

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Southern Planning Committee**  
held on Wednesday, 11th January, 2023 in the Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

## **PRESENT**

Councillor A Kolker (Chair)  
Councillor P Butterill (Vice-Chair)

Councillors M Benson, A Critchley, S Davies, A Gage, M Hunter, D Marren,  
C Naismith, L Smith and J Wray

## **OFFICERS IN ATTENDANCE**

Dan Evans, Principal Planning Officer  
Andrew Goligher, Development Officer  
Peter Jones, Senior Lawyer in the Planning and Highways Team  
Rachel Graves, Democratic Services Officer

## **56 APOLOGIES FOR ABSENCE**

Apologies were received from Councillors J Bratherton and S Pochin.  
Councillor M Hunter attended as substitute for Councillor Bratherton.

## **57 DECLARATIONS OF INTEREST/PRE DETERMINATION**

No declarations of interest were made.

## **58 MINUTES OF PREVIOUS MEETING**

### **RESOLVED:**

That the minutes of the meeting held on 30 November 2023 be approved  
as a correct record.

## **59 PUBLIC SPEAKING**

The public speaking procedures were noted.

## **60 22/0882C - LAND AT, WRIGHTS LANE, SANDBACH: ERECTION OF 25NO. DWELLINGS WITH ASSOCIATED ACCESS, CAR PARKING, OPEN SPACE AND LANDSCAPING**

Consideration was given to the above planning application.

The following attend the meeting and spoke in relation to the application:  
Mr Doug Hann (agent).

## RESOLVED:

That the application be REFUSED for the following reasons:

- 1 The application site lies within allocation LPS53 of the Cheshire East Local Plan Strategy. The proposal does not comply with Criteria 1 & 2 of LPS53 as the development site straddles the buffer planting area and encroaches into the employment area as defined on Figure 15.64 of that policy. The piecemeal loss of parcels from the employment area to alternative uses has the potential to prejudice delivery of the employment site as a whole. The proposed development is contrary to Policies LPS53 and EG3 of the Cheshire East Local Plan Strategy.
- 2 The proposed development would not make a positive contribution to its surroundings. It would result in an inward facing development which turns its back on the footpath to the north and SuDS area to the east, it fails to provide an appropriate mix of open market house sizes, fails to comply with the CEC Design Guide in terms of surfacing and utilises standard house types which do not reflect local character. It is considered that the proposed development would not represent an acceptable design solution and conflicts with Polies SE1, SC4 and SD2 of the Cheshire East Local Plan Strategy, GEN1 and SC4 of the Site Allocation and Development Policies Document, H2 and H3 of the Sandbach Neighbourhood Plan and the CEC Design Guide.
- 3 The proposed development would create additional vehicle movements past the properties at 2-10 Wrights Lane and cause harm due to increased environmental disturbance and traffic generation. Furthermore, the proposed development does not demonstrate that an acceptable relationship can be achieved between the existing dwelling at No 2 Heath Close and the proposed dwellings at plots 16 and 17. The proposed development would fail to provide an acceptable level of amenity for future and existing occupants contrary to Policies HOU12 and HOU13 of the Site Allocation and Development Policies Document.
- 4 The proposed development would not provide sufficient public open space/children play space in quantum or quality. The open space which would be provided lacks natural surveillance, would be dominated by the SuDS feature and would not provide a useable level of open space. The proposed development would conflict with Policies SD2 and SE6 of the Cheshire East Local Plan Strategy and REC3 of the Site Allocation and Development Policies Document.
- 5 The Local Planning Authority considers that Wrights Lane by reason of its narrow nature would not provide a safe and suitable access to serve the proposed development and create conflict

between highway users. The proposed development would be contrary to policies INF3 of the SADPD and IFT1 of the SNP.

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 has delegated authority to do so in consultation with the Chair of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Committee's decision.

If the application is subject to an appeal approval is given to enter into a S106 Agreement with the following Heads of Terms;

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Education</b>	£43,385.16 (primary education) £49,028.07 (secondary education)	Primary – full amount prior to first occupation Secondary – full amount prior to first occupation of the 15 <sup>th</sup> dwelling
<b>Outdoor recreation</b>	Contribution of £23,000	Full amount prior to first occupation of the 15 <sup>th</sup> dwelling
<b>Open Space</b>	Scheme of Management	Scheme of Management to be secured and agreed with the LPA
<b>Health Care Contribution</b>	£29,759	Full amount prior to first occupation
<b>Affordable Housing</b>	Affordable housing	In accordance with details to be submitted and approved.
<b>Car parking Provision</b>	Scheme for the provision of car-parking for the occupants of 2-10 Wrights Lane for Long Term Lease at Peppercorn Rent	Prior to the commencement of development.  Parking to be made available prior to first occupation of the development.

*The meeting adjourned for a short break. Councillor L Smith left the meeting and did not return.*

61 **22/0304C - LAND WEST OF PADGBURY LANE, CONGLETON:  
PROPOSED ERECTION OF 3NO DWELLINGS OFF THISTLE WAY /  
PADGBURY LANE. LAND PREVIOUSLY IDENTIFIED FOR 180SQ.M  
HEALTH RELATED DEVELOPMENT (CLASS D1 USE)**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Councillor S Akers Smith (ward councillor), Congleton Town Councillor Amanda Martin and Mr Roger Ball (objector).

**RESOLVED:**

That the application be REFUSED for the following reason:

The Local Planning Authority considers that the proposed development would result in an overdevelopment of the site and a cramped form of development causing harm to the character and appearance of the area. The proposal is contrary to policies SE1 and SD2 of the CELPS and GEN1 of the SADPD.

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 has delegated authority to do so in consultation with the Chair of the Southern Planning Committee, provided the changes do not exceed the substantive nature of the Committee's decision.

In the event of an appeal, agreement is given to enter into a S106 Agreement with the following Heads of Terms:

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Affordable Housing</b>	Affordable housing (1 rented unit)	In accordance with details to be submitted and approved

*This decision was contrary to the recommendation in the report.*

The meeting commenced at 10.10 am and concluded at 12.00 pm

Councillor A Kolker (Chair)