

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 6th March, 2024 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors R Bailey, L Buchanan, A Burton, B Drake, S Edgar, A Gage,
G Marshall and M Muldoon

OFFICERS IN ATTENDANCE

Gareth Taylerson, Principal Planning Officer
Andrew Goligher, Highways Officer
Andrew Poynton, Planning and Highways Lawyer
Rachel Graves, Democratic Services Officer

64 APOLOGIES FOR ABSENCE

Apologies were received from Councillors J Bird, L Crane and J Wray.
Councillors B Drake, S Edgar and G Marshall attended as substitutes.

65 DECLARATIONS OF INTEREST/PRE DETERMINATION

In relation to application 23/4181/N, Councillor S Edgar declared that he was the ward councillor and had called in the application. He stated that he would speak on the application as the ward councillor and then leave the meeting during consideration of the application.

Councillor R Bailey, in relation to application 23/4130N, declared a prejudicial interest and stated that she would leave the meeting for this application.

Councillor J Bratherton declared a non-pecuniary interest in relation to application 23/2158C and stated that the land was to the rear of where she lived but the application did not affect her as a resident and that she had not pre-determined the application.

66 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 7 February 2024 be approved as a correct record.

67 PUBLIC SPEAKING

The public speaking procedure was noted.

68 **23/2158C - LAND TO REAR OF 203 AND 205, MIDDLEWICH STREET, CREWE, CHESHIRE: ERECTION OF 2 NO. DWELLING HOUSES WITH ASSOCIATED ACCESS AND LANDSCAPING.**

Consideration was given to the above planning application.

RESOLVED:

That the application be DEFERRED to require an in-depth Flood Risk Assessment to consider existing flooding at the site and consequences from this proposal and a site visit by the relevant Local Lead Flood Authority Officer (LLFA) and their attendance at the committee meeting.

69 **23/4181N - LAND AT CEMETERY ROAD, WESTON, CREWE, CW2 5LQ: THE USE OF LAND FOR THE STATIONING OF ADDITIONAL CARAVANS FOR RESIDENTIAL PURPOSES, THE ERECTION OF A SECOND DAYROOM AND FORMATION OF ADDITIONAL HARDSTANDING**

Consideration was given to the above planning application.

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

Councillor Steve Edgar (ward councillor), Weston and Crewe Green Parish
Councillor John Cornell and Stuart Clark (agent).

Having previously declared an interest, Councillor Edgar left the meeting after speaking as the ward councillor on this application.

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 Gypsy and Traveller occupancy condition
- 4 1 pitch only with maximum of 2 caravans, only 1 static
- 5 No commercial activities permitted
- 6 No vehicle parked/stored over 3.5 tonnes
- 7 Details of external lighting to be submitted
- 8 External materials of utility building
- 9 Utility building for ancillary use only – no overnight accommodation
- 10 Update landscape and boundary treatment plan
- 11 Landscape implementation prior to the first use/occupation
- 12 Drainage plan to be submitted

13 Biodiversity enhancement features

In order to give proper effect to the Committees intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), 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 adjourned for a short break. Councillor S Edgar returned to the meeting. Councillor R Bailey left the meeting and did not return.

70 **23/4130N - MORNFLAKE, THIRD AVENUE, CREWE: EXTENSION TO EXISTING WAREHOUSE TO PROVIDE ADDITIONAL STORAGE, LOADING AND UNLOADING FACILITIES.**

Consideration was given to the above planning application.

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

James Lea (applicant).

RESOLVED:

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

- 1 3-year time limit
- 2 Development in accordance with the approved plans
- 3 Details of proposed materials
- 4 Sustainable surface water drainage scheme and a foul water drainage scheme/SUDS
- 5 Unexpected contamination
- 6 EVC
- 7 Landscape scheme submission to include more species diversity in the tree planting scheme
- 8 Landscaping implementation
- 9 Cycle parking provision
- 10 Shower facilities for staff
- 11 10% renewable energy
- 12 Prior to commencement of development a plan showing an improved informal crossing point across Weston Road/Weston Road Service Road, together with a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The approved crossing point shall be implemented in accordance with the approved timetable.

In order to give proper effect to the 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.

71 CHESHIRE EAST BOROUGH COUNCIL (ALSAGER - 51 LAWTON ROAD) TREE PRESERVATION ORDER 2023

The Committee considered the report on the background and issues surrounding the making of a Tree Preservation Order on 14 December 2023 at 51 Lawton Road, Alsager, and the considered the representations made to the Council with regard to the content of the Tree Preservation Order.

RESOLVED:

That the Tree Preservation Order at 51 Lawton Road, Alsager be CONFIRMED with no modifications.

The meeting commenced at 10.00 am and concluded at 11.53 am

Councillor J Bratherton (Chair)