

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 8th February, 2023 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors A Critchley, S Davies, S Edgar, A Gage, D Marren, S Pochin,
L Smith and J Wray

OFFICERS IN ATTENDANCE

Dan Evans, Principal Planning Officer
Gareth Anderson, Principal Planning Officer
Andrew Goligher, Highways Officer
Andrew Poynton, Senior Planning and Highways Lawyer
Rachel Graves, Democratic Services Officer

62 APOLOGIES FOR ABSENCE

Apologies were received from Councillors M Benson, J Bratherton and
C Naismith. Councillor S Edgar substituted for Councillor Benson.

63 DECLARATIONS OF INTEREST/PRE DETERMINATION

In respect of application 22/2692N, Councillor S Edgar declared that he
had called in the application and that he would speak as the ward member
and then leave the meeting during consideration of the application and
take no part in the debate or vote.

64 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 11 January 2023 be approved as
a correct record.

65 PUBLIC SPEAKING

The public speaking procedures were noted.

- 66 **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) and Mr Alan Corinaldi-Knott (agent).

RESOLVED:

That the application be DEFERRED for the following reasons:

1. further discussion to increase the garden sizes and dwelling sizes for certain plots
2. to consider the provision of a pedestrian link to the site to the North East.

- 67 **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), Newhall Parish Councillor Joe Batho, Sound & District Parish Councillor Paul Griffiths, Mr Mark Cooper (objector) and Mr Richard Lee (agent).

RESOLVED:

That the application be DEFERRED for the following reasons:

1. to allow Members to visit the site
2. for further information on need for the development.

Councillor L Smith left the meeting before consideration of the following application and did not return to the meeting.

68 **22/3217C - RECIPHARM, LONDON ROAD, HOLMES CHAPEL, CHESHIRE, CW4 8BE: OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS, FOR THE ERECTION OF A NEW MANUFACTURING BUILDING AND ASSOCIATED PLANT AND LANDSCAPING**

Consideration was given to the above planning application.

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

Ms Rhian Smith (agent).

RESOLVED:

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

- 1 Standard Outline 1
- 2 Standard Outline 2
- 3 Standard Outline 3
- 4 Approved Plans
- 5 Reserved Matters for Landscaping to include a scheme of replacement tree planting
- 6 Detailed Drainage Design to be submitted and approved
- 7 Finished Floor Levels to be submitted and approved
- 8 Submission of a scheme for decentralised and renewable or low carbon energy sources
- 9 Ecological Enhancement Strategy to be submitted and approved
- 10 Breeding bird details to be submitted and approved
- 11 Reserved Matters applications to include Reasonable Avoidance Measures for Great Crested Newts
- 12 Low emission boilers to be provided
- 13 Travel Plan to be submitted and approved
- 14 Reserved Matters to include an updated Noise Impact Assessment
- 15 Reserved Matters to include cycle parking and changing facilities
- 16 Contaminated Land – submission of a Phase I Report and if required a Phase II Report
- 17 Contaminated Land - submission of a Verification Report prior to first occupation
- 18 Contaminated Land – Importation of soil
- 19 Contaminated Land – Unexpected contamination

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.

Councillor D Marren the meeting before consideration of the following application and did not return to the meeting.

69 22/2887N - HOLLY HEDGE HOUSE, NEWCASTLE ROAD, HOUGH, CW2 5JS: PROPOSED DEMOLITION OF STABLES AND STORAGE BUILDING AND THE CONSTRUCTION OF A DETACHED ONE-BEDROOM DWELLING

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)

RESOVLED:

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

- 1 Three-year time limit
- 2 Approved Plans
- 3 Materials as per application
- 4 Electric Vehicle Infrastructure
- 5 Nesting birds
- 6 Biodiversity enhancement
- 7 Contaminated Land
- 8 Contaminated Land Contaminated Land
- 9 Verification Report
- 10 Imported soil tested for contamination
- 11 Ancillary to Holly Hedge
- 12 Within 3 months of the occupation of the accommodation hereby approved the mobile home to the rear of 1-6 Hough Cottages and its associated hard standing, boundary treatment and infrastructure shall be permanently removed from the site.

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.

The meeting commenced at 10.00 am and concluded at 12.30 pm

Councillor A Kolker (Chair)

