

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 5th April, 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, A Critchley, S Davies, A Gage, M Hunter,
D Marren, C Naismith, S Pochin and J Wray

OFFICERS IN ATTENDANCE

Dan Evans, Principal Planning Officer
Pau Hurdus, Highways Officer
Rebekah Norbury, Environmental Health
Andrew Poynton, Senior Planning and Highways Lawyer
Rachel Graves, Democratic Services Officer

81 APOLOGIES FOR ABSENCE

Apologies were received from Councillor L Smith. Councillor M Hunter substituted for Councillor Smith.

82 DECLARATIONS OF INTEREST/PRE DETERMINATION

In respect of application 21/5436C, Councillor S Pochin declared that she knew the applicant and that she would not take part in the consideration of the application.

In respect of application 21/5436C, Councillor Hunter 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.

83 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 15 March 2023 be approved as a correct record.

84 PUBLIC SPEAKING

The public speaking procedures were noted.

85 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:

Councillor Jonathan Parry (ward councillor), Mr Fraser Whytock (objector) and Mrs Beverley Moss (agent).

RESOLVED:

That for the reasons set out in the report the application be APPROVED subject to the completion of a S106 Agreement with the following Head of Terms:

S106	Amount	Triggers
Affordable Housing	Affordable housing	In accordance with details to be submitted and approved.
Amenity Green Space and Play Provision	On site provision of Open Space and a LEAP. Scheme of Management to be submitted and approved	Shall be provided on the eastern parcel before first occupation. Shall be provided on the western parcel before first occupation.
Outdoor Sports Contribution	£1,000 or £500 per 2+ bed apartment space	To be paid prior to the occupation of the 15 th dwelling
NHS	£62,252	To be paid prior to the first occupation of the 30 th dwelling
Education	£130,741.52 (Secondary) £45,500 (SEN)	Secondary to be provided prior to first occupation SEN to be paid prior to the first occupation of the 30 th dwelling
Biodiversity Net Gain	£36,358.20	To be paid prior to the occupation of the 15 th dwelling

and the following conditions;

- 1 Standard time 3 years
- 2 Approved plans
- 3 Noise mitigation measures
- 4 PROW details of the specification of the footpath, surfacing, widths and street furniture.
- 5 Low emission boiler provision
- 6 Electric Vehicle Charging provision
- 7 Contaminated Land Assessment to be submitted and approved
- 8 Contaminated Land Verification Report
- 9 Contaminated Land Importation of Soil
- 10 Unexpected contamination
- 11 Oil interceptors to be provided
- 12 Detailed drainage strategy / appropriate boundary treatment design / associated management & maintenance plan for the site
- 13 Land levels to be submitted and approved
- 14 Materials compliance with the submitted details
- 15 Boundary treatment compliance with the submitted details
- 16 Fenestration details including window reveal to be submitted and approved
- 17 Archaeology details to be submitted and approved
- 18 Breeding birds – timing of works
- 19 Amphibians – Reasonable avoidance measures
- 20 Lighting details to be submitted and approved
- 21 Method statement for the protection of watercourse
- 22 Ecological Enhancements to be submitted and approved
- 23 10% of energy needs to be from renewable or low carbon energy
- 24 Prior to the commencement of development, a timetable for the implementation of the highway works including the provision of a Zebra crossing on Croxton Lane shall be submitted to the LPA for approval in writing. The development shall comply with the approved timetable
- 25 Bin/Cycle storage details for the proposed apartments
- 26 Landscaping to be submitted
- 27 Landscaping to be completed
- 28 Compliance with the hard surfacing details
- 29 Details of the specifications of the LEAP design, natural play elements, artwork and other infrastructure such as seating and planters to be submitted and approved.
- 30 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.
- 31 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.
- 31 CEMP for works adjacent to the canal (eastern parcel)

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.

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

S106	Amount	Triggers
Affordable Housing	Affordable housing	In accordance with details to be submitted and approved.
Amenity Green Space and Play Provision	On site provision of Open Space and a LEAP. Scheme of Management to be submitted and approved	Shall be provided on the eastern parcel before first occupation. Shall be provided on the western parcel before first occupation.
Outdoor Sports Contribution	£1,000 or £500 per 2+ bed apartment space	To be paid prior to the occupation of the 15 th dwelling
NHS	£62,252	To be paid prior to the first occupation of the 30 th dwelling
Education	£130,741.52 (Secondary) £45,500 (SEN)	Secondary to be provided prior to first occupation SEN to be paid prior to the first occupation of the 30 th dwelling
Biodiversity Net Gain	£36,358.20	To be paid prior to the occupation of the 15 th dwelling

The meeting adjourned for a short break during which Councillor S Pochin returned to the meeting.

86 WITHDRAWN - 22/1485C - LAND TO THE NORTH OF 24 CHURCH LANE, SANDBACH CW11 2LQ: ERECTION OF 4 DWELLINGS WITH ASSOCIATED ACCESS AND LANDSCAPING

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

87 22/3256N - THE CLIFFLANDS, WRINEHILL ROAD, WYBUNBURY, CW5 7NU: PROPOSED SEPARATION OF APPROVED RESIDENTIAL ANNEX (P06/0986) FROM THE HOST DWELLINGHOUSE (THE CLIFFLANDS) TO CREATE A SEPARATE DWELLINGHOUSE

Consideration was given to the above planning application.

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

Mr Richard Lee (agent).

RESOLVED:

That 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

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.

88 23/0101N - LAND OFF, CREWE ROAD, HASLINGTON: PLANNING PERMISSION FOR THE ERECTION OF 5 NO. TWO STOREY DWELLINGS WITH ASSOCIATED PARKING AND LANDSCAPING

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 Ms Eleanor Lovett (agent).

During consideration of the application the Committee adjourned for a short break.

RESOLVED:

That the application be REFUSED for the following reason:

- 1 The proposed development would result in a cramped over-development of the site causing harm to the character and appearance of the area. The proposed development is contrary to policies SE1, SE4 SD1 and SD2 of the Cheshire East Local Plan Strategy, GEN1 and ENV5 of the Site Allocations and Development Policies Document, the Cheshire East Design Guide 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.

Should the application be the subject of an appeal, agreement is given to enter into a S106 agreement with the following Heads of Terms:

S106	Amount	Triggers
Affordable Housing	2x affordable units at 30% Discounted for Sale	In accordance with phasing plan.

This decision was contrary to the recommendation in the report.

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The meeting commenced at 10.00 am and concluded at 12.15 pm

Councillor A Kolker (Chair)