

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 5th January, 2022 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors M Benson, J Bratherton, S Davies, A Gage, S Hogben, D Marren,
C Naismith, L Smith, J Wray and D Edwardes

OFFICERS IN ATTENDANCE

Helen Davies- Democratic Services Officer
Daniel Evans- Principal Planning Officer
Andrew Goligher- Highways Officer
James Thomas- Senior Planning and Highways Solicitor
Andrew Poynton- Planning and Highways Solicitor

48 APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillor Penny Butterill
(Councillor David Edwardes substituted).

49 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interests of openness and transparency, in respect of application
21/3180C, Councillor Mike Benson declared that whilst he had called this
application in, it was on behalf of Sandbach Town Council, and he was
approaching the application with an open mind and was not pre-
determined in any way.

50 MINUTES OF PREVIOUS MEETING

Councillor David Marren noted that he had given his apologies for the
meeting held on the 24 November 2021, but this had been omitted from
the minutes.

RESOLVED:

That with the inclusion of the apologies from Councillor David Marren, the
minutes of the meeting 24 November 2021 be accepted as a correct and
accurate record.

51 PUBLIC SPEAKING

RESOLVED: That the public speaking procedure be noted.

52 21/3180C-REPAIR AND ALTERATION OF EXISTING FARMHOUSE AND CONSTRUCTION OF GARAGE; CONVERSION AND EXTENSION OF BARN AND OUTBUILDING TO FORM DWELLING AND GARAGE/GARDEN ROOM, DEMOLITION OF GARAGE AND CONSTRUCTION OF DWELLING, DINGLE FARM, DINGLE LANE, SANDBACH FOR JON WYLSO, MANSION HOUSE PROJECT MANAGEMENT LTD

Consideration was given to the above application.

(Local Resident Trevor Boxer attended the meeting and spoke against the application. The Applicant Richard Peel attended the meeting and spoke in favour of the application.)

RESOLVED:

That the application be DEFERRED for the following reason:

to provide a more detailed update on the development to the process of designating Dingle Lane as a Public Right of Way (PRoW) and to request that the PRoW Officer to attend the Southern Planning Committee meeting.

(This decision was contrary to the officer's recommendation of approval.)

53 21/3181C-LISTED BUILDING CONSENT FOR REPAIR AND ALTERATION OF EXISTING FARMHOUSE AND CONSTRUCTION OF GARAGE; CONVERSION AND EXTENSION OF BARN AND OUTBUILDING TO FORM DWELLING AND GARAGE/GARDEN ROOM, DEMOLITION OF GARAGE AND CONSTRUCTION OF DWELLING, DINGLE FARM, DINGLE LANE, SANDBACH FOR JON WYLSO, MANSION HOUSE PROJECT MANAGEMENT LTD

Consideration was given to the above application.

(Local Resident Tony Bastock attended the meeting and spoke against the application.)

RESOLVED:

That, for the reasons set out in the report, the application be APPROVED as recommended, with the following conditions:

- 1) Time limit
- 2) Approved plans
- 3) Submission of details of materials
- 4) Landscaping and boundary treatments
- 5) Implementation of landscaping and boundary treatments

- 6) Hours of construction, Mon to Fri 8am to 6pm, Sat 9am to 2pm, no working on Sundays or public holidays
- 7) Submission of details of works to windows and doors (farmhouse and barn)
- 8) Full schedule of internal works (farmhouse and barn)
- 9) Full photographic survey (farmhouse and barn)
- 10) All fascia's, barge and verge boards to be timber
- 11) Full details of new internal doors, surrounds, flooring and skirting boards (farmhouse and barn)
- 12) All rainwater goods to be in cast metal painted black (farmhouse and barn)
- 13) Programme of archaeological works
- 14) External window frames on all new buildings recessed by a minimum of 100mm
- 15) Sample panel showing colour, texture, bond and pointing for both new and restored buildings to be submitted.
- 16) Submission of a schedule of doors to be altered, replaced, removed or reused on the listed buildings
- 17) Submission of a structural report setting out the existing condition of listed buildings and proposed works for restoration, including a repair schedule with a timetable for works to be undertaken
- 18) All demolition work to be carried out by hand
- 19) Notification of completion of works to the listed structures to the LPA in order that they can be inspected
- 20) Details of gates and fences to be submitted
- 21) Notwithstanding any details within the reports and plans, no insulation is approved for the walls to the listed farmhouse

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Development Management, in consultation with the Chair (or in his absence the Vice Chair) of the 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.

54 21/4863C-THE ERECTION OF A LOGISTICS DEPOT / YARD UNIT (USE CLASS B8 WITH ANCILLARY CLASS E OFFICE) COMPRISING 612 SQ.M (GEA) FLOORSPACE WITH ACCESS, SERVICE YARD, CAR PARKING, HGV PARKING, LANDSCAPING AND ASSOCIATED WORKS, PLOT 51, POCHIN WAY, MIDDLEWICH FOR TILSTONE INDUSTRIAL LTD

Consideration was given to the above application.

RESOLVED:

That the application be DELEGATED to the Head of Planning in consultation with the Chair of Southern Planning Committee to resolve the Heads of Terms for the S106 Agreement in terms of the:

- Contribution to the Middlewich Eastern Bypass
- Contribution to enable off-site habitat creation works for Barn Owls
- Biodiversity Net Gain Contribution

and the following conditions:

- 1) Time limit (3 years)
- 2) Development in accordance with the approved plans
- 3) Materials
- 4) Submission and implementation of an Electric Vehicle Infrastructure plan
- 5) Submission and approval of details ultra low emission boilers
- 6) Submission of Phase II ground investigation and risk assessment and any mitigation measures required
- 7) Submission and approval of a verification report in accordance with the remediation strategy
- 8) Testing of soil and soil forming materials to be brought on to the site
- 9) Ceasing of works if during the course of development, contamination not previously identified is found
- 10) Development to be carried out in accordance with the submitted Flood Risk Assessment
- 11) Submission of detailed drainage strategy
- 12) Submission and approval of details of ground levels and finished floor levels
- 13) Implementation of a detailed landscape plan
- 14) Submission of an updated Badger Survey if development does not commence before 13th August 2022
- 15) Development in accordance with the mitigation measures set out in paragraphs 5.4, 5.7 and 5.15 of the submitted Ecological Impact Assessment
- 16) Submission of details of any additional external lighting
- 17) Submission of an Ecological Enhancement Strategy
- 18) Submission of a plan showing shower facilities and locker storage.
- 19) Covered cycle parking to be submitted and approved.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chair (or in their absence the Vice Chair) of the 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.

Should this application be the subject of an appeal, authority be delegated to the Head of Planning in consultation with the Chair (or in their absence the Vice Chair) of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to resolve the Heads of Terms for the S106 Agreement in terms of the:

1. Contribution to the Middlewich Eastern Bypass (amount to be confirmed)
2. Contribution to enable off-site habitat creation works for Barn Owls
3. Biodiversity Net Gain Contribution

(This decision was contrary to the officer's recommendation of approval.)

The meeting commenced at 10.00 am and concluded at 11.45 am

Councillor A Kolker (Chair)