

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 24th August, 2011 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor G Merry (Chairman)
Councillor M J Weatherill (Vice-Chairman)

Councillors P Butterill, J Clowes, W S Davies, L Gilbert, M Jones, A Kolker,
D Marren, G Morris and A Thwaite

Apologies

Councillors S McGrory, M A Martin, D Newton and M Sherratt

58 DECLARATIONS OF INTEREST

Councillor A Thwaite declared a personal interest in respect of planning application 5 [11/1484C] as he had, in the past, held discussions with the residents about the site but had not pre-determined the application. In accordance with the Code of Conduct he remained in the meeting during consideration of this item.

Councillor G Morris declared a personal interest in respect of planning application 7 [10/4973C] as the Ward Councillor. In accordance with the Code of Conduct she remained in the meeting during consideration of this item.

Councillor G Merry declared a personal interest in planning application 7 [10/4973C] on the grounds that she was a member of Sandbach Town Council, which had been consulted on the proposed development, but she had not sat on its Planning Committee. In accordance with the Code of Conduct she remained in the meeting during consideration of this item.

Councillor S Davies declared a personal interest in respect of planning application 10 [11/2241N] on the grounds that he was acquainted with the applicant. In accordance with the Code of Conduct he remained in the meeting during consideration of this item.

Councillor P Butterill declared a personal interest in respect of planning applications 10 and 11 [11/2241N and 11/2051N] on the grounds that she had been previously been a Member of Worleston Parish Council. She also declared a personal interest in planning application 12 [11/2184N] as a member of Nantwich Town Council, which had been consulted on the proposed development. In accordance with the Code of Conduct she remained in the meeting during consideration of these items.

Councillor D Marren declared a personal interest in planning application 12 [11/2184N] as a Member of Nantwich Town Council, which had been consulted on the proposed development, but he had not sat on its Planning Committee. In accordance with the Code of Conduct he remained in the meeting during consideration of this item. He also declared a personal and prejudicial interest in planning applications 13 and 14 [11/2326N and 11/2324N] on the grounds that he lived in close proximity to the sites. In accordance with the Code of Conduct he withdrew from the meeting during consideration of these items.

59 MINUTES OF PREVIOUS MEETING

RESOLVED: That the Minutes of the meeting held on 3 August 2011 be approved as a correct record and signed by the Chairman.

60 11/1484C LAND OFF WINDSOR PLACE, CONGLETON: CONSTRUCTION OF 12 DWELLINGS, WIDENING OF WINDSOR PLACE AND DEMOLITION OF OUTBUILDINGS/GARAGES FOR ALLIED HOMES (CHESHIRE LTD)

Note: Councillor Kolker, having arrived after the commencement of the meeting, took no part in the discussion on this item nor voted thereon.

Mrs A Beech (Objector) and Mr E Embrey (Applicant's Representative) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

The Principal Planning Officer reported that a replacement report had been circulated to the Committee which replaced the original submitted with the agenda.

RESOLVED: That a) delegated authority be granted to the Head of Planning and Housing to agree Public Open Space contributions; and

b) the application be APPROVED subject to the prior completion of a Section 106 Agreement requiring the Public Open Space contribution agreed by the Head of Planning and Housing and the following conditions:

- 1 Commence development within 3 years
- 2 Development in accordance with agreed drawings
- 3 Submission of details/samples of external materials
- 4 All brickwork constructed with English garden wall bonding
- 5 Submission of details of chimney stacks and pots
- 6 All roof-lights to be set flush with the roof plane
- 7 Submission of full details of the finish to the dormers
- 8 Rainwater goods to be metal finished in black or another dark colour to be agreed with the Local Planning Authority

- 9 All fenestration to be set behind a reveal of 100mm over a shallow stone sill
- 10 All windows and doors fabricated in timber and painted or opaque stained
- 11 Full details of fenestration to be submitted for approval
- 12 Submission and implementation of detailed design and construction specification for the works to Windsor Place and the internal part of the site
- 13 Completion of the carriageway works to Windsor Place prior to first occupation of the dwellings
- 14 Measures for the protection of breeding birds
- 15 Submission of details for the incorporation of features for use by breeding birds
- 16 Submission of a scheme of landscaping of the site
- 17 Implementation of approved landscaping scheme
- 18 Submission and implementation of details of boundary treatments
- 19 Submission and implementation of a tree and hedge protection scheme
- 20 Submission of a detailed drainage scheme
- 21 Submission of a Phase 1 Land Contamination Survey
- 22 Limits on hours of construction
- 23 Limits on hours of piling
- 24 No development shall take place until a Construction Method Statement is submitted to the Local Planning Authority

**61 11/2648C JUNCTION OF ROOD HILL & BERKSHIRE DRIVE,
CONGLETON: 14.8M HIGH JOINT OPERATOR STREET FURNITURE
TYPE TELECOMMUNICATIONS TOWER**

Note: Having called in the application, Councillor G Baxendale (Ward Member) attended the meeting and addressed the Committee on this matter.

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

RESOLVED: That the application be APPROVED subject to details of siting and design being required; such details to be subject to the following conditions –

- 1 Standard time 3 years
- 2 Development to be completed in accordance with the approved plans

**62 10/4973C CANAL FIELDS, HALL LANE, MOSTON, SANDBACH:
REDEVELOPMENT OF THE SITE TO PROVIDE 102 NEW DWELLINGS,
PUBLIC OPEN SPACE AND ASSOCIATED INFRASTRUCTURE,
INCLUDING A NEW ACCESS TO HALL LANE FOR BELLWAY HOMES
LTD**

Note: Mr J MacKenzie (Applicant's Representative) attended the meeting and addressed the Committee on this matter. Mr M Denny (Objector) who had registered to speak was not in attendance.

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

RESOLVED: That the application be APPROVED subject to the following conditions and the prior signing of a S106 Agreement in respect of the following areas –

S106 Heads of Terms

- Secures 10% affordable housing comprising two and three bed intermediate houses
- A financial contribution of £206,440 comprising £174,292 towards education provision and with the remaining sum of £33,857 being used for improvements to pedestrian accessibility and/or enhancing play provision within the immediate vicinity of the site
- Overall provision to capture any uplift in value with any additional sums paid to the Council to invest back into affordable housing provision within the borough
- Secures the landing and access rights for any pedestrian footbridge and/or footpath and from the adjacent Fodens Test Track site for any future residential or office development on the site
- Secures the precise details for a management company in respect of the on-site amenity green-space, SUDS systems and ponds

Conditions

- 1 Time limit
- 2 Development in accordance with the approved plans and site levels
- 3 Precise details of materials, windows and boundary treatments to be submitted and agreed prior to the commencement of development
- 4 100mm reveals to windows
- 5 Implementation of new access to base course prior to the commencement of any other development on the site
- 6 Secure access arrangements and improvement to Hall Lane Rail Bridge in accordance with approved plans
- 7 Precise details of internal highway layout, arrangement and proposed materials to be submitted and agreed prior to the commencement of any development

- 8 Prior to first development the developer will provide an amended site layout which clearly defines a legible adoptable highway boundary to the satisfaction of the Local Planning Authority
- 9 Finished floor levels
- 10 SUDS system and surface water in accordance with submitted scheme
- 11 Precise details of scheme to manage flood risk
- 12 Precise details of scheme to manage overland flow
- 13 Scheme for removal of Australian swamp stonecrop
- 14 Precise details of scheme to protect pond during construction and future Management Plan
- 15 Landscape Management Plan
- 16 Contaminated land and remediation
- 17 Scheme and implementation of noise mitigation measures
- 18 Landscaping details
- 19 Landscaping implementation
- 20 Detailed scheme for ecological enhancements, implementation and future management
- 21 No development shall commence until a detailed scheme for street furniture, street lighting and railings and boundary treatments to public areas and amenity green-space has been submitted and agreed
- 22 Removal of Permitted Development Rights

63 11/2001N 10, GLENDALE CLOSE, WISTASTON CW2 8QE: FIRST FLOOR EXTENSION OVER EXISTING GARAGE TO SIDE OF DWELLING FOR MR J BAKER

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 Standard
- 2 Plans
- 3 Materials
- 4 Remove Permitted Development Rights

64 11/2556C LAND ADJACENT TO 26, MILLMEAD, RODE HEATH, CHESHIRE ST7 3RX: CONSTRUCTION OF TWO DETACHED HOUSES AS PER FOOTPRINT LAYOUT INDICATED FOR MR B JARVEST

Note: Having called in the application, Councillor Rhoda Bailey (Ward Member) attended the meeting and addressed the Committee on this matter.

Mr T Kehoe (Objector) attended the meeting and addressed the Committee on this matter.

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

The Principal Planning Officer reported that United Utilities had raised no objection to the application. He also confirmed that the footpath referred to by Odd Rode Parish Council in the written update was, in fact, not a Public Right of Way.

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

- 1 Application for reserved matters approval within 3 years
- 2 Commencement of development within 3 years of this permission or 2 years of approval of the last of the reserved matters, whichever is the later
- 3 Development in accordance with agreed drawings
- 4 Submission of details/samples of external materials
- 5 Submission of detailed drainage scheme
- 6 Limits on hours of construction
- 7 Limits on hours of piling
- 8 Submission of landscaping scheme
- 9 Implementation of landscaping scheme
- 10 Submission of details of boundary treatments
- 11 Hedgerow protection scheme
- 12 Surface water not to be discharged into foul drainage sewer

65 11/2241N LAND SOUTH OF THE ROYAL OAK, MAIN ROAD, WORLESTON: OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT, ASSOCIATED ACCESS AND LANDSCAPING WORKS FOR MR R HOLLINSHEAD

Note: Mr M Astbury (Objector) had not registered his intention to address the Committee. However, in accordance with paragraph 2.8 of the public speaking rights at Strategic Planning Board and Planning Committee meetings, the Committee agreed to allow Mr Astbury to speak.

Mr M Heming (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 the application be DEFERRED to consider loss of parking and to obtain further comments from Environmental Health relating to the potential for noise from the Public House negatively impacting on the proposed development.

66 11/2051N ASTON LOWER HALL FARM, DAIRY LANE, ASTON JUXTA MONDRUM, CHESHIRE CW5 6DS: PROPOSED EXTENSION TO AGRICULTURAL BUILDING FOR CATTLE HOUSING FOR MR J THOMASSON

The Committee considered a report regarding the above planning application.

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

- 1 Standard time limit
- 2 Approved plans
- 3 Materials as submitted

67 11/2184N FOREGATE HOUSE, WELLINGTON ROAD, NANTWICH CW5 7BH: EXTENSION TO TIME LIMIT ON P08/0471-DEMOLITION OF FORMER JOB CENTRE AND CONSTRUCTION OF 14 APARTMENTS FOR LOTHLORIAN LTD

The Committee considered a report regarding the above planning application.

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

- 1 Standard time limit 3 years
- 2 Materials to be Hanson Hampton Rural Blend and the Marley Edgemere Duo in smooth grey
- 3 Surfacing material details as specified on plan reference 009753
- 4 Obscure glazing to the secondary first and second floor windows facing towards 4 and 6 Station View
- 5 Boundary treatment details as specified on plans reference 009753 and 009768
- 6 Tree protection fencing to conform with BS5837:2005 in the position shown on plan reference 009753
- 7 Implementation of landscaping details as shown on plan reference 009573
- 8 Access details as specified on plan reference 009574
- 9 The car parking provision shown on the approved plans is to be provided prior to the occupation of dwellings
- 10 Cycle parking details as specified on plan reference 009575
- 11 The development shall include 6-16-4 double glazing needs to be installed to provide 'good' living conditions in line with BS8233, acoustic trickle vents with a performance of 40 to 45 Dn,e,w should also be installed, along with mechanical ventilation when required. All the above work should be completed before any of the dwellings are first occupied and thereafter retained
- 12 Bin storage details as specified on plan reference 009575
- 13 Secure entrance gate as specified on plans reference 009573 and 009768
- 14 Drainage details as specified on plan reference 009753
- 15 External lighting details as referred to in letter of 6 June 2011 and shown on plan reference 009753
- 16 Approved plans

**68 11/2326N 2, WESTON COURT, SHAVINGTON, CREWE CW2 5AL:
ADVERTISEMENT CONSENT FOR SIGNAGE AND EXTERNAL
GRAPHICS FOR MR M SUTHERLAND, MH & N SERVICES LTD**

Note: Having previously declared a personal and prejudicial interest in planning applications 11/2326N and 11/2324N, Councillor Marren withdrew from the meeting and took no further part in the proceedings.

Having called in the application, Councillor D Brickhill (Ward Member) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED: That the application be DEFERRED for a site inspection to consider the impact of the proposed development on the locality.

**69 11/2324N 2, WESTON COURT, SHAVINGTON, CREWE CW2 5AL:
CONVENIENCE STORE, RETAINING EXISTING A1 CLASS USE (AS
APPLICATION 7/16196). SHOP FRONT TO ACCOMMODATE
EXTERNAL AUTOMATIC TELLER MACHINE AND EXTERNAL AIR
CONDITIONING EQUIPMENT ON FLAT ROOF FOR MARK
SUTHERLAND, M H & N SERVICES LTD**

Note: Having called in the application, Councillor D Brickhill (Ward Member) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED: That the application be DEFERRED for a site inspection to consider the impact of the proposed development on the locality.

**70 11/2530C BATH VALE WORKS, BATH VALE, CONGLETON CW12
2HD: REMOVAL OF CONDITION 11 IMPOSED ON APPLICATION FOR
APPROVAL OF RESERVED MATTERS 10/1269C RELATING TO
SUSTAINABLE / ENERGY SAVING FEATURES FOR BOVIS HOMES
LIMITED**

The Committee considered a report regarding the above planning application.

RESOLVED: That the application be APPROVED subject to the completion of a Deed of Variation to the Section 106 Agreement to reference the new permission and the following conditions –

- 1 Plans
- 2 Materials

- 3 Boundary treatment
- 4 Internal layout details
- 5 Contaminated land
- 6 Updated Tree Canopy Plan
- 7 Updated Landscaping Plan
- 8 Implementation of landscaping
- 9 Removal of Permitted Development Rights
- 10 Construction of access

The meeting commenced at 2.00 pm and concluded at 5.10 pm

Councillor G Merry (Chairman)