

Southern Planning Committee

Agenda

Date:	Wednesday, 25th March, 2015
Time:	10.30 am
Venue:	Council Chamber, Municipal Buildings, Earle Street, Crewe CW1 2BJ

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 - 12)

To approve the minutes of the meeting held on 25 February 2015.

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 with any apologies or requests for further information

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. **14/3747C Land at Radnor Park Trading Estate, Back Lane, Congleton CW12 4QA: Outline planning application for a residential scheme for up to 24 dwellings, open space and new access off Back Lane for Nigel Moorhouse (Pages 13 - 26)**

To consider the above planning application.

6. **14/5285C Former Magistrates Court, Middlewich Road, Sandbach CW11 1HU: Demolition of existing building and erection of three storey accommodation comprising 15 supported living apartments (Use Class C3) with associated parking and open space for HB Community Solutions Living Ltd (Pages 27 - 36)**

To consider the above planning application.

7. **14/3215C Leonard Cheshire Home, The Hill, Sandbach, Cheshire CW11 1LA: The conversion of the existing listed building into 12 no. 1,2 and 3 bed apartments with associated parking and landscaping. Demolition of the newer build elements to the north and west elevations for Brookmoor Developments Ltd (Pages 37 - 44)**

To consider the above planning application.

8. **14/3217C Leonard Cheshire Home, The Hill, Sandbach, Cheshire CW11 1LA: Listed building consent for the conversion of the existing listed building into 12 no. 1, 2 and 3 bed apartments with associated parking and landscaping. Demolition of the newer build elements to the north and west elevations for Brookmoor Developments Ltd (Pages 45 - 50)**

To consider the above planning application.

9. **15/0299C Land Adjacent To 9, St Peters Rise, Sandbach CW11 3EP: Change of use from amenity land to residential garden. Removal of fencing to rear boundary to allow access to maintain garden for Mr Terence Coppenhall (Pages 51 - 56)**

To consider the above planning application.

10. **14/0841N Land Off Spinney Drive, Weston: Residential development of 4 detached houses for G McDermott, CDM Developments (North West) Ltd (Pages 57 - 66)**

To consider the above planning application.

11. **15/0202C Spanset Ltd, Telford Way, Middlewich CW10 0HX: Proposed refurbishment of existing training facilities, creation of new reception and classrooms and associated external alterations, additional 44 car parking spaces. Change of current building use from B1, B2 and B8 to mixed use for Peter Ward, Spanset Ltd (Pages 67 - 74)**

To consider the above planning application.

12. **15/0265C Chance Hall Farm, Chance Hall Lane, Moreton, Congleton, Cheshire CW12 4TL: Erection of Livestock Building for Mr Thomas Halton, Halton Farms Ltd (Pages 75 - 82)**

To consider the above planning application.

13. **14/5753C 19-23, Lawton Road, Alsager ST7 2AA: Variation of Condition 7 of Planning Permission 10/0741C, as follows: 7. The hours of opening for the hereby-approved foodstore shall be restricted to 06.00 to 23.00 hours on Monday to Saturday and 10.00 to 17.00 on Sundays for ASDA Stores Ltd (Pages 83 - 88)**

To consider the above planning application.

14. **14/5288N Plot 18, Sandland Grove, Nantwich CW5 6GF: Variation of condition in permission 12/4741N to allow erection of a conservatory / orangery to the rear of the dwelling for Ben Sutton (Pages 89 - 94)**

To consider the above planning application.

15. **14/5321N Plot 17, Sandland Grove, Nantwich CW5 6GF: Variation of condition in permission 12/4741N to allow erection of a conservatory / orangery to the rear of the dwelling for Ben Sutton (Pages 95 - 100)**

To consider the above planning application.

16. **14/5329N Plot 4, Stanley Boughey Place, Nantwich CW5 6GQ: Variation of condition in permission 12/4741N to allow erection of a conservatory / orangery to the rear of the dwelling for Ben Sutton (Pages 101 - 106)**

To consider the above planning application.

17. **14/5331N Plot 3, Stanley Boughey Place, Nantwich CW5 6GQ: Variation of condition in permission 12/4741N to allow erection of a conservatory / orangery to the rear of the dwelling for Ben Sutton (Pages 107 - 112)**

To consider the above planning application.

18. **15/0270M Kandersteg, Broadwalk, Prestbury, Cheshire SK10 4BR: Replacement of existing conservatory and utility room with new conservatory and utility room for Mrs J Findlow** (Pages 113 - 118)

To consider the above planning application.

19. **15/0775N Site Of Thornton House, Emberton Place, Audlem CW3 0HL: Removal of Condition 3 relating to the Provison of Social Housing for Wulvern Housing Ltd** (Pages 119 - 124)

To consider the above planning application.

20. **15/0776N Site Of Royal Scot, Plane Tree Drive, Crewe: Removal of Condition 12 relating to Affordable Housing on application 13/1654N for Wulvern Housing** (Pages 125 - 132)

To consider the above planning application.

21. **15/0777N 89A, Bradfield Road, Crewe CW1 3RB: Removal of Condition 15 which will be dealt with instead by way of S106 for Wulvern Housing Ltd** (Pages 133 - 138)

To consider the above planning application.

22. **15/0803N Former Site Of North Street Methodist Church, North Street, Crewe CW1 4NJ: Variation of Condition 11 (affordable housing) of approved 13/0136N - Demolition of existing church building, erection of church community centre and 18 affordable retirement apartments and associated access and car parking provision for Wulvern Housing Ltd** (Pages 139 - 144)

To consider the above planning application.

23. **Various Developments by Wulvern Housing:**
15/0801N Site Of Former Rockwood Public House, 204 Alton Street, Crewe: Demolition of Rockwood Hotel/Pub and development of 20 new apartments
15/0802N Brooklands House, Ford Lane, Crewe: Demolition of Brooklands House and erection of 3 storey apartment block containing 16 no. apartments and accompanying car park and landscaping
15/0804N Site Of Underwood Court and West View, Underwood Lane, Crewe: The demolition of 2no. vacant residential care homes to be replaced with 34no. 2 and 3 bed homes with associated parking and landscaping. The proposals result in a change of use from C2 to C3
15/0805N 8-16, Sandfield Court, Wrenbury: Demolition of 8-16 Sandfield Court and the Erection of 8no. 2 Bedroom Bungalows
15/0806N Linden Court, Hungerford Avenue, Crewe: 22No. new residential units, predominantly two storey semi-detached dwellings with 6No. 1 bedroom flats and a new access road (Pages 145 - 148)

To consider granting delegated authority to the Principal Planning Manager to determine the above applications following the completion of the consultation period for each application.

24. **Update following the resolution to approve application 12/3464N subject to a S106 Agreement (Pages 149 - 152)**

To consider a proposed amendment to the committee resolution relating to planning application 12/3464N, which was determined by the Southern Planning Committee on 10 October 2012.

THERE ARE NO PART 2 ITEMS