

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 2nd July, 2014 at Lecture Theatre, Crewe Library, Prince
Albert Street, Crewe, Cheshire CW1 2DH

PRESENT

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

Councillors Rhoda Bailey, P Butterill, J Clowes, W S Davies, S Hogben,
P Groves, A Kolker, D Marren, M A Martin and S McGrory

NON-COMMITTEE MEMBERS IN ATTENDANCE

There were no non-committee Members in attendance.

OFFICERS PRESENT

Nigel Curtis (Principal Development Officer - Highways)
Daniel Evans (Principal Planning Officer)
Patricia Evans (Lawyer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors D Bebbington and R Cartlidge

19 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declaration was made in the interests of openness:

With regard to application number 14/1034N, Councillor S Davies declared that he had called in the application on the basis of concerns expressed by a neighbour. He had kept an open mind and would consider the application on its merits, having heard the debate and all the information.

20 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 4 June 2014 be approved as a correct record and signed by the Chairman.

21 14/0308C LAND OFF BROOK STREET, CONGLETON, CHESHIRE: VARIATION OF CONDITIONS 2 (ARBORICULTURAL IMPLICATIONS)AND 24 (VEHICULAR ACCESS) AS TO PLAN 882/P/PL01 REV K ON APPROVED APPLICATION 12/0410C(RESIDENTIAL DEVELOPMENT FOR 54 DWELLINGS) FOR N BURNS, MORRIS HOMES NORTH LTD

Note: Committee Members voted to consider items not requiring a visual presentation while a technician attended to a technical problem with the equipment.

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 submitted / amended plans (inc. access) and updated Arboricultural Assessment and updated landscape plan
- 2) Hours restriction – construction including delivery vehicles.
- 3) Hours restriction - piling activity.
- 4) Contaminated land Phase 2
- 5) Accordance with Landscape scheme and Management Plan
- 6) Landscaping to include native species for ecological value
- 7) Implementation of approved landscaping
- 8) Survey for breeding birds and protection during breeding season
- 9) Incorporation of features into the scheme suitable for use by breeding birds
- 10) Incorporation of features into the scheme suitable for use by bats
- 11) Submission/approval and implementation of a programme of remedial works to retained trees.
- 12) Levels in accordance with submitted details
- 13) Materials in accordance with submitted details
- 14) Noise mitigation for Plots 1 and 54 to be implemented in accordance with 'Hepworth Acoustics, Report No. 21367.01v1, January 2012' prior to first occupation of these units
- 15) Detailed scheme for dust mitigation during demolition and construction
- 16) Details of external lighting strategy to be submitted and agreed
- 17) Accordance with Detailed Tree Protection Scheme to be fully implemented
- 18) Accordance with Landscape management Plan
- 19) Accordance with scheme for compensatory flood storage
- 20) Accordance with surface water regulation
- 21) Accordance with scheme for management of overland flows from surcharging of surface water drains to be submitted and agreed prior to commencement of development
- 22) Site levels to be in strict accordance with Cut and Fill Drawings unless otherwise agreed in writing
- 23) New vehicular access to Brook Street to be constructed to base course before other construction works commence and fully implemented before first occupation of any dwellings
- 24) Accordance with Site Waste Management Plan
- 25) Scheme to generate 10% of its energy requirement from low carbon sources
- 26) Accordance with boundary treatments
- 27) Precise details of internal footbridge connecting the two areas of POS to be submitted, agreed and fully implemented within an agreed timescale
- 28) Accordance with Method statement detailing proposals for the eradication of Japanese Knotweed and Himalayan Balsam
- 29) Accordance with details of bin storage

30) Removal of PD classes A-E plots and gates ,walls and fences for Plots 48 - 52

22 14/0786C SWANWICK HALL, BOOTH BED LANE, GOOSTREY, CREWE, CHESHIRE CW4 8NB: CONVERSION OF REDUNDANT BARN TO AN EQUESTRIAN USE WITH PART RE-CONSTRUCTION, CONVERSION OF REDUNDANT BARN TO ANCILLARY DOMESTIC USE AND PROVISION OF AN OUTDOOR RIDING ARENA FOR MR & MRS C DICK

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. Commence development within 3 years
2. Development to be carried out in accordance with approved 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
4. Submission of details/samples of external materials
5. Rainwater goods to be cast metal painted black
6. Submission of details of 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. Submission of details for the incorporation of features for bats
16. Existing dovecotes retained and filled with recessed brick and dyed mortar
17. Prior to the commencement of development a scheme to promote pedestrian safety/signage shall be submitted to the LPA for approval in writing. The scheme shall be implemented prior to the first use of the equestrian centre
18. Scheme for incorporation of `electromagnetic screening measures (Jodrell Bank)

23 14/2310N MORRIS CARE, CORBROOK COURT CARE HOME, CORBROOK, AUDLEM, CREWE, CW3 0HF: PROPOSED CONSTRUCTION OF AN OUTBUILDING TO HOUSE BIOMASS BOILERS TO SERVE CORBROOK COURT CARE SITE FOR MORRIS CARE

Councillors G Merry and J Weatherill declared that they had received correspondence from an objector relating to this application.

All Members of the Committee declared that they had received photographs relating to this application.

Note: Mr D Evans, Principal Planning Officer, read a statement submitted by Councillor Rachel Bailey (Ward Councillor), who was unable to attend the meeting.

Note: Parish Councillor D Higham (on behalf of Audlem Parish Council), Mr and Mrs Sandiford (objectors) and Ms J 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 and a written update.

RESOLVED – That the application be DEFERRED

- (a) for a Committee site inspection to enable Members to assess the impact of the proposed development
- (b) to enable the applicant and officers to consider an alternative site for the building
- (c) for a response to the application from Environmental Health and the attendance of an Environmental Health officer when the matter returns to committee for consideration.

24 14/1034N WRENBURY NURSING HOME, WRENBURY HALL DRIVE, WRENBURY CW5 8EJ: EXTENSIONS TO PROVIDE ADDITIONAL RESIDENTS BEDROOMS PLUS A NEW SUN LOUNGE FOR MR R SEZLIAH, BLUECROFT ESTATES LTD

Note: Mr G Brown attended the meeting and addressed the Committee on behalf of the applicant.

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

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

25 14/1741N LAND OFF ORION WAY, CREWE: VARIATION OF (CONDITION 2 - INTERNAL FLOOR PLAN) AND (CONDITION 16 BUSINESS CLARIFICATION) ON APPROVED APPLICATION (10/4760N ERECTION OF 4 INDUSTRIAL UNITS) FOR BLACK & WHITE CHESHIRE LTD

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Plans as approve under P08/0561
 2. Materials as detailed in the application unless otherwise approved in writing.
 3. Car Parking to be provided before the development is first used.
 4. Cycle Parking and linkages to University Way to be provided
 5. Development in accordance with Travel Plan approved as part of application 13/1732D
 6. Landscaping scheme in accordance with that approved as part of application 13/1732D. Implementation and maintenance of landscaping
 7. Showers to be provided within each unit and retained for use by all staff at that unit in accordance with the approved plans.
 8. Boundary treatment to match that used elsewhere on the development
 9. Oil interceptors to be provided to car parks.
 10. Lighting scheme in accordance with that approved as part of application 13/1732D.
 11. No outside storage.
 12. Offices and trade counter only to be used for that specific unit and not to be occupied as a separate business.
 13. Access to be in accordance with the approved plans and to CEC specification
 14. Units 1, 2, 3 and 4 to be used for use classes B1 (b and c), B2 and B8. The showrooms and trade counters shall be limited to those areas shown on the submitted plans and not used for retail to the general public.
 15. Scheme of surface water regulation in accordance with that approved as part of application 13/1732D.
 16. Scheme for the management of overland flow in accordance with that approved as part of application 13/1732D.
- (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 Planning and Place Shaping 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.

- (c) That, should this application be the subject of an appeal, authority be delegated to the Planning and Place Shaping Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

26 14/2078N LAND ADJACENT THE GABLES, PECKFORTON HALL LANE, PECKFORTON CW6 9TG: OUTLINE PLANNING APPLICATION FOR HOUSING DEVELOPMENT OFF BACK LANE ON LAND ADJACENT THE GABLES, SPURSTOW WITH ALL MATTERS RESERVED. (RESUBMISSION OF 13/4631N) FOR MR & MRS J GASKELL

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

Note: Parish Councillor B Bell had registered his intention to address the Committee on behalf of Spurstow Parish Council but did not speak.

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That the application be REFUSED for the following reasons:
1. The Local Planning Authority can demonstrate a 5 year supply of housing land supply in accordance with the National Planning Policy Framework, and as such the housing supply policies of the Local Plan can be considered to be up to date. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan. The proposed development is therefore contrary to Policy NE.2 (Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within the NPPF.
 2. Due to the location of the site, the development is likely to be a car dependant and thereby comprises unsustainable development contrary to the NPPF and comprises the loss of agricultural land within the open countryside. It is therefore contrary to Policy NE.2 (Open Countryside) NE 12 (Agricultural Land Quality) and Policy RES.5 (Housing in the Open Countryside) of the Borough Crewe and Nantwich Local Plan 2011, Policy PG5 of the emerging Cheshire East Local Plan Strategy - Submission Version and the principles of the National Planning Policy Framework, which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use. As such it and creates harm to interests of acknowledged importance.

3. Insufficient information has been submitted in relation to speed surveys to justify the visibility splays for the access driveways and sustainable transport provision. It is therefore considered that insufficient information has been submitted in relation to highway matters therefore the application does not accord with Policy BE.3 (Access and Parking) of the Crewe and Nantwich Replacement Local Plan 2011.
- (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 Planning and Place Shaping 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.
- (c) That, for the purposes of the current appeal on this site and should this application also be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for
- Affordable housing:
 - 30% of all dwellings to be affordable (65% social or affordable rented and 35% intermediate tenure)
 - A mix of 1, 2, 3 bedroom and other sized properties to be determined at reserved matters
 - units to be tenure blind and pepper potted within the development, the external design, comprising elevation, detail and materials should be compatible with the open market homes on the development thus achieving full visual integration.
 - constructed in accordance with the Homes and Communities Agency Design and Quality Standards (2007) and should achieve at least Level 3 of the Code for Sustainable Homes (2007).
 - no more than 50% of the open market dwellings are to be occupied unless all the affordable housing has been provided, with the exception that the percentage of open market dwellings that can be occupied can be increased to 80% if the affordable housing has a high degree of pepper-potting and the development is phased.
 - developer undertakes to provide the social or affordable rented units through a Registered Provider who are registered with the Homes and Communities Agency to provide social housing.

27 14/2254M 2, MEDDINGS CLOSE, ALDERLEY EDGE, WILMSLOW, CHESHIRE SK9 7XA: SINGLE STOREY SIDE AND REAR EXTENSIONS AND PITCHED ROOF TO EXISTING FLAT ROOF FOR J WILLIAMSON

Note: Councillors P Groves and D Marren left the meeting prior to 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) Commencement of development (3 years)
- 2) Development in accord with approved plans
- 3) Materials as application
- 4) Details of render to be submitted prior to commencement

28 14/2275M 2, MEDDINGS CLOSE, ALDERLEY EDGE, CHESHIRE SK9 7XA: SINGLE STOREY REAR EXTENSION AND PITCHED ROOF TO EXISTING FLAT ROOF FOR J WILLIAMSON

The Committee considered a report regarding the above planning application.

RESOLVED

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

- 1) Commencement of development (3 years)
- 2) Development in accord with approved plans
- 3) Materials as application
- 4) Details of render to be submitted prior to commencement

(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 Planning and Place Shaping 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.

The meeting commenced at 1.00 pm and concluded at 3.30 pm

Councillor G Merry (Chairman)