

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 5th June, 2024 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors L Buchanan, A Burton, J Clowes, L Crane, A Harrison, A Gage,
G Marshall and J Wray

OFFICERS IN ATTENDANCE

Richard Taylor, Principal Planning Officer
Andrew Goligher, Highways Officer
Andrew Poynton, Planning and Highways Lawyer
Rachel Graves, Democratic Services Officer

1 APOLOGIES FOR ABSENCE

Apologies were received from Councillors J Bird, R Fletcher, R Morris and M Muldoon. Councillors G Marshall, J Clowes and A Harrison attended as substitutes.

2 DECLARATIONS OF INTEREST/PRE DETERMINATION

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.

3 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 1 May 2024 be approved as a correct record.

4 PUBLIC SPEAKING

The public speaking time procedure was noted.

5 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.

The following attended the meeting and spoke in relation to the application:
Sarah Foster (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 submitted
- 4 Landscaping submission of a scheme (including native planting to the public area)
- 5 Landscape implementation
- 6 Submission of boundary treatments (including gaps for hedgehogs)
- 7 Removal of PD rights (Classes A, AA, B, C and E)
- 8 Provision of EV charging points
- 9 No removal of vegetation between 1 March and 31 August
- 10 Submission of ecological enhancement
- 11 Finished floor levels
- 12 Testing of imported soil
- 13 Reporting of not previously identified land contamination
- 14 Access and Parking to be provided and made available for use prior to first occupation.
- 15 Development to be implemented in accordance with the submitted Drainage Strategy and Drainage Layout.

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 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.

- 6 **23/2528N - YEW TREE FARM, CLAY LANE, HASLINGTON, CW1 5SQ: CONSTRUCTION OF A NEW WAREHOUSE FOR B8 USE, INTERNAL ACCESS ALTERATIONS FROM THE EXISTING SITE, LANDSCAPING, AND ASSOCIATED WORKS.**

Consideration was given to the above planning application.

RESOLVED:

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

- 1 Approved Plans
- 2 Materials as application
- 3 Submission of Updated Drainage Strategy (within 3 months of date of permission)
- 4 Submission of Details of Petrol/Oil Separators in Drainage Strategy (within 3 months of date of permission)

- 5 Within 3 months of the date of this decision, any soil or soil forming materials brought to site for use shall be submitted and approved.

In order to give proper effect to the Committee's decision and without changing the substance of its decision, authority is delegated to the Planning and Enforcement Manager in consultation with the Chair of Southern Planning Committee (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution before issue of the decision notice.

The meeting commenced at 10.00 am and concluded at 10.40 am

Councillor J Bratherton (Chair)