

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Southern Planning Committee**  
held on Wednesday, 30th 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, A Gage, M Muldoon and  
J Wray

## **OFFICERS IN ATTENDANCE**

Daniel Evans, Principal Planning Officer  
Richard Taylor, Principal Planning Officer  
Andrew Goligher Highways Officer  
Andrew Poynton, Senior Planning and Highways Lawyer  
Rachel Graves, Democratic Services Officer

## **22 APOLOGIES FOR ABSENCE**

Apologies were received from Councillor L Crane.

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

In the interest of openness the following declarations were made:

Councillor M Muldoon declared that in relation to application 21/4635C, he was the Vice Chair of Sandbach Town Council's Planning Committee which had discussed this application and that he would step down from the committee for this item and take no part in the discussions or vote on the item.

Councillor R 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 R Bailey declared that in relation to application 22/477796N, she knew the applicant and had traded with the agent previously and stated that she had not discussed the application with them.

## **24 MINUTES OF PREVIOUS MEETING**

### **RESOLVED:**

That the minutes of the meeting held on 2 August 2023 be approved as a correct record.

## 25 PUBLIC SPEAKING

That the public speaking procedure be noted.

## 26 **23/0306N - DODDINGTON MILL HOUSE, MILL LANE, DODDINGTON, CW5 7NN: PROPOSAL TO CONVERT PART OF AN OUTBUILDING TO COMMERCIAL USE FOR PET AND EQUINE CREMATATIONS 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:

Councillor Janet Clowes (ward councillor), Ed Roberts (objector) and Georgina Carter (applicant).

### **RESOLVED:**

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

1. Standard Time
2. Approved Plans
3. Materials as set out
4. Stack height of at least 7m
5. Biodiversity Enhancement strategy

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.

## 27 **23/1366N - LAND AT STATION YARD, STATION YARD, WRENBURY ROAD, ASTON, CW5 8HA: FULL PLANNING APPLICATION FOR A CHANGE OF USE FROM MIXED STORAGE AND RETAIL TO CLASS B2 ALONG WITH THE PROVISION OF REPLACEMENT CONCRETE PLANT**

Consideration was given to the above planning application.

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

Wrenbury Parish Councillor David Nutting, Nigel Spicer (objector) and Carl Copestake (agent).

### **RESOLVED:**

That the application be REFUSED for the following reason:

- 1 insufficient information has been submitted to demonstrate that the proposed development would not cause cumulative harm to the adjacent residential dwellings in terms of noise, disturbance and dust. The proposed development is contrary to policies SE12 of the Cheshire East Local Plan Strategy, HOU12 of the Site Allocations and Development Policies Document, LEC1 of the Wrenbury Neighbourhood Plan and the NPPF.

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.

This decision was contrary to the recommendation in the report.

The meeting adjourned for a 10 minute break during which Councillor L Buchanan left the meeting and did not return.

**28 21/4635C - THE LIMES, 3, SWEETTOOTH LANE, SANDBACH, CW11 1DB: DEMOLITION OF THE LIMES PUBLIC HOUSE AND CONSTRUCTION OF A NEW 57 BED CARE HOME WITH CAR PARKING AND LANDSCAPING**

Consideration was given to the above planning application.

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

Katherine Pimblott (agent).

**RESOLVED:**

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

1. Standard Time
2. Approved plans
3. External Materials
4. Surfacing materials
5. Full revised Landscape Scheme (hard and soft landscaping details) – prior to commencement
6. Landscape Implementation
7. Levels Plan (Trees / Landscape / Floodrisk)
8. Boundary Treatment

9. Updated Tree Protection scheme and AMS – prior to commencement
10. Biodiversity enhancement features
11. Safeguard Nesting Birds
12. Lighting strategy – prior to occupation
13. Details of secure and covered cycle parking – prior to occupation
14. Drainage Scheme – prior to commencement
15. Detailed strategy/design limiting the surface water runoff generated by the proposal, and associated management /maintenance plan - required prior to commencement
16. Foul and surface water to be drained separately
17. Contaminated Land – Phase II report and remediation scheme
18. Contaminated Land – verification report to be submitted
19. Contaminate land – Soil Importation
20. Contaminate land - Unexpected Contamination
21. Prior to occupation – EVI
22. Prior to occupation – Low emission boilers
23. Removal of PD
24. Construction Management Plan
25. Full details of balcony – including some obscurity to the southern side
26. POS management and maintenance plan
27. 10% of energy needs to be from renewable or low carbon energy

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.

**29 22/1412N - LAND OFF, SYDNEY ROAD, CREWE: FULL APPLICATION FOR THE ERECTION OF AFFORDABLE HOUSING TOGETHER WITH ACCESS, LANDSCAPING AND PUBLIC OPEN SPACE INCLUDING A TREE LINED WALKWAY AND OTHER 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 (ward councillor) and Jordan Clark (agent).

**RESOLVED:**

That the application be REFUSED for the following reason:

- 1 it is considered that the harm to the open countryside is not outweighed by the benefits of the proposed development, given its cramped form of the layout and design. The proposed development is deemed to be contrary to Policies PG6, SE1, SC3, SD1 and SD 2 of the Cheshire East Local Plan, GEN1, HOU13 and ENV5 of the

Site Allocations and Development Policies Document and the NPPF.

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

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

<b>S106</b>	<b>Requirement</b>	<b>Triggers</b>
<b>Affordable Housing</b>	100% provision  Tenure - 100% Affordable Rent.	Prior to commencement
<b>Biodiversity Net Gain - Off site Ecological Mitigation</b>	Delivery of off- site habitat creation.	Arrangements to be agreed prior to commencement
<b>Open Space</b>	Management Scheme for POS and landscaped areas	Prior to occupation
<b>Recreation &amp; Outdoor Sports Contribution</b>	£1,000 per family (2+bed) dwelling and £500 per 2+ bed apartment.	Prior to commencement
<b>Education</b>	Total education contribution:  Primary £54,231 towards mitigation measures to address forecasted shortfall on primary school places.	50% Prior to first occupation 50% at occupation of 25 <sup>th</sup> dwelling
<b>Healthcare</b>	Total: £38,578 .  Towards local healthcare infrastructure/provision	50% Prior to first occupation 50% at occupation of 25 <sup>th</sup> dwelling

This decision was contrary to the recommendation in the report.

The meeting adjourned for 30 minutes during which Councillors J Bird and A Burton left the meeting and did not return.

30 **23/0727N - LAND ADJACENT TO 179, ALTON STREET, CREWE: ERECTION OF TWO SETS OF TWO SEMI-DETACHED PROPERTIES AND A REAR EXTENSION TO NO.179 (RENEWAL OF PLANNING PERMISSION 19/0339N)**

Consideration was given to the above application.

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

Martin Butterworth (3 minutes).

**RESOLVED:**

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

1. Standard
2. Approved plans
3. Materials as submitted
4. Submission of landscaping scheme
5. Landscape implementation
6. Submission of boundary treatments
7. Removal of PD rights (Part 1 Classes A, B, C and E)
8. Provision of 8m buffer zone at top of Valley Brook
9. Provision of EV charging points
10. Proposed extension to 179 Alton Street to be completed prior to first occupation of proposed dwellings
11. No removal of vegetation between 1<sup>st</sup> March and 31<sup>st</sup> August
12. Implementation of ecological enhancement measures as submitted
13. Adherence to submitted lighting scheme
14. Finished floor levels
15. Drainage in accordance with submitted details
16. Submission of sustainable drainage management plan
17. Contaminated land - Submission and approval of updated Phase II ground investigation and risk assessment
18. Contaminated land submission and approval a Verification Report
19. Contaminated land – soil testing
20. Measures to deal with unexpected contamination
21. Submission of a Construction Management Plan
22. Construction Hours limited to 08:00-18:00 Mon-Fr; 09:00-14:00 Saturday; and Nil on Sundays/Bank Holidays

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.

**31 22/0720N - LAND NORTH OF ALVASTON ROUNDABOUT, MIDDLEWICH ROAD, NANTWICH: PROPOSED NEW OFFICE DEVELOPMENT (USE CLASS B1) CONSISTING OF SIX BUILDINGS WITH ASSOCIATED CAR PARKING, ACCESS ROAD AND LANDSCAPING**

Consideration was given to the above application.

**RESOLVED:**

That the application be REFUSED for the following reason:

1. The proposed development is not an appropriate form of development in the open countryside as per Policy PG6 nor does not fall within any of the exceptions listed in this policy and thus constitutes an unwarranted form of development in the open countryside. This would result in an urban encroachment into the open countryside which would harm the character and appearance of the area and the landscape. The proposal does not justify this open countryside location and is not considered to be sited in the right location. The proposal has not been supported by sufficient information regarding the agricultural land grading and no justification has been provided for the loss agricultural land or evidence provided of any overriding need for employment land to warrant its loss. The proposal is contrary to Policies PG1 (Overall Development Strategy) PG2 (Settlement Hierarchy), PG6 (Open Countryside), PG2 (Settlement Hierarchy), PG7 (Spatial Distribution), SD1 (Sustainable Development in Cheshire East) and SD2 (Sustainable Development Principles), SE2 (Efficient Use of Land), EG1 (Economic Prosperity), EG2 (Rural Economy), EG3 (Existing and Allocated Employment Sites) of the CELPS & RUR10 of the SADPD and the principles of the National Planning Policy Framework, which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use. As such it creates harm to interests of acknowledged importance.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

S106	Amount	Triggers
Highways	Contribution of 80k towards junctions improvements at the Alvaston roundabout	50% Prior to first use 50% at occupation of 3 <sup>rd</sup> Unit

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 Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

**32 22/4796N - BUERTON HALL, WOORE ROAD, BUERTON, CW3 0DA: RETROSPECTIVE APPLICATION FOR THE CONSTRUCTION OF AN AGRICULTURAL BUILDING TO BE USED FOR THE HOUSING OF LIVESTOCK**

Consideration was given to the above planning application.

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

Dan Bowden (agent).

**RESOLVED:**

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

1. Approved Plans
2. Materials as Application
3. Ecological Enhancement

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.

**33 23/1510M - STANLEY AND BROCKLEHURST COURT, KING EDWARD ROAD, MACCLESFIELD, SK10 1AP: THE REPLACEMENT OF THE CURRENT GAS BOILERS AND INSTALLATION OF NEW FLUES AND THE INSTALLATION OF SECONDARY GLAZING TO THE KITCHEN AND BATHROOM WINDOWS OF ALL 12 ALMSHOUSES**

Consideration was given to the above planning application.

**RESOLVED:**

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

1. Accordance with approved plans
2. Materials as per application



3. Air Quality – specification of ultra-low emissions boilers to be submitted.

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 had 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.

**34 23/1509M - STANLEY AND BROCKLEHURST COURT, KING EDWARD ROAD, MACCLESFIELD, SK10 1AP: LISTED BUILDING CONSENT FOR THE REPLACEMENT OF THE CURRENT GAS BOILERS AND INSTALLATION OF NEW FLUES AND THE INSTALLATION OF SECONDARY GLAZING TO THE KITCHEN AND BATHROOM WINDOWS OF ALL 12 ALMSHOUSES**

Consideration was given to the above application.

**RESOLVED:**

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

1. Accordance with approved plans
2. Materials as per application.

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 had 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.

The meeting commenced at 10.00 am and concluded at 3.40 pm

Councillor J Bratherton (Chair)