

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 29th November, 2023 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Bratherton (Chair)

Councillors M Beanland, J Bird, L Buchanan, A Burton, L Crane, A Gage,
M Muldoon and J Wray

OFFICERS IN ATTENDANCE

Daniel Evans, Principal Planning Officer
Andrew Goligher, Highways Officer
Andrew Poynton, Senior Planning and Highways Lawyer
Emma Hood, Senior Arboricultural Officer
Sam Jones, Democratic Services Officer

41 APOLOGIES FOR ABSENCE

Apologies were received from Councillors R Bailey and A Kolker.
Councillor M Beanland attended as a substitute.

42 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness, Councillor Bratherton declared that, with
reference to application 23/3824N, the property in question was previously
owned by a family member, but they are not subject to this application.

In the interest of openness, Councillor Bird declared that, with reference to
application 22/4984N, Councillor Bird had a social relationship with the
individual who has submitted the application, but it was not a close
relationship.

43 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 27 September 2023 be approved
as a correct record.

44 PUBLIC SPEAKING

RESOLVED:

That the public speaking procedure be noted.

45 **21/6417N - FLETCHERS POOL, BRIDGEMERE LANE, HUNSTERTON:
CHANGE OF USE OF LAND FOR THE SITING OF 5 NO. HOLIDAY
LODGES AND ANCILLARY WORKS**

Consideration was given to the above planning application.

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

Ward Councillor, Councillor Janet Clowes, Parish Councillor, Councillor Paul Moore, Chair of Doddington & District Parish Council, Mr Bob Frodsham (objector) and Mr Richard Lee (agent).

Councillor J Bird arrived at the meeting during consideration of the application and did not take part in the debate, or vote on the application.

RESOLVED:

That for the reasons set out in the report the application be APPROVED as recommended, subject to the following conditions, and amendment to condition 4:

1. Standard Time
2. Approved Plans
3. Details of Lodges (dimensions, materials etc) – details to be submitted
4. Number of Units limited to 5 lodges and no camping/touring caravans within the site.
5. Siting of Units
6. Visibility Splays – implementation of approved details
7. Contamination – details to be submitted
8. Landscaping – details to be submitted
9. Ground and Slab Levels – details to be submitted
10. Updated Badger Survey – details to be submitted
11. Biodiversity Enhancement – details to be submitted
12. Drainage – details to be submitted
13. Contamination (Verification Report) – details to be submitted
14. Closure of Existing Access – details to be submitted
15. Parking, Turning and Access Facilities – implementation of approved details
16. Management Pack – details to be submitted
17. Refuse and Recycling Facilities – details to be submitted
18. Cycle Storage Facilities – details to be submitted
19. External Lighting – details to be submitted
20. Great Crested Newts – implementation of reasonable avoidance measures
21. Soil Brought onto Site – details to be submitted
22. Unidentified Contamination
23. Landscaping – implementation of approved details
24. Holiday Purposes Only

25. Removal of Permitted Development Rights – gates, fences, walls and other means of enclosures

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.

46 **22/4984N - LAND TO NORTH OF, CHECKLEY LANE, CHECKLEY, CW5 7PX: SITING OF SIX MOBILE CAMPING PODS, ACCESS IMPROVEMENTS, PARKING AND ANCILLARY WORKS**

Consideration was given to the above planning application.

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

Ward Councillor, Councillor Janet Clowes, Parish Councillor, Councillor Paul Moore, Chair of Doddington & District Parish Council, and Mr Richard Lee (agent).

RESOLVED:

That for the reasons set out in the report the application be APPROVED as recommended:

1. Standard Time
2. Approved Plans
3. Materials – details to be submitted
4. Number of Units
5. Siting of Units
6. Visibility Splays – implementation of approved details
7. Landscaping – details to be submitted
8. Ground and Slab Levels – details to be submitted
9. Protection of Water Vole – details to be submitted
10. Biodiversity Enhancement – details to be submitted
11. Drainage – details to be submitted
12. Closure of Existing Access – details to be submitted
13. Parking, Turning and Access Facilities – implementation of approved details
14. Management Pack – details to be submitted
15. Refuse and Recycling Facilities – details to be submitted
16. Cycle Storage Facilities – details to be submitted
17. External Lighting – details to be submitted
18. Landscaping – implementation of approved details
19. Holiday Purposes Only
20. Removal of Permitted Development Rights – gates, fences, walls and other means of enclosures

With the following additional conditions:

21. EV Charging
22. Importation of soil
23. Unexpected contamination
24. Details of the car park including cross sections, retaining walls and protection against erosion to be submitted and approved. Development shall be carried out 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.

**47 23/3824N - 173, MINSHULL NEW ROAD, CREWE, CW1 3PW:
DEMOLITION OF EXISTING GARAGE AND CREATING OF A NEW
BUILD 7 ROOM HMO**

Consideration was given to the above planning application.

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

Ward Councillor: Councillor James Pratt.

RESOLVED:

That for the reasons set out in the report, and update report, the application be REFUSED as recommended for the following reasons:

1. The proposal is considered to be unacceptable in terms of existing and future occupier amenity, in terms of loss of light, amenity space, overbearing impact and privacy. The proposal is therefore considered to be contrary to Policies SD2 Sustainable Development Principles of the Cheshire East Local Plan Strategy; HOU 4 Houses in multiple occupation, and HOU 12 Amenity and of the Site Allocations and Development Policies Document, the Houses in Multiple Occupation SPD and the NPPF.
2. The proposal is considered to be of a design which would cause harm to the character and appearance of the area and therefore is contrary to Policies SE1 Design, and SD2 Sustainable Development Principles of the Cheshire East Local Plan Strategy; GEN1 Design Principles, and HOU 4 Houses in multiple occupation of the Site Allocations and Development Policies Document, the Houses in Multiple Occupation SPD and the NPPF.

3. The proposed development would have a lack of parking provision which would have a detrimental impact on Highway Safety contrary to Policies SE1 Design, and SD2 Sustainable Development Principles of the Cheshire East Local Plan Strategy; GEN1 Design Principles, HOU 4 Houses in multiple occupation, and INF 3 Highway safety and access of the Site Allocations and Development Policies Document, the Houses in Multiple Occupation SPD and the NPPF.

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.

48 CHURCH LAWTON - BARLEYBAT HALL, 47 LIVERPOOL ROAD WEST) TREE PRESERVATION ORDER 2023

Consideration was given to the above planning application.

RESOLVED:

That the Tree Preservation Order be CONFIRMED as recommended with no modifications:

- The site benefits from extensive and established tree cover and the anticipated change of ownership of the property could arise in a threat to/or loss of trees which could result in a significant impact on the amenity and sylvan setting of the area. The confirmation of this Tree Preservation Order will ensure that the Council maintains adequate control over the trees of high amenity value.

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.

The meeting commenced at 10.01 am and concluded at 12.50 pm

Councillor J Bratherton (Chair)