

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 9th August, 2017 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Wray (Chairman)
Councillor M J Weatherill (Vice-Chairman)

Councillors Rhoda Bailey, D Bebbington, P Butterill, J Clowes, W S Davies,
S Edgar, S Hogben (for Cllr Rhodes), B Roberts and B Walmsley

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors P Groves, D Hough and D Marren

OFFICERS PRESENT

Patricia Evans (Senior Planning and Highways Lawyer)
Andrew Goligher (Principal Development Control Officer - Highways)
Susan Orrell (Principal Planning Officer)
Richard Taylor (Principal Planning Officer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors A Kolker and J Rhodes

24 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

With regard to application number 17/2220N, Councillor S Edgar declared that he had attended a pre-application meeting last year, but that he had not made up his mind with respect to the application.

With regard to application number 17/1666N, Councillor S Davies declared that he was the Ward Councillor. He had not discussed the application and had kept an open mind.

With regard to application numbers 16/5279C and 17/1666N, Councillor S Hogben declared that he was a Director of ANSA Environmental Services, which had been consulted with respect to the applications. He had not discussed the applications and had kept an open mind.

With regard to application numbers 17/0903N, 17/0909N, 17/0908N, 17/0907N, 17/0906N, 17/0945N and 17/0933N, Councillor S Hogben declared that he was a Director of the applicant, ANSA Environmental Services. He would leave the meeting prior to the consideration of these items and would not take part in the debate or vote.

With regard to application numbers 17/0903N, 17/0909N, 17/0908N, 17/0907N and 17/0906N, Councillor B Roberts declared that he was a Member of Crewe Town Council, and that the Leader of the Town Council had asked him to raise a number of questions at the meeting.

25 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 5 July 2017 be approved as a correct record and signed by the Chairman.

26 **16/5279C LAND EAST OF MEADOW AVENUE, CONGLETON: ERECTION OF 16 BUNGALOWS WITH ANCILLARY FACILITIES AND ASSOCIATED INFRASTRUCTURE FOR MR KEVIN HUMPHRIES, HUMPHRIES BUILDERS LTD**

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 and the written update, the application be APPROVED subject to the completion of a S106 Agreement with the following Heads of Terms:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:
 - The numbers, type, tenure and location on the site of the affordable housing provision
 - The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
 - The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
 - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
2. Secondary Education Contribution of £54,378
3. Amenity Green Space enhancement and Children & Young People enhancement £17,908,89

and the following conditions:

1. Time limit
2. Plans
3. Materials

4. Removal of permitted development rights
5. Levels
6. Foul and surface water drainage strategy
7. Piling
8. Electric vehicle charging
9. Dust
10. Travel information pack
11. Contaminated land
12. Carried out in accordance with the submitted Flood Risk Assessment
13. Drainage strategy/design
14. Management scheme of the PROW
15. Programme of archaeological work
16. Landscaping scheme
17. Updated trees protection scheme
18. Updated arboricultural method statement
19. Tree retention
20. Services/drainage

Informative

1. Section 38 Agreement
- (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 Head of Planning (Regulation), in consultation with the Chairman (or in his 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.

27 17/1666N LAND WEST OF NEW ROAD, WRENBURY: OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 41 DWELLINGS WITH PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND VEHICULAR ACCESS POINT FROM NEW ROAD. ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS FOR GLADMAN DEVELOPMENTS

Note: Parish Councillor D Craig attended the meeting and addressed the Committee on behalf of Wrenbury-cum-Frith Parish Council.

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 and the written update, the application be REFUSED for the following reason:

The proposed residential development is unsustainable because it is located within the Open Countryside would result in adverse impact

on the landscape character of the area contrary to Policies PG6 (Open Countryside), SD1, SD2 & SE4 (Landscape) of the Adopted Cheshire East Local Plan Strategy and Policies RES.5 (Housing in the Open Countryside) of the Crewe and Nantwich Local Plan Saved Policies, and the principles of the National Planning Policy Framework, which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use. As such it creates harm to interests of acknowledged importance.

- (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 Head of Planning (Regulation), in consultation with the Chairman (or in his 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.
- (c) That, should this application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:
1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:
 - The numbers, type, tenure and location on the site of the affordable housing provision
 - The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
 - The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
 - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
 2. Provision of Public Open Space and LAP. Public Open Space to include management company for maintenance in perpetuity
 3. Contribution towards education (£98,056)

**28 17/2220N GREENBANK FARM, CREWE ROAD, SHAVINGTON CW2
5AD: OUTLINE APPLICATION FOR DEMOLITION OF EXISTING
BUILDINGS AND ERECTION OF UP TO 8 DWELLINGS, ASSOCIATED
PARKING & LANDSCAPING (WITH ALL MATTERS RESERVED
EXCEPT ACCESS) FOR DIRECTORS, RJC REGENERATION LTD**

Note: Mr R Spruce attended the meeting and addressed the Committee on behalf of the applicant.

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 Outline
 2. Submission of Reserved Matters Time limit for submission of reserved matters
 3. Approved Plans
 4. Construction Environmental Management Plan
 5. Levels
 6. Foul and surface water drainage
 7. Piling
 8. Electric vehicle charging
 9. Contaminated land
 10. Landscaping scheme
 11. Tree Protection measures
 12. Revised Arboricultural Impact Assessment
 13. Nesting birds
 14. Mitigation as per the submitted Ecological Appraisal
- (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 Head of Planning (Regulation), in consultation with the Chairman (or in his 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.

29 16/3021N FORMER CAR PARK AT RADWAY GREEN ROAD, ALSAGER, CREWE, CW1 5UJ: CHANGE OF USE FROM CAR PARK (SUI GENERIS) TO A MIXED B2 (GENERAL INDUSTRIAL) AND B8 (STORAGE AND DISTRIBUTION). TO BE USED FOR THE STORAGE OF CABINS AND MODULAR ACCOMMODATION AND USED AS A DEPOT TO WORK FROM FOR EMMA SANDS, AD MODULAR LTD

Note: Councillor D Marren (Ward Councillor) and Councillor D Hough (Neighbouring 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 a Committee site inspection to enable Members to assess the impact of the development.

**30 17/0339N LAND TO THE NORTH OF LITTLE HEATH BARNs,
AUDLEM ROAD, AUDLEM: ERECTION OF RETIREMENT LIVING
HOUSING (CATEGORY LL TYPE ACCOMMODATION), COMMUNAL
FACILITIES, LANDSCAPING AND CAR PARKING FOR MCCARTHY &
STONE RETIREMENT LIFESTYLES LTD**

Note: In the interests of openness, Councillor S Hogben declared that he was a Director of ANSA Environmental Services, which had been consulted with respect to the application.

Note: Councillor P Groves (on behalf of the Ward Councillor), Parish Councillor G Seddon (on behalf of Audlem Parish Council), and Mr S Bruce, Mr P Cawood and Ms H Jones (objectors) 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 and the written update, the Committee be MINDED TO REFUSE the application for the following reason:

Whilst the application has been supported by a viability report, the findings conflict significantly with the independent report carried out on the Councils behalf which concludes that the scheme could provide a higher contribution towards affordable housing than that being proposed. As a result it has not been justified as part of the application process why the proposal is unable to provide the required contribution towards affordable housing. The proposal is therefore Contrary to Policies SC5, SD1 & SD2.

- (b) That, should the application be the subject of an appeal, approval be given to enter into a S106 Agreement with the following Heads of Terms:

1. Commuted sum of £556,699 towards affordable housing in the local area
2. Provision of a management company for the future maintenance of on site openspace/green gym

**31 17/0903N ERECTION OF 4 SPONSORSHIP SIGNS ON THE
ROUNDAABOUT: A532 / A5019 (MUNICIPAL BUILDINGS
ROUNDAABOUT). CREWE: ADVERTISEMENT CONSENT FOR
RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD**

Note: Prior to consideration of this application, the meeting was adjourned for refreshments.

Note: Councillor S Hogben left the meeting prior to consideration of this application.

Note: Mr R Bramhall and Mr R Kemp attended the meeting and addressed the Committee on behalf of the applicant.

The Committee considered a report regarding the above application.

RESOLVED – That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1-6 standard advertisement conditions
Signs to be non-illuminated
Posts to be painted black
In accordance with approved plan

32 17/0909N ROUNDABOUT, MILL STREET / HIGH STREET, CREWE: ADVERTISEMENT CONSENT FOR ERECTION OF 4 SPONSORSHIP SIGNS ON THE ROUNDABOUT. ONE FACING EACH ENTRY POINT ONTO THE ROUNDABOUT FOR MR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD

The Committee considered a report regarding the above application.

RESOLVED – That authority be DELEGATED to the Head of Planning (Regulation), in consultation with the Chairman of Southern Planning Committee, to APPROVE the application for the reasons set out in the report, subject to revision of the proposal to allow for 2no. advertisements and revision of the height of the signs to address highway safety concerns.

33 17/0908N ROUNDABOUT, A5019/LYON STREET, (TESCO ROUNDABOUT), CREWE: ERECTION OF 4 SPONSORSHIP SIGNS ON THE ROUNDABOUT. ONE FACING EACH ENTRY POINT ONTO THE ROUNDABOUT FOR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD

The Committee considered a report regarding the above application.

RESOLVED – That authority be DELEGATED to the Head of Planning (Regulation), in consultation with the Chairman of Southern Planning Committee, to APPROVE the application for the reasons set out in the report, subject to revision of the proposal to allow for 2no. advertisements and revision of the height of the signs to address highway safety concerns.

- 34 **17/0907N OLD PARK ROAD/ WESTON ROAD ROUNDABOUT, CREWE: ADVERTISEMENT CONSENT FOR THE ERECTION OF 3 SPONSORSHIP SIGNS ON THE ROUNDABOUT. NON-REFLECTIVE LAMINATED POLYCARBONATE SIGN. ONE FACING EACH ENTRY POINT ONTO THE ROUNDABOUT FOR MR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD**

The Committee considered a report regarding the above application.

RESOLVED – That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

Standard advertisement conditions

Signs to be non-illuminated

Posts to be painted black

In accordance with approved plan- signs to be 1m by 600mm

- 35 **17/0906N LAND AT SAVOY ROAD WESTON ROAD ROUNDABOUT, CREWE: ADVERTISEMENT CONSENT - ERECTION OF 5 SPONSORSHIP SIGNS ON THE ROUNDABOUT. ONE FACING EACH ENTRY POINT ONTO THE ROUNDABOUT FOR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD**

The Committee considered a report regarding the above application.

RESOLVED – That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1-6 standard advertisement conditions

Signs to be non-illuminated

Posts to be painted black

In accordance with approved plan- signs to be 1.5m by 600mm

- 36 **17/0946N A51 (NANTWICH BYPASS) / B5074 (BARONY RD) (REASEHEATH ROUNDABOUT), NANTWICH: ADVERTISEMENT CONSENT - ERECTION OF 4 SPONSORSHIP SIGNS ON THE ROUNDABOUT FOR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD**

The Chairman reported that this application had been withdrawn from the agenda prior to the meeting.

- 37 **17/0945N LAND AT NANTWICH ROAD ROUNDABOUT, WILLASTON: ADVERTISEMENT CONSENT - ERECTION OF 5 SPONSORSHIP SIGNS, NON-REFLECTIVE LAMINATED POLYCARBONATE SIGN ON THE ROUNDABOUT: A534 (CREWE RD) / A51 (NANTWICH BYPASS) / PARK RD (THE PEACOCK ROUNDABOUT) FOR MR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD**

The Committee considered a report regarding the above application.

RESOLVED – That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1-6 standard advertisement conditions

Signs to be non-illuminated

Posts to be painted black

In accordance with approved plan- signs to be 1m by 600mm

- 38 **17/0933N ROUNDABOUT: CREWE ROAD/CREWE GREEN ROAD/ELECTRA WAY (MMU ROUNDABOUT), CREWE: ADVERTISEMENT CONSENT FOR 4 SPONSORSHIP SIGNS ON THE ROUNDABOUT FOR MR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD**

The Committee considered a report regarding the above application.

RESOLVED – That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1-6 standard advertisement conditions

Signs to be non-illuminated

Posts to be painted black

In accordance with approved plan- signs to be 1.5m by 600mm

- 39 **17/0828C ROUNDABOUT AT POCHIN WAY AND A54, MIDDLEWICH: ADVERTISEMENT CONSENT - ERECTION OF 4 SPONSORSHIP SIGNS ON THE ROUNDABOUT. ONE FACING EACH ENTRY POINT ONTO THE ROUNDABOUT FOR RICHARD BRAMHALL, ANSA ENVIRONMENTAL SERVICES LTD**

The Chairman reported that this application had been withdrawn from the agenda prior to the meeting.

The meeting commenced at 10.00 am and concluded at 2.24 pm

Councillor J Wray (Chairman)