

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 23rd February, 2011 at Committee Suite 1, 2 & 3,
Westfields, Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillor G Merry (Chairman)

Councillors W T Beard, W S Davies, B H Dykes, S Furlong, J Jones, S Jones,
A Kolker, R Walker, M J Weatherill and R Westwood

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillor J Hammond

OFFICERS PRESENT

Rosamund Ellison (Principal Planning Officer)
Rachel Goddard (Senior Lawyer)

Apologies

Councillors L Gilbert, D Bebbington, E Howell and S McGrory

167 DECLARATIONS OF INTEREST

There were no declarations of interest.

168 MINUTES OF THE PREVIOUS MEETING

RESOLVED – That the revised minutes of the meeting held on 2 February 2011, as tabled at the meeting, be approved as a correct record and signed by the Chairman.

169 10/2516N - ROSE COTTAGE, DAMSON LANE, AUDLEM, CW3 0EU: DEMOLISH GROUP OF EXISTING PRE-FAB GARAGES AND OUTBUILDINGS AND REPLACE WITH NEW DETACHED GARAGE/WORKSHOP, WHILST RETAINING OLD STYLE PIGSTY AND ENCLOSURE FOR MR D COOPER AND MS M HOLLINSHEAD

Note: Mr M Haines (Audlem District Amenities Society), Mrs K Nicholls (objector) and Mr D Cooper (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection.

RESOLVED – That the Head of Planning and Housing be granted delegated authority to APPROVE the application following discussion with the Chairman, subject to the receipt of further plans showing a significant reduction in the ground level for the siting of the garage/workshop building. The plans shall include the level of the existing road for reference.

Approval to be subject to the following conditions:

1. Standard Time
2. Details of facing materials to be submitted and approved.
The building shall be completed in brick.
3. Details of the extent of surfacing and the materials to be used to be submitted and approved
4. Permission relates to parking of vehicles and ancillary workshop for domestic use only and no permission given for change of use to domestic garden/extension of curtilage.
5. Details of replacement tree planting
6. Details of tree and hedgerow protection
7. Details of works to the pig sty to be submitted and approved
8. Roof light to be conservation type set flush with roof plane
9. Approved plans
10. Level to be provided in accordance with the approved plans.

170 **10/4412N - 61 ROPE LANE, SHAVINGTON, CW2 5DA - PUTTING UP TWO PARTITION WALLS IN ORDER TO USE ONE QUARTER OF EXISTING GARAGE AS A SMALL DOG GROOMING SALON FOR MRS A VENABLES**

Note: Councillor B Kelly (on behalf of Shavington-cum-Gresty Parish Council), Mr Saunders (objector) and Mr P Whelan (supporter) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and an oral report of the site inspection.

RESOLVED – That the application be APPROVED subject to the following conditions:

1. Temporary permission for 12 months
2. Approved plans
3. Hours of operations to be 9am until 3pm Mondays to Fridays
4. Details of noise attenuation to be submitted
5. Dog grooming to be restricted to detached garage only
6. Number of dogs per working day restricted to 4
7. No more than two dogs associated with the business on site at any one time
8. Dogs shall be kept within the garage at all times other than when entering and egressing from the site
9. Permission to be personal to the applicant

171 10/4497N - LITTLE ISLAND NURSERIES, HAYMOOR GREEN ROAD, WYBUNBURY, CW5 7HG: CHANGE OF USE FOR THE LAND FROM HORTICULTURAL TO EQUESTRIAN, THE PROVISION OF A 60X30M MANEGE AND 60X12M STABLE BLOCK, A MUCK MIDDEN AND HAY STORE, A HORSE WALKER AND THE REQUEST FOR VARIATION OF OCCUPANCY OF THE SITE TO INCLUDE EQUESTRIAN MANAGER FOR MR G HEATH

Note: Councillor J Hammond (Ward Councillor and representative of Mr S Reed, an objector who was unable to attend), Councillor T Lightfoot (on behalf of Wybunbury Parish Council) and Mr A Thornley (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and an oral report of the site inspection.

RESOLVED – That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

The development site is too small to accommodate the proposed livery business for 20 horses. To allow the development would be contrary to policy RT.6 (Recreational Uses in the Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

Note: In accordance with Part 4B, Paragraph 31.4 of the Council's Constitution, Councillors B Dykes, A Kolker and G Merry requested that it be recorded in the Minutes that they abstained from voting on this item.

172 10/4468N - CROSSING FACILITY, MIDDLEWICH ROAD, NANTWICH: PROVISION OF A 3 METRE WIDE CYCLEWAY/FOOTWAY, COMPRISING SUB-BASE MATERIAL AND SURFACED WITH TARMACADAM. PROVISION OF CROSSING LOCATIONS AS DETAILED ON DRAWINGS FOR CHESHIRE EAST COUNCIL

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be APPROVED subject to the following conditions:

1. Commencement of development (3 years)
2. Materials as application
3. Development in accord with approved plans
4. Proposed route as indicated in Arboricultural Statement
5. Works to be carried out in accordance with Recommendations of Arboricultural Statement

173 APPEAL SUMMARIES

The Committee considered a summary of appeal decisions.

RESOLVED - That the appeal summaries be noted.

The meeting commenced at 2.00 pm and concluded at 4.20 pm

Councillor G Merry (Chairman)