

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 29th November, 2017 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Wray (Chairman)

Councillors Rhoda Bailey, E Brooks (for Cllr M J Weatherill), P Butterill,
J Clowes, W S Davies, S Edgar, A Kolker, J Rhodes, B Roberts and
B Walmsley

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillor G Merry

OFFICERS PRESENT

Adrian Crowther (Major Applications Team Leader)
Daniel Evans (Principal Planning Officer)
Andrew Goligher (Principal Development Control Officer - Highways)
James Thomas (Senior Lawyer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors D Bebbington and M J Weatherill

65 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor J Wray declared that he had made up his mind with regard to application number 17/2398N, which was in his Ward. He would vacate the Chair, exercise his separate speaking rights as a Ward Councillor and not take part in the debate or vote.

With regard to application number 17/2398N, Councillor B Walmsley declared that she knew the representative of Moston Parish Council who had registered to address the Committee with respect to this application, but that she had kept an open mind.

All Members of the Committee declared that they had received correspondence with regard to application number 17/2398N.

66 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 1 November 2017 be approved as a correct record and signed by the Chairman.

67 17/0560N LAND OFF SYDNEY ROAD, CREWE: FULL PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT OF 40 AFFORDABLE DWELLINGS, COMPRISING OF 17 TWO-BED AND 23 THREE-BED DWELLINGS, THE CREATION OF A NEW VEHICLE AND PEDESTRIAN ACCESS FROM SYDNEY ROAD, INTERNAL SHARED SURFACE ROADS, CAR PARKING, LANDSCAPING AND PUBLIC OPEN SPACE FOR GALLIFORD TRY PARTNERSHIPS

Note: Mr C Barnes attended the meeting and addressed the Committee on behalf of the applicant.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED

- (a) That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reasons:
 - 1. It is considered that the harm to the Open Countryside is not outweighed by the benefits of proposed development, given its poor layout and design resulting in the lack of satisfactory provision of recreational open space and opportunities for children's play. The development is therefore deemed to be contrary to Policies PG6 (Open Countryside), SE1 (Design), SC3 (Health and Wellbeing), SD1 (Sustainable Development in Cheshire East), and SD2 (Sustainable Development Principles) of the Cheshire East Local Plan Strategy, and saved Policy RT3 of the Borough of Crewe and Nantwich Replacement Local Plan 2011.
 - 2. It has not been demonstrated that the proposals cannot deliver the necessary financial contributions towards identified educational need and off-site open space/play space to mitigate the adverse impacts of the development. The proposals are therefore contrary to the Policies IN 1 (Infrastructure) and IN 2 (Developer Contributions) of the Cheshire East Local Plan Strategy and saved Policy RT3 of the Borough of Crewe and Nantwich Replacement Local Plan 2011.
- (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.

68 16/5584N 84, EDLESTON ROAD, CREWE CW2 7HD: CHANGE OF USE FROM DWELLING (C4) TO SUI GENERIS HOUSE IN MULTIPLE OCCUPATION FOR 7 PEOPLE INCLUDING THE PROVISION OF A REAR DORMER FOR BEN MORRIS, HOPSCOTCH INVESTMENTS LTD

Note: Mr B Morris (applicant) 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 application be APPROVED subject to the following conditions:

1. 3 years commencement
2. Compliance with approved plans
3. Materials as specified
4. Refuse and cycle storage to be provided as shown

(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.

69 17/3611C LAND OFF MARSH GREEN ROAD, SANDBACH: OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT ON LAND OFF MARSH GREEN ROAD, ELWORTH, SANDBACH FOR SAFEGUARD LIMITED

Note: Councillor A Kolker arrived at the meeting during consideration of this item and did not take part in the debate or vote.

Note: Councillor G Merry (Ward Councillor), Ms V Boylin (objector) and Ms J Redmond (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection.

RESOLVED

(a) That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

It is considered that the loss of Best and Most Versatile (BMV) Agricultural Land and Open Countryside outweighs any benefits of the proposed development. The development is therefore deemed to be contrary to Policy PS8 (Open Countryside) of the Congleton Borough Local Plan First Review 2005 and Policies SD1 (Sustainable Development in Cheshire East), SD2 (Sustainable Development Principles) and PG6 (Open Countryside) of the Cheshire East Local Plan Strategy.

- (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. Provision of at least 1950sqm of on-site Open Space.
 - The submission/approval of a plan detailing the design and break down of the make up of the open space
 - The submission/approval of an Open Space management and maintenance plan
 - 2. The provision of £146,791 towards education provision (£65,078 for primary schools and £81,713 for secondary schools)
 - 3. Provision of 100% affordable housing scheme

70 17/2398N HORSESHOE FARM, WARMINGHAM LANE, MOSTON, MIDDLEWICH, CHESHIRE CW10 0HJ: CHANGE OF USE OF LAND TO USE AS A TRANSIT CARAVAN SITE FOR GYPSIES, INCLUDING THE STATIONING OF NO MORE THAN 8 CARAVANS, LAYING OF HARDSTANDING AND ERECTION OF AMENITY BUILDING FOR MR OLIVER BOSWELL

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

Note: Councillor J Wray vacated the Chair and, in the absence of the Vice-Chairman, Committee members appointed Councillor J Clowes to chair the meeting for this item.

Note: Having exercised his separate speaking rights as a Ward Councillor, Councillor J Wray withdrew from the meeting for the duration of the Committee's consideration of this item.

Note: Parish Councillor A Roscoe (on behalf of Moston Parish Council) 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, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

The proposed provision of an additional 8 transit caravans, in an area of the Borough with an existing significant number of gypsy and traveller sites, would dominate the nearest settled community, contrary to advice in para. 25 of Planning Policy for Traveller Sites, August 2015, and is contrary to the sustainable development policies within the National Planning Policy Framework.

- (b) That, in the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) be granted delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Informative:

Members would like the retrospective amenity block to be demolished.

71 16/6197C HAPPY DAYS CLUB AND NURSERY SCHOOL, JUBILEE WALK, HOLMES CHAPEL, CW4 7FN: REMOVAL OF CONDITION 1 AND VARIATION OF CONDITION 3 ON APPROVED 14/5464C - VARIATION OF CONDITIONS 1 & 2 ON APPLICATION 13/1064C- CONSTRUCTION OF PRE-FABRICATED PRE-SCHOOL AND ASSOCIATED EXTERNAL WORKS FOR MRS HELEN SCOTT, HOLMES CHAPEL PRIMARY SCHOOL

Note: Mrs H Hall attended the meeting and addressed the Committee on behalf of the applicant.

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 referral to the Secretary of State further to the Statutory Objection of Sport England

and the following conditions:

1. Approved Plans
 2. Boundary treatment scheme
 3. Hours of Operation limited to 08.00 until 18.00 Mondays to Fridays
- (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.

The meeting commenced at 10.00 am and concluded at 2.45 pm

Councillor J Wray (Chairman)