

# **Southern Planning Committee**

## **Agenda**

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<b>Date:</b>	<b>Wednesday, 11th December, 2013</b>
<b>Time:</b>	<b>1.00 pm</b>
<b>Venue:</b>	<b>Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ</b>

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**Members of the public are requested to check the Council's website the week the Southern Planning Committee 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.**

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.

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

**1. Apologies for Absence**

To receive apologies for absence.

**2. Declarations of Interest**

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 pre-determined any item on the agenda.

**3. Minutes of Previous Meeting (Pages 1 - 8)**

To approve the minutes of the meeting held on 13 November 2013.

**4. Public Speaking**

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

Please contact Julie Zientek on 01270 686466

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

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

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

5. **12/3846C 2 Mount Pleasant Road & 50 The Banks, Scholar Green, Odd Rode: Demolish 2 existing bungalows and erection of 5 new build dwellings (Three detached and one pair of semi-detached) for Mr Neil Hamand (Pages 9 - 16)**

To consider the above planning application.

6. **13/2186C Millpool Way/Newall Avenue, Sandbach, Cheshire CW11 4BU: Residential development of 39No, 2 & 2.5 storey, 1, 2 & 3 Bedroom detached & mews style properties and associated works for Mr Stephen Miller, Morris Homes Limited (Pages 17 - 32)**

To consider the above planning application.

7. **13/2277N Top End Farm, Barthomley Road, Barthomley, Cheshire CW2 5NT: Lawful Development Certificate For Use Of The Land And Building For The Storage, Blending And Adaptation Of Fertilisers For Sale for Mr Mark Able (Pages 33 - 38)**

To consider the above planning application.

8. **13/2631C Land Off New Platt Lane, Allstock, Cheshire: Full Planning Application For A Residential Development Comprising Demolition Of Existing Poultry Houses And Erection Of 38 Dwellings With Associated Access And Landscaping. (Access Road Only Within Cheshire East. Main Part Of Development In Cheshire West And Chester) for Mr Peter Kilshaw, Bloor Homes Ltd (Pages 39 - 60)**

To consider the above planning application.

9. **APPLICATION WITHDRAWN FROM THE AGENDA 13/3294C Former Fisons Site, London Road, Holmes Chapel, Cheshire CW4 8BE: Demolition of existing structures and erection of a Class A1 foodstore and petrol filling station with vehicular access, car parking, servicing area, public realm and hard and soft landscaping for Bluemantle Ltd & Sainsbury's Supermarket (Pages 61 - 78)**

To consider the above planning application.

10. **13/3915C Cresswell Farm, Chells Hill, Church Lawton ST7 3RL: Erection of essential rural workers dwelling (retrospective) for head herdsman (resubmission) for Mr David Moss** (Pages 79 - 86)  
  
To consider the above planning application.
11. **13/4002N South Cheshire College, Dane Bank Avenue, Crewe, Cheshire CW2 8AB: The erection of 50 dwellings, associated access, parking and public open space on land at South cheshire college, Crewe. (Reserved Matters) for Scott McKimmie, Redrow Homes NW** (Pages 87 - 104)  
  
To consider the above planning application.
12. **13/4045C Land At Havannah Street, Congleton: Proposed demolition of existing buildings and erection of 17No dwellings, comprising 8No one bedroom flats and 9No two bedroom houses for Mike Watson, Plus Dane Housing Association/STG** (Pages 105 - 120)  
  
To consider the above planning application.
13. **13/4382N Sir William Stanier Community School, Ludford Street, Crewe CW1 2NU: 100% Affordable Housing Development comprising 60no. one and two bed flats, 47no. two and three bed semi detached and mews houses and ancilliary works for Renew Land Developments Ltd** (Pages 121 - 140)  
  
To consider the above planning application.
14. **13/4073N Westminster Street Park in Crewe., Westminster Street, Crewe: Installation of a control kiosk, pressure relief column, Hardstanding, Landscaping and drop kerb operational access required in connection with a flood relief scheme at Westminster Park, Crewe. Resubmission of 13/2937N for United Utilities** (Pages 141 - 146)  
  
To consider the above planning application.
15. **13/4192C 2, Bedford Grove, Alsager ST7 2SR: Retrospective change of use of open space land to domestic curtilage land, erection of 2m high boundary fence for Mr Christian Preece** (Pages 147 - 152)  
  
To consider the above planning application.
16. **13/4194N 'The Limes', 425, Crewe Road, Winterley, Sandbach, Cheshire, CW11 4RP: Conversion of existing detached dwelling into 4 apartments, erection of 2 two-storey detached dwellings & 4 two-storey semi-detached dwellings and associated works for Mr Michael & Neil Ghosh** (Pages 153 - 166)  
  
To consider the above planning application.

17. **13/4266C Land Adjacent to Sandyacre, 51 Main Road, Goostrey, Crewe, CW4 8LH: Constuction of 3 new houses adjacent to Sandyacre (re-sub of 12/4318C) for Mrs A Rose** (Pages 167 - 184)

To consider the above planning application.

18. **13/4323N Brooklands House, Ford Lane, Crewe, Cheshire CW1 3JH: Demolition of Brooklands House and erection of 3 storey apartment block containing 16 no. apartments and accompanying car park and landscaping for Ann Lander, Wulvern Housing Ltd** (Pages 185 - 196)

To consider the above planning application.

19. **13/4442C Saxon Cross Motel, Holmes Chapel Road, Sandbach CW11 1SE: Variation of condition 5 on approval 11/2018C - Demolition of Existing Hotel on the Site. Change of Use from a Category C1 Development to a Mixed Use of Category B1 and B8. Construction of a Single-Storey Office Building and Warehouse Building. New Hard Landscaping Associated with the Proposed Development, Including Relocation of Vehicular Access for Jonathan Bolshaw, Bolshaw Industrial Powders** (Pages 197 - 202)

To consider the above planning application.

20. **13/3680C Land At 50A, Nantwich Road, Middlewich, Cheshire CW10 9HG: Variation of condition 2 on approval 13/0100C to enable minor revisions to the site layout to achieve improved access and improved marketability of dwellings for P.E. Jones (Contractors) Limited** (Pages 203 - 212)

To consider the above planning application.

**THERE ARE NO PART 2 ITEMS**