

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 22nd September, 2021 at The Ballroom, Sandbach
Town Hall, High Street, Sandbach, CW11 1AX

PRESENT

Councillor A Kolker (Chair)
Councillor S Akers Smith (Vice-Chair)

Councillors M Benson, P Butterill, K Flavell, A Gage, D Marren, J Rhodes and
N Mannion

OFFICERS IN ATTENDANCE

Gareth Taylerson- Principal Planning Officer
James Thomas- Senior Planning & Highways Solicitor
Andrew Goligher- Development Officer
Helen Davies- Democratic Services Officer

28 APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillor Laura Smith
(Councillor Nick Mannion substituted), Councillor John Wray, Councillor
Stan Davies and Councillor Connor Naismith.

29 DECLARATIONS OF INTEREST/PRE DETERMINATION

There were no declarations of interest.

30 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting 25 August 2021 be accepted as a correct
and accurate record and be signed by the Chair.

31 PUBLIC SPEAKING

There were no members of the public who wished to speak.

32 21/1711N, 396, NEWCASTLE ROAD, SHAVINGTON, CW2 5JF, ERECTION OF 1 NO. DETACHED BUNGALOW AND ANCILLARY WORKS FOR MR & MRS TIMLETT

Consideration was given to the above application.

There were no public speakers registered to speak on the application,
however Richard Lee, the agent for the applicant attended the meeting to
answer any questions the Committee may have had.

RESOLVED:

That, for the reasons set out in the report, the application be APPROVED as recommended with an additional condition:

1. Standard Time
2. Approved Plans
3. Drainage Details- require implementation with the approved drainage strategy
4. Details of Ground Levels to be Submitted
5. Submission of Samples of Building Materials
6. Landscaping to Include Details of Boundary Treatment
7. Biodiversity Enhancement
8. Electric Vehicle Charging Points
9. Provision of Car Parking
10. Protection for Breeding Birds
11. Landscaping Conditions (Implementation)
12. Soil Importation
13. Unexpected Contamination
14. PD Rights – Extensions and Alterations
15. Prior to first use of the dwelling hereby approved a scheme to improve visibility at the site entrance shall be submitted in writing to the Local Planning Authority for approval. The improvements works shall then be carried out in full prior to first use/occupation of the dwelling hereby approved.

Informatives:

1. NPPF
2. Community Infrastructure Levy (CIL)
3. Highways - S184 Licence
4. Noise from Construction Works
5. Contaminated Land

In order to give proper effect to the Board's/Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice

The meeting commenced at 10.00 am and concluded at 10.28 am

Councillor A Kolker (Chair)

