

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 22nd October, 2025 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors L Buchanan, R Fletcher, A Kolker, R Morris, H Seddon,
M Muldoon and B Wye

OFFICERS IN ATTENDANCE

Daniel Evans, Principal Planning Officer
Adrian Crowther, Major Applications Team Leader
Andrew Galigher, Highways Officer
Peter Jones, Legal Officer
Rachel Graves, Democratic Services Officer

The Chair announced that an additional item would be considered at the end of the meeting relating to the start time of future meetings.

24 APOLOGIES FOR ABSENCE

Apologies were received from Councillors A Burton, D Edwardes and J Wray. Councillor H Seddon attended as a substitute.

25 DECLARATIONS OF INTEREST/PRE DETERMINATION

In relation to application 25/0835/VOC, all councillors declared that they had received email correspondence on this application.

In relation to application 24/5527/FUL, in the interests of openness Councillor R Fletcher declared that the agent had been a planning officer at Congleton Borough Council when he was a member of that Council.

26 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 10 September 2025 be confirmed as a correct record.

27 PUBLIC SPEAKING

The public speaking time procedure was noted.

**28 25/0835/VOC - LAND NORTH OF SYDNEY ROAD, CREWE:
VARIATION OF CONDITION 1 ON APPROVAL 21/1098N**

Consideration as given to the planning application.

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

Mr Iain Smith (applicant).

RESOLVED:

That for the reasons set out in the report the application be APPROVED, subject to the following conditions and a Section 106 Agreement to link to the original outline Section 106 Agreement:

1. Approved plans
2. Accord with the Arboricultural Impact Assessment and Method Statement
3. Foul & surface water on separate systems
4. Sustainable drainage management and maintenance plan
5. Features to enhance the biodiversity value of the site
6. Compliance with the submitted drainage details

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.

29 24/5227/FUL - BEVAN HOUSE AND JOHN SNOW HOUSE, BARONY COURT, NANTWICH - CONVERSION OF OFFICES TO RESIDENTIAL APARTMENTS, CONSEQUENT INTERNAL ALTERATIONS, CYCLE AND BIN STORAGE PROVISION, PARKING, AMENITY AND ACCESS ARRANGEMENTS.

Consideration was given to the planning application.

RESOLVED:

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

1. 3 year time limit
2. Development in accordance with the approved plans
3. Materials as Submitted
4. Compliance with Drainage Strategy Plan
5. Contaminated land – no exportation of soils
6. Contaminated land – unexpected contamination

7. Compliance with the tree protection measures
8. Ecological Enhancements
9. Details of cycle storage to be provided. With all cycle storage located to the western boundary of the site. Cycle storage details to be provided prior to the first occupation of the development.
10. Tree protection.

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30 25/0303/LBC - BEVAN HOUSE AND JOHN SNOW HOUSE, BARONY COURT, NANTWICH - LISTED BUILDING CONSENT FOR THE CONVERSION OF OFFICES TO RESIDENTIAL APARTMENTS, CONSEQUENT INTERNAL ALTERATIONS, CYCLE AND BIN STORAGE PROVISION, PARKING, AMENITY AND ACCESS ARRANGEMENTS

Consideration was given to the planning application.

RESOLVED:

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

1. 3 year time limit (LBC)
2. Development in accordance with the approved plans
3. Materials as Submitted
4. Level 4 recording survey
5. Method statement detailing all demolition works, bricking up of doorways and walls and installation of lintels
6. Section drawings and material specifications for all new and existing internal wall, floor, and ceiling treatments
7. Details of all fireproofing measures
8. Joinery details
9. Retention of Heritage Elements
10. Protection of retained historic fabric

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**31 25/1396/OUT - LAND SOUTH OF HASSALL ROAD, WINTERLEY:
OUTLINE APPLICATION FOR THE PHASED DEVELOPMENT OF UP
TO 3 RESIDENTIAL SELF-BUILD, CUSTOM-BUILD OR OPEN MARKET
DWELLINGS IN WITH THE PRIMARY ACCESS POINT BEING
DEFINED, WITH ASSOCIATED INFRASTRUCTURE AND ANCILLARY
FACILITIES**

Consideration was given to the planning application.

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

Mr Russell Adams (agent).

RESOLVED:

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

1. Standard Condition – time limit submission of the Reserved Matters
2. Standard Condition – time limit implementation of development
3. Standard Condition – submission of the Reserved Matters (landscaping to include the provision of replacement hedgerow planting)
4. Approved Plans
5. Biodiversity Net Gain plan for any open market dwellings
6. Breeding Birds
7. Ecological Enhancement
8. Tree Protection and Special Construction Measures
9. Tree Retention
10. Engineered No Dig Methods
11. Drainage Strategy
12. Sustainable Surface Water Drainage Scheme & Foul Water Drainage Scheme
13. Unexpected Contamination
14. Definition of Self Build/Custom Build
15. Low emission boiler provision
16. Land levels to be submitted and approved

Informatives:

1. NPPF
2. Construction hours

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32 START TIME OF FUTURE MEETINGS

Following a request from a committee member consideration was given to changing the start time for future meetings back to 10.00 am.

RESOLVED:

That future meetings of the Southern Planning Committee commence at 10.00 am.

It was noted that the next meeting of the Southern Planning Committee would be held in the Committee Suite at Delamere House.

The meeting commenced at 10.30 am and concluded at 11.49 am

Councillor J Bratherton (Chair)