

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 5th February, 2020 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Wray (Chairman)
Councillor S Akers Smith (Vice-Chairman)

Councillors M Benson, J Bratherton, P Butterill, S Davies, K Flavell, A Gage,
A Kolker, D Murphy and J Rhodes

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors J Clowes and S Edgar

OFFICERS PRESENT

Daniel Evans (Principal Planning Officer)
Andrew Goligher (Principal Development Control Officer - Highways)
Gareth Taylerson (Principal Planning Officer)
James Thomas (Senior Lawyer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillor A Critchley

47 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests of openness, Councillor M Benson declared that he had made up his mind with regard to application number 19/5010C, which was in his ward. He would exercise his separate speaking rights as a Ward Councillor and not take part in the debate or vote.

48 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 8 January 2020 be approved as a correct record and signed by the Chairman.

49 19/1360N FORMER GREENKEEPER'S SHED AND SURROUNDING SERVICE AREA, FORMER GORSTYHILL GOLF CLUB, ABBEY PARK WAY, CREWE, WESTON: CHANGE OF USE OF GREENKEEPER'S SHED TO B8 (STORAGE AND DISTRIBUTION) WITH ASSOCIATED LANDSCAPING AND HARDSTANDING, PROVISION OF ACCESS FROM THE A531 AND CLOSURE OF VEHICULAR ACCESS FROM ABBEY PARK WAY FOR HADDON PROPERTY DEVELOPMENTS LTD

Note: Councillor J Clowes (Ward Councillor), Councillor S Edgar (Neighbouring Ward Councillor), Parish Councillor J Cornell (on behalf of Weston and Basford Parish Council) and Mr A Bailey (objector) 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 subject to referral to the Secretary of State, the application be REFUSED for the following reason:

The proposed development and associated use would cause harm to the character and appearance of the area and open countryside. The proposed development would be contrary to Policies SD2, PG2 and EG2 of the CELPS and Policies E1, E3 and LC3 of the Weston & Basford Neighbourhood Plan.

- (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 Acting Head of Planning, following 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, before issue of the decision notice.

50 19/5010C THE CROFT, HIGH STREET, SANDBACH CW11 1AL: FULL PLANNING APPLICATION FOR THE RELEVANT DEMOLITION OF EXISTING DWELLING IN A CONSERVATION AREA AND ERECTION OF CLASS A1, A2, A3 AND A5 UNITS AND 14 RESIDENTIAL UNITS, ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING FOR MULLER PROPERTY GROUP

Note: Prior to consideration of this application, the meeting was adjourned for a short break.

Note: Councillor M Benson exercised his separate speaking rights as a Ward Councillor then withdrew from the meeting for the duration of the Committee's consideration of this item.

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

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 development would be at the higher end of less than substantial harm and fails to conserve or enhance the Conservation Area or surrounding Listed Buildings. The benefits of this scheme would not outweigh the identified harm. The proposed development fails to take the opportunities available for improving the character and quality of the area and is contrary to Policies SD1, SD2, SE1, SE2 and SE7 of the CELPS, Policies BH4 and BH9 of the Congleton Borough Local Plan, Policies H2 and HC1 of the SNP and guidance contained within the NPPF.

- (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 Acting Head of Planning, following 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, before issue of the decision notice.

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

S106	Amount	Triggers
Education	Secondary education contribution: £32,685.	Full amount prior to first occupation of any of the residential units.

51 19/3533N 127, CREWE ROAD, SANDBACH CW11 4PA: PROPOSED NEW DWELLING WITHIN GARDEN OF THE CUILLINS, 127 CREWE ROAD, WITH DEMOLITION OF OUTBUILDING AND CONCRETE PANEL GARAGE FOR MR STEPHEN HARRISON

Note: Mr S Harrison (applicant) attended the meeting and addressed the Committee on this matter.

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

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Commencement of development (3 years)
 2. Development in accord with approved plans
 3. Submission and approval of materials
 4. Electric vehicle infrastructure to be submitted and approved
 5. Remove PD rights
 6. Drainage details to be submitted and approved
 7. Landscape to be submitted and approved
 8. Landscape implementation
 9. Tree Protection measures to be submitted and approved
 10. Breeding birds measures to be submitted and approved
 11. Obscure glazing side windows
 12. Roof of flat roofed rear extension not to be used as balcony or roof terrace
- (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 Acting Head of Planning, following 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, before issue of the decision notice.

52 19/5613M 12, WELTON DRIVE, WILMSLOW SK9 6HF: PROPOSED TWO-STOREY SIDE AND REAR EXTENSION TO EXISTING RESIDENTIAL PROPERTY FOR DAVID JEFFERAY

Note: Councillor J Bratherton left the meeting during consideration of this application.

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. Commencement of development (3 years)
 2. Development in accord with approved plans
 3. Materials as application
 4. NPPF informative
- (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 Acting Head of Planning, following 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, before issue of the decision notice.

The meeting commenced at 10.00 am and concluded at 12.35 pm

Councillor J Wray (Chairman)