

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 30th July, 2014 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, R Cartlidge, J Clowes, W S Davies,
S Hogben, P Groves, A Kolker, M A Martin, S McGrory and A Barratt (for
Councillor Butterill)

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors R Fletcher, L Gilbert, M Jones, M Simon and C Thorley

OFFICERS PRESENT

Daniel Evans (Principal Planning Officer)
Patricia Evans (Lawyer)
Neil Jones (Principal Development Officer - Highways)
Susan Orrell (Principal Planning Officer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors P Butterill and D Marren

29 DECLARATIONS OF INTEREST/PRE DETERMINATION

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.

With regard to application number 14/2457N, Councillor S Hogben declared that he was a member of Shavington-cum-Gresty Parish Council, but that he had kept an open mind.

With regard to application number 14/2840C, Councillor A Kolker declared that he was a member of Goostrey Parish Council, but that he had kept an open mind.

All Members of the Committee declared that they had received correspondence regarding application numbers 11/3349C, 14/2269C and 14/2840C.

With regard to application number 14/2839N, Councillor P Groves declared that he had been appointed as a Council representative on the Board of Wulvern Housing. This application had been discussed at a Board meeting and he had attended a site visit. Councillor Groves declared that he would withdraw from the meeting during consideration of this item.

With regard to application number 14/2840C, Councillor A Barratt declared that he had a Non-Pecuniary Interest. Councillor Barratt declared that he would withdraw from the meeting during consideration of this item.

With regard to application number 14/2671C, Councillor A Kolker declared that he was a Governor at the school. Councillor Kolker declared that he would withdraw from the meeting during consideration of this item.

30 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 2 July 2014 be approved as a correct record and signed by the Chairman.

31 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: Councillor S McGrory arrived during consideration of this item but did not take part in the debate or vote.

Note: Mr P Berry (objector), and Mr G Brown and Mrs J Archer-Moran (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 report of the site inspection.

Mr D Evans, Principal Planning Officer, confirmed that 8 new jobs would be created and reported that additional correspondence with respect to fire exits had been received from the applicant's agent.

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

The proposed development would result in an over development of the site causing harm to the character and appearance of the area. The development would be contrary to Policy BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

**32 11/3349C PLOT 1, LAND ADJACENT TO 6, HEATHEND ROAD,
ALSAGER ST7 2SQ: SINGLE DETACHED DWELLING ON LAND
ADJACENT TO NO. 6 HEATH END ROAD FOR MR ADRIAN GIRVIN**

Note: Councillor R Fletcher declared that he had been contacted by neighbours and the applicant.

Note: Councillor R Fletcher (Ward Councillor), Mr C Hayes and Ms H Robinson (objectors), Mr D Girvin (supporter) and Mr A Girvin (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

- (a) 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 in accordance with agreed drawings
 3. Submission of details/samples of external materials
 4. Submission of a Phase 1 land contamination survey
 5. Limits on hours of piling
 6. Submission of detailed landscaping scheme
 7. Implementation of landscaping scheme
 8. Tree retention
 9. Submission and implementation of tree protection scheme
 10. Construction Specification/Method Statement (driveway)
 11. Arboricultural Method Statement
 12. Implementation of Great Crested Newt Reasonable Avoidance Measures during the construction phase
 13. Implementation and completion of pond restoration proposals to the satisfaction of the Council prior to first occupation of the dwelling
 14. Submission and implementation of a Habitat Management Plan for a period of 10 years
 15. Submission and implementation of details of bat and bird boxes
 16. Safeguarding of breeding birds
 17. Compliance with the Great Crested Newt Mitigation Strategy. Any excavated material to be searched for GCN prior to being deposited or removed from the site.
 18. Submission and implementation of detailed drainage scheme
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

33 14/2269C HEATHLANDS, LAND OFF HEATH END ROAD, ALSAGER, CHESHIRE: RESIDENTIAL PROPOSAL FOR A SINGLE DETACHED DWELLING FOR MR ADRIAN GIRVIN

Note: Councillor R Cartlidge left the meeting prior to consideration of this application.

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

Note: Councillor R Fletcher declared that he had been contacted by neighbours and the applicant.

Note: Councillor R Fletcher (Ward Councillor), Mr C Hayes (objector), Mr D Girvin (supporter) and Mr A Girvin (applicant) attended the meeting and addressed the Committee on this matter.

Note: Ms H Robinson (objector) had registered her intention to address the Committee on behalf of the applicant but did not speak.

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

RESOLVED

(a) 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 in accordance with agreed drawings
3. Submission of details/samples of external materials
4. Submission of a Phase 1 land contamination survey
5. Limits on hours of piling
6. Submission of detailed landscaping scheme
7. Implementation of landscaping scheme
8. Tree retention
9. Submission and implementation of tree protection scheme
10. Construction Specification/Method Statement (driveway)
11. Arboricultural Method Statement
12. Implementation of Great Crested Newt Reasonable Avoidance Measures during the construction phase
13. Implementation and completion of pond restoration proposals to the satisfaction of the Council prior to first occupation of the dwelling
14. Submission and implementation of a Habitat Management Plan for a period of 10 years
15. Submission and implementation of details of bat and bird boxes
16. Safeguarding of breeding birds

17. Compliance with the Great Crested Newt Mitigation Strategy. Any excavated material to be searched for GCN prior to being deposited or removed from the site.
18. Submission and implementation of detailed drainage scheme
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

34 13/5045C LAND ADJACENT TO HEATH END FARM, HASSALL ROAD, ALSAGER, CHESHIRE ST7 2SL: RE-SUBMISSION OF APPLICATION 12/3905C OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT ON LAND ADJACENT TO HEATH END FARM, HASSALL ROAD, ALSAGER FOR FRANK EVASON & MR ALLAN KEY

The Chairman reported that this application had been withdrawn from the agenda prior to the meeting in order to allow further consideration of the recent appeal decisions in respect of the housing land supply and the potential implication for this application.

35 14/2204N LAND AT SCHOOL LANE, BUNBURY: ERECTION OF 34NO. DWELLINGS, A SCHOOL CAR PARK WITH ASSOCIATED ACCESS ROAD AND NEW LANDSCAPING FOR BLOOR HOMES NORTH WEST

The Chairman reported that this application had been withdrawn from the agenda prior to the meeting in order to allow further consideration of the recent appeal decisions in respect of the housing land supply and the potential implication for this application.

36 14/2587N ROSE COTTAGE, SOUTH VIEW LANE, CHOLMONDESTON, CHESHIRE: ERECTION OF SINGLE DWELLING, ASSOCIATED PARKING AND LANDSCAPING FOR MR & MRS J TODD

Note: Councillor M Jones (Ward Councillor) and Mr R Spruce (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 report of the site inspection.

Mr D Evans, Principal Planning Officer, reported that correspondence had been received from the Chair of Governors at Worleston School and the Clerk to Cholmondeston and Wettenhall Parish Council.

RESOLVED

- (a) That, contrary to the planning officer's recommendation for refusal, the application be APPROVED for the following reason:

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. In the circumstances of this particular case it was considered in light of the overwhelming local support for the application that significant weight be given to support the local rural school in attracting and retaining employees and to promote the vitality and sustainability of this rural school for the benefit of the community in accordance with the Framework at paragraph 55.

- b) That authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Southern Planning Committee to formulate the conditions.

37 14/0009N LAND LOCATED TO THE EAST OF THE DINGLE AND SOUTH OF CLAY LANE, HASLINGTON, CREWE, CHESHIRE: THE ERECTION OF 34 DWELLING HOUSES (BETWEEN 30% AND 35% AFFORDABLE UNITS), WITH ASSOCIATED ACCESS, INTERNAL HIGHWAYS, PARKING AMENITY SPACE AND LANDSCAPING FOR WCE PROPERTIES LTD AND KATHERINE ELAINE

The Chairman reported that this application had been withdrawn from the agenda prior to the meeting in order to allow further consideration of the recent appeal decisions in respect of the housing land supply and the potential implication for this application.

38 14/1915N KENTS GREEN FARM, KENTS GREEN LANE, HASLINGTON CW1 5TP: RESUBMISSION OF 13/4240N - OUTLINE PLANNING APPLICATION FOR A HOUSING DEVELOPMENT DWELLINGS WITH ASSOCIATED CAR PARKING, ROADS AND LANDSCAPED OPEN SPACE FOR RENEW LAND DEVELOPMENTS LTD

The Chairman reported that this application had been withdrawn from the agenda prior to the meeting in order to allow further consideration of the recent appeal decisions in respect of the housing land supply and the potential implication for this application.

39 14/1129N LAND TO REAR OF THE RECTORY, 44, CHURCH LANE, WISTASTON: DEVELOPMENT OF 11 NO NEW RESIDENTIAL DWELLINGS AT LAND TO REAR OF 44 RECTORY, OFF WINDSOR ROAD, WISTASTON FOR FRAZER LLOYD-JONES, THOMAS JONES & SONS LTD

Note: Prior to consideration of this application, the meeting was adjourned for ten minutes for a break.

Note: Councillor M Simon (Ward Councillor) had not registered her intention to address the Committee. However, in accordance with paragraph 2.8 of the public speaking rights at Strategic Planning Board and Planning Committee meetings, the Committee agreed to allow Councillor Simon to speak.

Note: Parish Councillor G Brown (on behalf of Wistaston Parish Council) and The Archdeacon of Macclesfield (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 report of the site inspection.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to a Section 106 agreement for £5000 for improvements to the local highway and the following conditions:
1. A03FP - Commencement of development (3 years)
 2. A02AP - Detail on plan overridden by condition
 3. A05EX - Details of materials to be submitted
 4. A01LS - Landscaping - submission of details
 5. A04LS - Landscaping (implementation)
 6. A12LS - Landscaping to include details of boundary treatment
 7. A01TR - Tree retention
 8. A02TR - Tree protection
 9. A05TR - Arboricultural method statement
 10. A07TR - Service / drainage layout
 11. A22GR - Protection from noise during construction (hours of construction)
 12. A01GR - Removal of permitted development rights
 13. A25GR - Obscure glazing requirement
 14. Breeding bird protection
 15. Breeding bird mitigation planting
 16. Pile Foundations
 17. Travel Plan
 18. Electric Vehicle Point
 19. Environmental Mgt Plan – Dust
 20. Minimise dust
 21. Contaminated Land – gas
 22. Prior to the commencement of development details of the surfacing materials for the proposed access shall be submitted to the LPA for approval in writing. The development shall proceed in accordance with the approved details.
- (b) That, in order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice

Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

40 14/1975N LAND OFF WRENS CLOSE, NANTWICH, CHESHIRE: FULL PLANNING PERMISSION FOR 11 DWELLINGS INCLUDING ACCESS AND ASSOCIATED INFRASTRUCTURE (RESUBMISSION OF 13/4904N) FOR MR F LLOYD-JONES, THOMAS JONES AND SONS

The Chairman reported that this application had been withdrawn from the agenda prior to the meeting in order to allow further consideration of the recent appeal decisions in respect of the housing land supply and the potential implication for this application.

41 14/2457N LAND AT CREWE ROAD, SHAVINGTON CUM GREYSTY, CREWE CW2 5AD: APPLICATION FOR RESERVED MATTERS APPROVAL PURSUANT TO OUTLINE PLANNING PERMISSION 11/3010N FOR THE CONSTRUCTION OF 40 DWELLINGS AND ASSOCIATED WORKS FOR MR GARETH BANCROFT, TAYLOR WIMPEY UK LTD

Note: Ms C Simpson (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 report of the site inspection.

Mr D Evans, Principal Planning Officer, reported that details of management of the Public Open Space had been submitted and the type of affordable housing to be delivered had been clarified. Both were deemed to be acceptable.

RESOLVED

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

1. Time Limit
2. Accordance with approved plans
3. The development shall be carried out in accordance with the noise assessment and mitigation and condition 8 of the outline approval
4. Landscaping accordance with submitted details
5. Implementation of Landscaping scheme ref 4770.01 REV A and 4770.02 REV A
6. Accordance with submitted Arboricultural Assessment / Method Statement
7. Removal of Permitted Development Rights Classes A+E on plots 6, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27
8. Materials in accordance with submitted detail

9. Environment Management Plan to be submitted for building works and ground works. This shall exclude GCN trapping.
 10. Submission of existing and proposed levels survey
 11. Notwithstanding submitted detail, details of boundary treatment to be provided
 12. Drainage - foul water connected to main sewer etc
 13. The Parking areas to be provided prior to occupation of respective plot
- (b) That the following conditions be added to this decision, if they are not included on the outline application:
- Construction Management Plan
 - Development in accordance with the GCN Mitigation Strategy
- (c) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

42 14/2594N RED HALL FARM, ALVASTON, NANTWICH, CHESHIRE CW5 6PB: PROPOSED STEEL PORTAL FRAME BUILDING FOR A COW CUBICLE SHED FOR MR P VAUGHAN

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

The Principal Planning Officer, reported that the Highways Officer and the Council's Ecologist had no objection to the proposal.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Standard Time Limit
 2. Plan References
 3. Materials used shall be in accordance with those specified in the application unless different materials are first agreed with the Local Planning Authority;
 4. Details of external lighting to be submitted and approved
 5. Landscaping Submitted
 6. Landscaping Implemented
 7. Details of how waste is to be treated
 8. Details of existing and proposed levels to be submitted for approval

- (b) That, in order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

43 14/2649N THE WAREHOUSE, MARY STREET, CREWE, CHESHIRE CW1 4AJ: VARIATION OF CONDITION NO.7 THE HOURS OF OPERATION ON APPLICATION 12/2619N FOR DAWN READ, GOOD TIME CHARLIES LTD

Note: Councillor C Thorley (Ward Councillor) attended the meeting and addressed the Committee on this matter.

The Committee considered a report 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 increased hours of use by reason of the increased activity would increase noise, disturbance, general activity, traffic and parking problems which would have a detrimental impact upon residential amenity. The development would be contrary to Policies BE.1 (Amenity) and BE.3 (Access and Parking) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

44 14/2671C HOLMES CHAPEL COMPREHENSIVE SCHOOL, SELKIRK DRIVE, HOLMES CHAPEL, CHESHIRE CW4 7DX: NEW 3G ARTIFICIAL SPORTS PITCH FACILITY FOR TONY HALSALL

Note: Having made a declaration, Councillor A Kolker withdrew from the meeting during consideration of this item.

Note: Councillor L Gilbert (Ward Councillor) 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 for further information on the position, height, purpose and siting of the bunds.

45 14/2839N 1-52 ABBEY PLACE, 27-29 SHERBOURNE ROAD, CREWE, CHESHIRE CW1 4LA: RESIDENTIAL ESTATE IMPROVEMENT WORKS OF 55 HOUSES, INCLUDING THE REMODELLING OF EXISTING PROPERTIES (55 HOUSES) AND OTHER ENVIRONMENTAL WORKS FOR MR NICK POWELL, WULVERN HOUSING

Note: Having made a declaration, Councillor P Groves withdrew from the meeting during consideration of this item.

Note: Councillor C Thorley (Ward Councillor) attended the meeting and addressed the Committee on this matter.

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. Standard time limit 3 years
 - 2. Materials as per the application forms
 - 3. Boundary treatments to be in accordance with the submitted plans
 - 4. Landscape to be submitted and approved in writing
 - 5. Landscape to be completed in accordance with the approved details
 - 6. Tree protection in accordance with BS5837:2012
 - 7. Development to proceed in accordance with the approved plans
- (b) That, in order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

46 14/2840C LAND OFF NEW PLATT LANE, ALLOSTOCK, CHESHIRE: FORMATION OF A NEW ACCESS ROAD FROM NEW PLATT LANE FOR MR PETER KILSHAW, BLOOR HOMES LTD

Note: Having made a declaration, Councillor A Barratt withdrew from the meeting during consideration of this item.

Note: Councillors S Davies and M Martin left the meeting prior to consideration of this application.

Note: Councillor L Gilbert (Ward Councillor), Parish Councillor C McCubbin (on behalf of Goostrey Parish Council), Mr I O'Donoghue

(objector) and Mr R Barton (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, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

The Local Planning Authority has significant concerns regarding the buildability of the access road through the chicane. On the basis of the information submitted and the comments of the Cheshire West and Chester Council Highways Officer during determination of the housing application which this access would serve, it is considered that the applicant has failed to demonstrate that sufficient space would exist for adequate safe egress and access provision which would cause a situation to arise where it would not be possible for vehicles, including emergency vehicles and pedestrian access to be safely maintained. The proposal is therefore contrary to Policy GR9 of the adopted Congleton Borough Local Plan First Review 2005.

47 DEED OF VARIATION TO A S106 AGREEMENT FOR APPLICATION 12/0893C FOR THE ERECTION OF UP TO 65 DWELLINGS - LAND OFF CREWE ROAD, ALSAGER

The Committee considered a report and a written update regarding the following proposed amendments to the requirements of the Section 106 Agreement relating to planning permission 12/0893C:

- Introduction of a 'shared ownership' definition that refers to the relevant parts of Discounted Housing for Sale that will apply to 'shared ownership'.
- A 'shared ownership scheme' definition. The definition to require the developer to submit such a scheme to the Council for approval.
- Introduction of a 'shared equity' definition that refers to the relevant parts of Discounted Housing for Sale that will apply to 'shared equity'.
- A 'shared equity scheme' definition. The definition to require the developer to submit such a scheme to the Council for approval.

RESOLVED – That, for the reasons set out in the report and written update, APPROVAL be granted for a Deed of Variation to the Section 106 Agreement linked to planning permission 12/0893C.

The meeting commenced at 1.00 pm and concluded at 7.33 pm

Councillor G Merry (Chairman)