

CHESHIRE EAST COUNCIL

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

PRESENT

Councillor J Bratherton (Chair)
Councillor A Kolker (Vice-Chair)

Councillors R Bailey, J Bird, L Buchanan, A Burton, L Crane, A Critchley,
M Muldoon and J Wray

OFFICERS IN ATTENDANCE

Daniel Evans, Principal Planning Officer
Andrew Poynton, Senior Planning and Highways Lawyer
Andrew Golghier, Principal Development Control Officer
Jennifer Ashley, Democratic Services Officer

13 APOLOGIES FOR ABSENCE

There were no apologies for absence received.

14 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness the following declarations were made;

Councillor Bailey declared that in relation to application 23/1366N, she had previously traded with the organisation but was not aware of any transactions that had taken place within the last 5 years.

Councillor Muldoon declared that in relation to application 22/1163C, he has had involvement with the application and would therefore step down from the committee for this item and not take part in any discussions or vote on the item.

15 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 28 June 2023 be approved as a correct record.

16 PUBLIC SPEAKING

That the public speaking procedure be noted.

17 **22/4698N - SYDNEY COTTAGE FARM, HERBERT STREET, CREWE, CW1 5LZ - DEMOLITION OF ALL BUILDINGS AND STRUCTURES AND THE ERECTION OF 47 NO. RETIREMENT LIVING APARTMENTS (USE CLASS C3) ALL OF WHICH WOULD BE AFFORDABLE HOMES, ALONG WITH PARKING SPACES, LANDSCAPING AND ASSOCIATED WORKS**

Consideration was given to the above planning application.

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

Councillor Hazel Faddes and Mr Mellan – Agent.

RESOLVED:

That the application be APPROVED, as recommended subject to conditions as listed below and subject to an S106 Agreement as detailed in the report and an addition to the Heads of Terms to include;

- Scheme of Management for all areas of communal open space and the PROW crossing the site.

Conditions;

1. Standard Time
2. Approved plans
3. External Materials
4. Surfacing materials
5. Revised Landscape Scheme with a 10 year management plan
6. Landscape Implementation
7. Boundary Treatment
8. Tree Retention
9. Implementation of AIA and AMS
10. Tree Protection
11. Levels survey
12. Biodiversity enhancement features
13. Safeguard Nesting Birds
14. Lighting strategy – prior to occupation
15. Secure and covered cycle parking – prior to occupation
16. Construction Management Plan to be submitted and approved
17. Detailed strategy/design limiting the surface water runoff generated by the proposal, and associated management /maintenance plan - required prior to commencement
18. Foul and surface water to be drained separately
19. Prior to occupation – EVI
20. Prior to occupation – Low emission boilers
21. Travel Information Pack
22. Contaminated Land – Phase II report and remediation scheme
23. Contaminated Land – verification report to be submitted
24. Contaminate land – Soil Importation
25. Contaminate land - Unexpected Contamination

26.10% of energy needs to be from renewable or low carbon energy
27. At least 30% of the dwellings in housing developments should comply with the requirements of M4(2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings
28. At least 6% of the dwellings in housing developments should comply with the requirement m4 (3)(2)(a) Category 3 of the Building Regulations regarding wheelchair adaptable dwellings.

In order to give proper effect to the Southern 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.

Councillor Burton left the room for a short time during discussions for this item and did not take part in the vote.

Councillor Wray arrived part way through discussions for this item and did not take part in the vote.

18 23/1366N - LAND AT STATION YARD, STATION YARD, WRENBURY ROAD, ASTON, CW5 8HA - CHANGE OF USE FROM MIXED STORAGE AND RETAIL TO CLASS B2

Consideration was given to the above planning application.

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

Parish Councillor David Nutting, Mr Spicer and Mr Copestake – Agent.

RESOLVED:

That the application be DEFFERED for the following reasons;

- To review all conditions and ensure that they are enforceable
- Assessment of Network Rail comments with the condition added to the recommendation
- Information on carbon reduction
- Review of Policy RUR10
- Consideration of the red-line
- Confirmation of the HGV movements from the remainder of the site edged blue.

19 22/1163C - COPPERSFIELD, CHURCH LANE, SANDBACH, CHESHIRE, CW11 2LQ - THE PROPOSED DEVELOPMENT COMPRISES FIVE DETACHED FIVE-BEDROOM HOUSES ARRANGED

ON A SHORT PRIVATE DRIVEWAY WHICH LINKS TO THE ACCESS ROAD OF THE DEVELOPMENT TO THE NORTH

Consideration was given to the above planning application.

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

Ms MacPherson – Marrons (Agent)

RESOLVED:

That the application be DELEGATED to the Head of Planning in consultation with the Chair as recommended within the update report, to determine the sum for off-site Biodiversity Net Gain that will be secured via the completion of an S106 Agreement and then APPROVE the application subject to the following conditions:

1. Time limit
2. Approved plans
3. Materials as detailed in the application
4. Details of any external lighting to be provided prior to installation
5. Submission of levels prior to commencement of development
6. Provision of electric vehicle infrastructure
7. Provision of ultra low emission boilers
8. Compliance with the mitigation measures in the submitted Noise Impact Assessment
9. A (a) Any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping shall be tested for contamination and suitability for use in line with the current version of 'Developing Land within Cheshire East Council – A Guide to Submitting Planning Applications, Land Contamination' (in the absence of any other agreement for the development), which can be found on the Development and Contaminated Land page of Cheshire East Council's website.
(b) Prior to occupation, evidence and verification information (for example: quantity/source of material, laboratory certificates, depth measurements, photographs) shall be submitted to, and approved in writing by, the Local Planning Authority (LPA).
11. If, during the course of development, contamination not previously identified is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made and appropriate remediation implemented in accordance with a scheme also agreed in writing by the Local Planning Authority.

12. Submission of a foul and surface water drainage scheme prior to commencement of development
13. Protection of breeding birds
14. Provision of features to enhance biodiversity
15. Obscure glazing – west facing window to the side of plot 2
16. Notwithstanding the details shown on the approved plans and prior to the first use of a facing or roofing materials a revised plan to show the widening of the access from the parking provision for plot 3 shall be submitted to the LPA for approval in writing. The development shall only be constructed in accordance with the approved details.

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 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.

20 **23/0306N - DODDINGTON MILL HOUSE, MILL LANE, DODDINGTON, CW5 7NN - PROPOSAL TO CONVERT PART OF AN OUTBUILDING TO COMMERCIAL USE FOR PET AND EQUINE CREMATIONS INCLUDING THE INSTALLATION OF 2NO INCINERATORS**

Consideration was given to the above planning application.

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

Cllr Janet Clowes, Mrs Winstanley and Mr Roberts.

RESOLVED:

That the application be DEFERRED to allow Members to undertake a site visit and for information to be provided on the following areas;

- Information on odour, filters and maintenance of the incinerators
- Details of the disposal of waste/ashes
- Information of the training required for employees
- Journey expectations – details of the catchment area and the vets which may be served
- Details of the storage of carcasses
- Impact upon drainage/watercourse
- Details of carbon emissions and how this can be reduced.

Councillor Critchley left the meeting during the discussion of this item and did not return.

21 **23/0596C - HERMITAGE TURKEY FARM, HERMITAGE LANE, CRANAGE, CW4 8HA - DEMOLITION OF THE EXISTING POULTRY UNITS, FOLLOWED BY THE ERECTION OF A REPLACEMENT POULTRY UNIT WITH ASSOCIATED FEED BINS, HARDSTANDING'S, AND A DIRTY WATER TANK**

Consideration was given to the above planning application.

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

Ian Pick – Agent.

RESOLVED:

That the application be APPROVED, as recommended and subject to the following conditions;

1. Standard Time
2. Approved Plans
3. Materials as Application
4. Ecological Enhancement
5. External Lighting
6. Flood Risk and Drainage Assessment

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 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.

Councillor Bailey left during the discussion of this item and did not return.

The meeting commenced at 10.00 am and concluded at 2.30 pm

Councillor J Bratherton (Chair)