

Southern Planning Committee

Agenda

Date:	Wednesday 10th June 2015
Time:	10.00 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 - 16)

To approve the minutes of the meeting held on 22 April 2015.

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

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.

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. **Terms of Reference** (Pages 17 - 18)

For Members' information, the Committee's terms of reference, as set out in the Constitution, are attached.

6. **15/0641N Locomotive Storage Ltd, Crewe Diesel Depot, Nantwich Road, Crewe CW2 6GT: New Build Carriage Shed for Locomotive Storage Ltd** (Pages 19 - 26)

To consider the above planning application.

7. **15/0642N Locomotive Storage Ltd, Crewe Diesel Depot, Nantwich Road, Crewe CW2 6GT: New Build Railway Engineering Workshop for Locomotive Storage Ltd** (Pages 27 - 34)

To consider the above planning application.

8. **14/0143N Former Bowling Green, Waterlode, Nantwich: Erection of 7 dwellings with integral garages and associated car parking for Black & White Cheshire Ltd** (Pages 35 - 44)

To consider the above planning application.

9. **14/4946C Alsager Bowling & Recreation Club, Fields Road, Alsager, Stoke-on-Trent, ST7 2NA: Proposed construction of 2No Detached Dwellings including additional parking facilities and new access from Lea Way for Alsager Bowling & Recreation Club Co Ltd** (Pages 45 - 52)

To consider the above planning application.

10. **14/5662N Land Adjacent To Woodlands View, 20, Bridge Street, Wybunbury CW5 7NE: Erection of 2 No. Dwellings, Vehicular Access, Associated Car Parking and Landscaping for Simon Clutton Homes LTD (Pages 53 - 66)**

To consider the above planning application.

11. **15/0971N Land to the rear of 11 Eastern Road, Willaston, CW5 7HT: Reserved Matters for erection of 40 two storey dwellings, parking, landscaping and associated works (re-submission of 13/4462N) for Dilwyn Lloyd, Anwyl Homes (Pages 67 - 82)**

To consider the above planning application.

12. **15/1203N The Horseshoe Inn, Newcastle Road, Blakelow, Willaston CW5 7EP: Demolition of existing buildings and redevelopment of the site for 4no. dwellings for Beluga Homes Ltd and Frederick Robinson (Pages 83 - 90)**

To consider the above planning application.

13. **15/0876N 447, Newcastle Road, Shavington CW2 5JU: Demolition of 449 Newcastle Road including outbuildings and sheds and construction of 28 residential properties with associated access including the widening of the existing ditch works adjacent to the sites northern boundary for Johnson Mulk, Prospect GB LTD (Pages 91 - 112)**

To consider the above planning application.

14. **14/5472N Vine Inn, Rope Lane, Shavington CW2 5DT: Erection of Class A1 convenience store including ATM with dedicated external servicing, refuse and plant area, associated car parking and landscaping for New River Retail Property Unit Trust (Pages 113 - 122)**

To consider the above planning application.

15. **15/0482N Rose Cottage, 50 Stock Lane, Wybunbury, Cheshire CW2 5ED: Outline application for 3 - 4 bedroom detached dwelling with access from existing private driveway for Mark Beeston (Pages 123 - 132)**

To consider the above planning application.

16. **14/5586C Land Off The Hill/ Manor Road, Sandbach Heath, Cheshire: Outline application for Residential development comprising 75 dwellings and associated vehicular and pedestrian access, open space and landscaping (resubmission of LPA Ref: 14/1946C) for Betley Court Estate (Pages 133 - 152)**

To consider the above planning application.

17. **14/5639C Land bounded by Moss Lane/Station Road, Sandbach: Erection of 44 detached and semi-detached dwellings, car parking and associated for Bellway Homes & Revelan Group Plc (Pages 153 - 170)**

To consider the above planning application.

18. **15/2080C The Hollies, 16 Smithfield Lane, Sandbach, Cheshire CW11 4JA: Construction of Dormer Bungalow with Integral Garage (re-submission of refused application 14/4769C) for Andy Mines, Smithfield Court Ltd (Pages 171 - 180)**

To consider the above planning application.

19. **14/5108C Three Oaks Caravan Park, Booth Lane, Moston, Sandbach CW10 0HE: Proposed extension to existing caravan park to form 24 additional plots for Mr Thomas Price (Pages 181 - 190)**

To consider the above planning application.

20. **14/0775N Coole Acres, Coole Lane, Newhall CW5 8AY: Variation of Condition 18 (retention of dwelling and business for further 3 years) on approval 09/0819N - Change of use from agriculture to fish rearing and angling centre and formation of ponds and lakes, erection of buildings (including temporary dwelling) and provision of access and parking for The Reilly & Seipp Partnership (Pages 191 - 198)**

To consider the above planning application.

21. **13/3508N Sir William Stanier Community School, Coronation Street, Crewe, Cheshire CW1 4EB: Relocate existing 2m metal palisade boundary fence together with installation of new palisade fence and vehicle access gates to match existing to new boundary line to playing fields for Mr R A Jones, Cheshire East Council (Pages 199 - 204)**

To consider the above planning application.

22. **15/1664C Municipal Offices, Market Square, Congleton, Cheshire: Demolition of existing Municipal Building, disconnection of services and clearing of site. Existing drainage to be retained. Installation of low level timber diamond knee rail fencing to boundary. Site to be dressed with topsoil and seeded for Robert Edwards, Cheshire East Council (Pages 205 - 212)**

To consider the above planning application.

23. **15/1871M Little Trees, Gawsworth Road, Gawsworth, Macclesfield, Cheshire SK11 9RA: Proposed alterations and extension of bungalow for David Smetham (Pages 213 - 218)**

To consider the above planning application.

24. **14/5114C Land at Close Lane, Alsager ST7 2TZ: Reserved Matters Application for 74 dwellings and associated works for outline application (13/1305N) for Ben Sutton, Stewart Milne Homes (Pages 219 - 232)**

To consider the above planning application.

25. **14/3962N Land North of Pool Lane, Winterley, Cheshire: Outline planning permission for the construction of up to 79no. dwellings for Footprint Land and Development (Pages 233 - 254)**

To consider the above planning application.

26. **Elworth Wire Mills, Station Road, Sandbach, Cheshire CW11 3JQ Ref 14/5254C (Pages 255 - 258)**

To consider a proposed amendment to the committee resolution relating to planning application 14/5254C, which was determined by the Southern Planning Committee on 2 April 2014.

27. **Cheshire East Borough Council (Hack Green - land off Coole Lane/Chrisham Avenue) Tree Preservation Order 2015 (Pages 259 - 278)**

To consider the above Tree Preservation Order.

28. **Cheshire East Borough Council (Wybunbury - Main Road/Pinfold Corner) Tree Preservation Order 2015 (Pages 279 - 296)**

To consider the above Tree Preservation Order.

THERE ARE NO PART 2 ITEMS