

# Southern Planning Committee

## Agenda

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**Date:** Wednesday, 28th October, 2015  
**Time:** 10.00 am  
**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 - 14)

To approve the minutes of the meeting held on 30 September 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](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. **15/3157N Land Off Paradise Lane, Church Minshull: Demolition of existing buildings, erection of 11 no. dwellings (including 4 no. affordable dwellings), access roads, garaging, car parking and landscaping for Sotrex Ltd**  
(Pages 15 - 28)

To consider the above planning application.

6. **14/2915N Land West Of Broughton Road, Crewe: Outline Planning Application for Erection of up to 53 no residential units with associated infrastructure and ancillary facilities in Outline with access defined for MG and LF Ltd**  
(Pages 29 - 48)

To consider the above planning application.

7. **14/5880C Land Off Crewe Road, Alsager, Cheshire ST7 2JL: Reserved Matters Application for 110 dwellings (33 affordable), the creation of an area of public open space and children's play area and associated works (pursuant to outline planning approval 13/3032C) for Niall Mellan, Persimmon Homes North West**  
(Pages 49 - 60)

To consider the above planning application.

8. **15/1640C Land Adjacent the Pump House, Forge Lane, Congleton, Cheshire CW12 4HF: Variation of Condition 2 (plans) on Approved 09/3498C - Demolition Of Four Dwellings, A Coach & HGV Depot Building, A Workshop & Various Outbuildings & Construction Of Twenty Dwellings With Associated Garages & Car Parking & Alterations To Access Road (Resubmission 08/1019/FUL) for Keyworker Homes NW** (Pages 61 - 66)

To consider the above planning application.

9. **15/2007N Land off Beswick Drive, Crewe, Cheshire CW1 5NP: The erection of a Car Dealership and Showroom (sui generis) with associated landscaping (to be secured by condition), car parking and access arrangements for Pochin's Ltd and The Swansway Group** (Pages 67 - 80)

To consider the above planning application.

10. **15/2008N Land Adjacent Beswick Drive, Crewe, Cheshire: The erection of a petrol filling station with ancillary shop for Pochin's Ltd and The Kay Group** (Pages 81 - 96)

To consider the above planning application.

11. **15/2101C Cardway Business Park, Linley Lane, Alsager ST7 2UX: Outline planning application for a phased development of up to 110 dwellings for J. Redfern, Cardway Limited** (Pages 97 - 124)

To consider the above planning application.

12. **15/2232C Land At, Mossley House, Biddulph Road, Congleton, Cheshire CW12 3LQ: Full planning application for the erection of 10 no. dwellings with associated garages, car parking, landscaping, means of access and site infrastructure for Elan Homes Ltd** (Pages 125 - 136)

To consider the above planning application.

13. **15/2879C 49, Pikemere Road, Alsager, Stoke-On-Trent, Cheshire ST7 2SE: Two Storey Side Extension with Internal Alterations for Mr A Buckley** (Pages 137 - 142)

To consider the above planning application.

14. **15/2910N The Gables, Bradfield Road, Leighton CW1 4QW: Extension and refurbishment to an existing former nursing care home and conversion into key worker accommodation for Ralph Murphy, Pantheon West** (Pages 143 - 152)

To consider the above planning application.

15. **15/3840N 48 , Wistaston Road, Crewe, Cheshire East, CW2 7RE: Proposed construction of apartments on land for GHP4 Limited** (Pages 153 - 160)

To consider the above planning application.

16. **15/3873N Site Of Bristol Street Motors, Macon Way, Crewe, Cheshire: Variation of Condition 13 (Range of Goods) on Application 12/0316N - Proposed new build, non-food retail unit, up to 3715 sq.m (Use Class A1), including access and associated infrastructure for Andrew Bird, Maconstone Ltd** (Pages 161 - 166)

To consider the above planning application.

17. **Outline Planning for development of 68 houses including new vehicular entrance, boundaries, infrastructure and landscaping, with primary access from the Crewe Road shown and other matters reserved (15/1210N): Open Grass Land, Crewe Road, Shavington** (Pages 167 - 172)

To consider the additional information submitted in relation to reasons for refusal 2 and 3.

18. **15/3767T Application to remove three protected Pine trees at 14 Deans Lane, Sandbach CW11 3HE** (Pages 173 - 176)

To consider and determine an application to fell three protected Pine trees (with a proposal for their replacement) and the crown lifting of a fourth Pine tree at 14 Deans Lane, Sandbach, CW11 3HE.

**THERE ARE NO PART 2 ITEMS**