

# Southern Planning Committee

## Agenda

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**Date:** Wednesday, 17th December, 2014  
**Time:** 1.00 pm  
**Venue:** Council Chamber, Municipal Buildings, Earle Street, Crewe  
CW1 2BJ

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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/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 pre-determined any item on the agenda.

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

To approve the minutes of the meeting held on 19 November 2014.

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. **14/0143N Former Bowling Green, Waterlode, Nantwich: Erection of 7 Dwellings with Integral Garages and Associated Car Parking for Black & White Cheshire Ltd** (Pages 9 - 16)

To consider the above planning application.

6. **14/4588N Land to rear of 144, Audlem Road, Nantwich, Cheshire CW5 7EB: Reserved matters application for the erection of 33 dwellings with associated works to include landscaping following approved outline 13/1223N for Wainhomes (North West) Ltd** (Pages 17 - 26)

To consider the above planning application.

7. **14/1907C The Orchard, Holmes Chapel Road, Somerford, Congleton CW12 4SP: Demolition of 2 existing bungalows and glasshouses associated with a horticultural nursery and the construction of 2, two-storey detached dwellings, a two-storey building comprising 2 flats and 6 detached bungalows with a new shared access for Plant Developments Ltd** (Pages 27 - 40)

To consider the above planning application.

8. **14/4518C Somerford Park Farm, Holmes Chapel Road, Somerford CW12 4SW: Retrospective application for retention of a new stable building with ancillary groom's accommodation for Simon King** (Pages 41 - 48)

To consider the above planning application.

9. **14/4300N Lodge Farm Industrial Estate, Audlem Road, Hankelow, Cheshire: Outline planning application with some matters reserved for redevelopment of the site to provide up to 22 dwellings and an area of public open space for Bridge Properties Ltd** (Pages 49 - 64)

To consider the above planning application.

10. **14/1147C Land to South of Main Road, Goostrey, Cheshire: Residential development (Use Class C3) for up to 25 dwellings with construction of access from Main Road, areas of public open space, landscaping and associated works for Linda Simpson** (Pages 65 - 86)

To consider the above planning application.

11. **14/2018N 246, Newcastle Road, Blakelow CW5 7ET: 2 no. detached and 2 no. semi detached houses for Renew Land Developments Ltd** (Pages 87 - 98)

To consider the above planning application.

12. **14/2082N Adj 16, Huntersfield, Shavington CW2 5FB: 2 no. semis and 2 no. detached houses and ancilliary works- resubmission of 14/0183N for Renew Land Developments Ltd** (Pages 99 - 106)

To consider the above planning application.

13. **14/2648N Land off Gutterscroft, Haslington, Crewe: Residential development of 13no. two storey houses, 6no. one bed apartments, associated roads and garages for Mr Kevin Higgins, Cransleigh Estates** (Pages 107 - 118)

To consider the above planning application.

14. **14/0841N Land Off Spinney Drive, Weston: Residential development of 4 detached houses for G McDermott, CDM Developments (North West) Ltd** (Pages 119 - 128)

To consider the above planning application.

15. **14/4165N Manor Way Centre, Manor Way, Crewe CW2 6JS: Erection of 14 no. semi detached houses and ancilliary works for Renew Land Developments Ltd** (Pages 129 - 138)

To consider the above planning application.

16. **14/4769C The Hollies, 16, Smithfield Lane, Sandbach, Cheshire CW11 4JA: Detached House with Integral Garage for Andy Mines, Smithfield Court Ltd** (Pages 139 - 150)

To consider the above planning application.

17. **14/3687C Holmes Chapel Comprehensive School, Selkirk Drive, Holmes Chapel, Cheshire CW4 7DX: Permanent retention of modular teaching buildings to provide teaching and learning facilities for Tony Halsall, Holmes Chapel Comprehensive School** (Pages 151 - 158)

To consider the above planning application.

18. **Notification of Urgent Decisions**

To note the following urgent decision taken on 17 November 2014 by the Chairman and Vice-Chairman of the Southern Planning Committee in consultation with the Head of Strategic and Economic Planning, in accordance with the provisions of the Council's Constitution: Part 4: Committee and Sub-Committee Procedure Rule 25: Appendix 4 (Urgent Decisions Taken Outside Of Meetings), and to receive an oral update with respect to further urgent decisions taken.

**Urgent Decision – Application 13/4631N Land at The Gables, Spurstow**

That the second reason for refusal in respect of housing land supply be withdrawn and that the Principal Planning Manager be instructed not to contest the issue at the forthcoming public inquiry.

**THERE ARE NO PART 2 ITEMS**