

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 15th March, 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, J Bratherton, S Davies, A Gage, M Hunter, D Marren,
C Naismith, S Pochin, L Smith and J Wray

OFFICERS IN ATTENDANCE

Dan Evans, Principal Planning Officer
Gareth Taylerson, Principal Planning Officer
Paul Hurdus, Highways Officer
Andrew Poynton, Senior Planning and Highways Lawyer
Rachel Graves, Democratic Services Officer

70 APOLOGIES FOR ABSENCE

Apologies were received from Councillor A Critchley. Councillor M Hunter substituted for Councillor Critchley.

71 DECLARATIONS OF INTEREST/PRE DETERMINATION

In respect of application 21/5436C, Councillor S Pochin declared that she knew the applicant and that she would leave the meeting and take no part in the consideration of the application.

In respect of application 21/5436C, Councillor M Hunter declared he was in correspondence with the developer over an issue at another development in Middlewich, on behalf of a member of the public. Councillor M Hunter also declared that he was a non-executive director of ANSA, who were a consultee on the application but had not discussed the application in this capacity.

In respect of application 22/4451N, Councillor A Kolker declared that he was a member of the Economy and Growth Committee which had oversight for the Archives Project and had not taken part in any consideration of the matter at meetings of this Committee.

72 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 8 February 2023 be approved as a correct record.

73 PUBLIC SPEAKING

The public speaking procedures were noted.

74 22/2692N - LAND OFF, CREWE ROAD, WINTERLEY: RESERVED MATTERS PLANNING APPLICATION (LAYOUT, SCALE, APPEARANCE AND LANDSCAPING) FOLLOWING OUTLINE APPROVAL REFERENCE 19/3889N - OUTLINE APPLICATION FOR THE ERECTION OF UP TO 55 DWELLINGS WITH ASSOCIATED WORKS (ACCESS TO BE CONSIDERED WITH ALL OTHER MATTERS RESERVED) (RESUBMISSION OF 18/2726N)

Consideration was given to the above planning application.

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

Councillor Steven Edgar (ward councillor), Mrs Carol Eardley (objector), Mr Guy Lingford (objector) and Mr Alan Corinaldi-Knott (agent).

RESOLVED:

That for the reasons set out in the report and update report the application be APPROVED, subject to the following conditions:

1. Development carried out to the approved plans
2. Obscure glazing to be fitted to side facing en-suite window of plot 1
3. Prior to the installation of any external lighting details to be provided
4. No removal of any vegetation or the demolition or conversion of buildings shall take place between 1st March and 31st August in any year, unless a detailed survey has been carried out to check for nesting birds
5. Development to be carried out in accordance with Arboricultural Method Statement (Urban Green Drawing UG_1511_ARB_AMS_02 dated 17/01/23) submitted to the Council on 26/01/2023.
6. Provision of landscaping plan
7. Landscaping implementation
8. Liaison Group

Informative

The developer to be reminded of the CEMP informative attached to the outline consent.

In order to give proper effect to the 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.

75 22/2403N - COOLE ACRES FISHERY AND LEISURE PARK, COOLE LANE, NEWHALL, CW5 8AY: REMODELLING OF HATCHERY PONDS TO CREATE A NEW LAKE, USE OF LAND FOR THE SITING OF 19 NO. HOLIDAY LODGES, 2 NO. MOBILE CAMPING PODS, ACCESSWAYS, PARKING & ANCILLARY WORKS

Consideration was given to the above planning application.

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

Councillor Rachel Bailey (ward councillor), Sound & District Parish Councillor Paul Griffiths and Ms Sharon Marie Finney (applicant).

RESOLVED:

That for the reasons set out in the report the application be APPROVED, subject to the following conditions:

1. Time limit
2. Plans
3. Materials
4. Compliance with the FRA
5. Drainage strategy to be provided
6. Lighting as per approved details with consideration to dark skies/light pollution and ecology
7. Implementation of Great Crested Newt Reasonable Avoidance
8. Implementation of Habitat Creation, Monitoring and Management measures
9. Implementation of ecological enhancement measures
10. Electric Vehicle Charging provision
11. Contaminated land – risk assessment
12. Contaminated land – verification report
13. Contaminated land – soil testing
14. Contaminated land – unexpected contamination
15. Submission of a landscaping scheme including management for the landscaping of southern boundary
16. Implementation of landscaping and management scheme
17. Occupancy condition
18. Log of users
19. Details of hard standing

In order to give proper effect to the 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.

Prior to consideration of the following item Councillor S Pochin left the meeting and did not return.

- 76 **21/5436C - LAND EAST AND WEST OF, CROXTON LANE, MIDDLEWICH, CHESHIRE: THE ERECTION OF 52 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE INCLUDING NEW VEHICULAR ACCESS FROM CROXTON LANE, ALTERATIONS TO EXISTING LAY-BY ON CROXTON LANE, HARD AND SOFT LANDSCAPING, NEW OPEN SPACE AREAS WITH CHILDREN'S PLAY AREA, SUSTAINABLE URBAN DRAINAGE SYSTEM, PEDESTRIAN ACCESS POINT TO CROXTON PARK AND CONTINUED PROVISION OF PUBLIC RIGHT OF WAY.**

Consideration was given to the above planning application.

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

Middlewich Town Councillor Graham Orme, Mr Fraser Whytock (objector) and Mrs Beverley Moss (agent).

During consideration of the application Councillors M Benson and J Bratherton left the meeting and did not return.

RESOLVED:

That the application be deferred the following reasons:

1. Further information on methane trench – information on readings (when taken and what were the readings).
2. Consideration of a crossing point to Croxton Lane
3. Consideration of Biodiversity sum being spent at Croxton Park or on another site in Middlewich

The Committee adjourned for a short break.

77 22/4472N - SOUTH CHESHIRE MAGISTRATES COURT (LAW COURT), AND LAND TO WEST UP TO AND INCLUDING THE LIBRARY BUILDING, PRINCE ALBERT STREET, CREWE:THE DISMANTLING OF THE EXISTING LIBRARY BUILDING (TO BE REPLACED BY A NEW HISTORY CENTRE AS PART OF A SEPARATE APPLICATION BY OTHERS), THE DISMANTLING OF THE EXISTING RAISED CONCRETE DECK BETWEEN THE EXISTING LIBRARY BUILDING AND THE EXISTING LAW COURTS, THE CONSTRUCTION OF A NEW ENTRANCE EXTENSION TO THE WESTERN FACADE OF THE LAW COURT BUILDING AND THE INSTALLATION OF A NEW PUBLIC REALM LANDSCAPE TO REPLACE THE EXISTING CAR PARK WITH CONNECTION TO MEMORIAL SQUARE

Consideration was given to the above planning application.

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

Mr David Trowler (on behalf of applicant).

RESOLVED:

That for the reasons set out in the report and update report the application be APPROVED, subject to the following conditions:

1. Commencement of development (3 years)
2. Development in accordance with approved plans
3. Details of materials and finishes
4. Details of lighting/illumination of extension to Magistrates Building
5. Details of secure cycle storage/parking
6. Details of the siting and provision of public artwork
7. Provision of boundary treatment between former sunken garden and rear service area of History Centre
8. Submission/approval of tree planting specification
9. Implementation & maintenance of landscaping
10. Submission and approval of full details of Drainage scheme
11. Contaminated land - Submission and approval of Remediation Strategy
12. Contaminated land - Submission and approval of Verification Report
13. Contaminated land – soil testing
14. Measures to deal with unexpected contamination
15. Submission of updated CEMP
16. Tree Retention
17. Tree Protection scheme
18. Tree Pruning/Felling Specification
19. Arboricultural Method Statement
20. Details of on-site Surface Water drainage scheme, infrastructure and management
21. Details of levels

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 that the changes do not exceed the substantive nature of the Committee's decision.

78 22/4451N - CREWE LIBRARY, PRINCE ALBERT STREET, CREWE, CHESHIRE, CW1 2DH: CONSTRUCTION OF A NEW HISTORY CENTRE (CLASS F1) WITH RELATED ACCESS, SERVICING, LANDSCAPING AND OTHER ASSOCIATED WORKS, FOLLOWING THE DEMOLITION OF THE FORMER CREWE LIBRARY BUILDING

Consideration was given to the above planning application.

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

Councillor Jill Rhodes (neighbouring ward councillor) and Mr Paul Newman (applicant).

RESOLVED:

That for the reasons set out in the report and update report the application be APPROVED, subject to the following conditions:

1. Commencement of development (3 years)
2. Development in accordance with approved plans
3. Details of materials and finishes
4. Details of lighting/illumination of building
5. Details of secure cycle storage/parking
6. Submission and approval of full details of Drainage scheme
7. Contaminated land - Submission and approval of Remediation Strategy
8. Contaminated land - Submission and approval of Verification Report
9. Contaminated land – soil testing
10. Measures to deal with unexpected contamination
11. Submission of CEMP
12. Details of on-site Surface Water drainage scheme, infrastructure and management
13. Details of levels

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**79 WITHDRAWN - 23/0101N - LAND OFF, CREWE ROAD, HASLINGTON:
PLANNING PERMISSION FOR THE ERECTION OF 5 NO. TWO
STOREY DWELLINGS WITH ASSOCIATED PARKING AND
LANDSCAPING**

The application had been withdrawn from the agenda prior to the meeting taking place.

80 PLANNING ENFORCEMENT UPDATE REPORT

The Committee considered the report on the performance of the Planning Enforcement Services during the period 2021 – 2022, which provided a status report on the cases where formal enforcement action had already been taken.

RESOLVED:

That the report be noted.

The meeting commenced at 10.00 am and concluded at 1.10 pm

Councillor A Kolker (Chair)