and slip road, Northbound Slip Road, Junction 17 of the M6, And Old Mill Road, Sandbach for W and S Sandbach Ltd (Pages 57 - 66)**

To consider the above application.

7. **13/3449C-Outline application for residential development (approximately 450 dwellings), retail unit (A1, A2, A3, A4 and/or A5) and supporting infrastructure, Glebe Farm, Booth Lane, Middlewich, Cheshire for Bovale Limited (Pages 67 - 100)**

To consider the above application.

8. **WITHDRAWN BY THE OFFICER-13/4219C-Outline Planning for the Development of Land to the West of Padgbury Lane, Congleton, for up to 120 dwellings, up to 180 sq. m of health related development (Use Class D1), community facilities and associated infrastructure, Land West of Padgbury Lane, Padgbury Lane, Congleton for Louise Williams and Kathleen Ford (Pages 101 - 144)**

To consider the above application.

9. **WITHDRAWN BY THE OFFICER-13/4216C-Outline Planning for the Development of land to the West of Padgbury Lane, Congleton, for up to 180 dwellings, community facilities and associated infrastructure, Land West of Padgbury Lane, Padgbury Lane, Congleton for Northern Property Investment Company Ltd (Pages 145 - 190)**

To consider the above application.

10. **13/2746C-Erection of up to 180 dwellings, public open space, green infrastructure and associated works, Land between Black Firs Lane, Chelford Road & Holmes Chapel Road, Somerford, Congleton, Cheshire for Paul Campbell, Richborough Estates Partnership LLP (Pages 191 - 234)**

To consider the above application.

11. **13/3688N-Outline application for development of up to 170 no. dwellings and associated infrastructure and open space provision, Land to north of Moorfields, Willaston for Richborough Estates (Pages 235 - 264)**

To consider the above application.

12. **13/4121C-Full planning permission for the demolition of all existing buildings and the construction of a new retail foodstore; parking and circulation spaces; formation of new pedestrian and vehicle accesses; landscaping and associated works (re-submission of 12/0800C), Former Twyford Bathrooms Ltd, Lawton Road, Alsager, Stoke-On-Trent, Cheshire for Sainsbury's Supermarkets Ltd & Lagan (Alsager) (Pages 265 - 294)**

To consider the above application.

13. **13/4725N-Reserved matters application pursuant to outline planning permission 11/1643N for the construction of 215 dwellings, associated on site highways infrastructure, car parking and pedestrian/cycle routes, formal and informal open space provision and associated works, Land at Coppenhall East, Stoneley Road, Crewe for Taylor Wimpey UK Ltd (Pages 295 - 308)**

To consider the above application.

14. **13/5290W-Periodic review of mineral permission 5/97/1502P under the Environment Act 1995, Land at Lee Hills, Croker Lane, Sutton for R Rathbone (Pages 309 - 334)**

To consider the above application.

15. **13/2069N-Outline planning application for the construction of up to 275 dwellings, including access, landscaping, recreation and amenity open space, associated infrastructure, the demolition of 28 Crewe Road and demolition of the single-storey extension to 56 Crewe Road. Permission is sought for means of access. Layout, scale, appearance and landscaping are reserved for subsequent approval, Land to the East of Crewe Road, Shavington Cum Gresty for Taylor Wimpey UK Ltd and Others (Pages 335 - 412)**

To consider the above application.