

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Southern Planning Committee**  
held on Wednesday, 14th September, 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, W S Davies, M Jones, A Kolker, S McGrory, D Marren,  
M A Martin, G Morris, D Newton and M Sherratt

## **NON-COMMITTEE MEMBERS IN ATTENDANCE**

Councillors D Brickhill and S Corcoran

## **OFFICERS PRESENT**

Ben Haywood (Principal Planning Officer)  
Rachel Goddard (Senior Lawyer)

## **Apologies**

Councillors J Clowes and A Thwaite

## **Apologies due to Council Business**

Councillor L Gilbert

## **71 DECLARATIONS OF INTEREST**

Councillor G Merry declared a personal interest in respect of application number 11/2520C on the grounds that she was a member of Sandbach 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 this item.

Councillor D Marren declared a personal interest in respect of application number 11/2370N on the grounds that he was a member of Nantwich Town Council, which had been consulted on the proposed development. In accordance with the code of conduct he remained in the meeting during consideration of this item.

Councillor D Marren declared a personal and prejudicial interest in respect of application numbers 11/2326N and 11/2324N on the grounds that he lived in close proximity to the site. In accordance with the code of conduct, he withdrew from the meeting during consideration of these items.

Councillor P Butterill declared a personal interest in respect of application number 11/2370N on the grounds that she was 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 this item.

Councillor P Butterill declared a personal interest in respect of application number 11/2241N on the grounds that she had previously been a member of Worleston Parish Council, which had been consulted on the proposed development. 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 application number 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 M Jones declared that he had expressed an opinion and therefore fettered his discretion with respect to application number 11/2241N. Councillor Jones exercised his separate speaking rights as a Ward Councillor and remained in the room but did not participate in the discussion or vote on this item.

## **72 MINUTES OF THE PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting held on 24 August 2011 be approved as a correct record and signed by the Chairman, subject to the addition of the names of the officers present at the meeting: David Malcolm (Southern Area Manager – Development Management), Rachel Goddard (Senior Lawyer), Paul Moore (Principal Planning Officer) and Diane Moulson (Senior Member Development Officer).

## **73 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 declared a personal and prejudicial interest in this application, Councillor D Marren withdrew from the meeting during consideration of this item.

Note: Councillor D Brickhill (Ward Councillor) and Mr M Sutherland (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

- (a) That the application for 6 non-illuminated vinyl signs be APPROVED subject to the following conditions:

- 1-5 Standard Advert Conditions
- 6. Plans

- (b) That, contrary to the planning officer's recommendation for approval, the application for a roof mounted externally illuminated fascia sign be REFUSED for the following reason:

The proposed sign, due to its size and prominent siting and unnecessarily large lettering would not be discreet and would have an adverse effect on the character of the street scene and would be out of keeping with the surrounding area, contrary to Policy BE.19 of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

**74 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 MR M SUTHERLAND, M H & N SERVICES LTD**

Note: Having declared a personal and prejudicial interest in this application, Councillor D Marren withdrew from the meeting during consideration of this item.

Note: Mr M Sutherland (applicant) attended the meeting and addressed the Committee on this matter.

Note: Councillor D Brickhill (Ward Councillor) had registered his intention to address the Committee on this matter but did not speak.

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. Noise restriction of air conditioning units to 5 db(A) below existing night-time background noise

**75 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: Councillor G Morris arrived during consideration of this item and, in accordance with the code of conduct, did not participate in the discussion or vote.

Note: All Members of the Committee declared that they had received correspondence regarding the above planning application.

Note: Having declared that he had fettered his discretion, Councillor M Jones exercised his separate speaking rights as a Ward Councillor and remained in the room but did not participate in the discussion or vote on this item.

Note: Mr R Janes (objector) attended the meeting and addressed the Committee on this matter.

Note: Mr M Hemming (on behalf of the applicant) 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 Hemming to speak.

The Committee considered a report regarding the above planning application, a written update and an oral update by the Principal Planning Officer.

RESOLVED – That the application be APPROVED subject to the completion of a Section 106 agreement to secure on-site provision of 2 affordable housing units on 50/50 split between social rented and intermediate.

and the following conditions:

1. Commencement of Development (Outline)
2. Submission of Reserved Matters
3. Time Limit of Submission of Reserved Matters
4. Materials to be submitted and approved
5. Surfacing Materials to be submitted
6. Boundary treatment
7. Removal of PD for extensions
8. Drainage to be submitted and approved
9. Height limitation – no greater than two storeys
10. Landscaping scheme to show a replacement hedgerow to Main Road Boundary and native hedge planting to rear boundaries

11. Pond to be retained details of its enhancement to be submitted with landscaping reserved matters application
12. If works carried out during bird breeding season, survey to be carried out and submitted
13. Details of enhancement features for House Sparrow to be submitted prior to commencement of development
14. Landscaping scheme to demonstrate the retention of trees, if removed detailed bat survey required
15. details of external lighting to be submitted and approved
16. Construction Hours
17. Details of Pile Driving
18. Details of the storage of bins/refuge to be submitted and approved.
19. Single point of access for each dwelling
20. Implementation of landscaping
21. Maximum of 5 dwellings

**76 11/0573N - LAND ADJACENT, MINSHULL LANE, CHURCH MINSHULL, CW5 6DX: THE ERECTION OF POULTRY HOUSE AND FEED HOPPER WITH ASSOCIATED ACCESS ROAD AND HARDSTANDING FOR MR IAN HOCKNELL**

Note: Councillor D Wallis (on behalf of Church Minshull Parish Council), Mr D Carr (objector) and Mr M Ludlam (agent 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 reasons:

- The proposal would not create or maintain employment; or involve the diversification of a farm business. It is not required for, and ancillary to, the use of the land for agricultural purposes and is not essential either to the agricultural operation, or to comply with current environmental and welfare legislation, or to the maintenance of the economic viability of the holding. It is therefore contrary to policy NE13 and NE14 of The Borough of Crewe and Nantwich Replacement Local Plan 2011.
- The proposal does not lie in or adjacent to an existing farm or commercial complex and therefore it is not satisfactorily sited in relation to existing buildings, in order to minimise its impact on the landscape and it would detract from the visual character of the landscape contrary to policies NE13, NE14 and BE2 of The Borough of Crewe and Nantwich Replacement Local Plan 2011.

**77 11/2520C - THE SANDPIPER, 62 THE HILL, SANDBACH, CHESHIRE, CW11 1HT: A 1200 WIDE HARDWOOD EXTERNAL STAIRCASE FROM THE YARD AT THE REAR OF THE LICENSED PREMISES WITH A NEW TIMBER 850 X 1600 EXIT GATE FACED ONE SIDE TO MATCH EXISTING FENCE TO GIVE ACCESS TO BOOTH AVENUE (RETROSPECTIVE) FOR UNICORN BREWERY**

Note: Councillor S Corcoran (Ward Councillor), Councillor A Wood (on behalf of Sandbach Town Council), Ms A Stone (objector) and Mr P Bradshaw (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 a written update.

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

- The proposed staircase would result in customers of the public house entering and leaving the premises via Booth Avenue. This would result in disturbance and a loss of amenity to residential properties contrary to policy GR6 of the adopted Congleton Borough Local Plan First Review.
- The proposed staircase would not provide adequate and safe provision for access and egress by pedestrians to the public highway, due to the dangers posed by vehicles reversing out of driveways in Booth Avenue. The proposal is therefore contrary to Policy GR9 of the adopted Congleton Borough Local Plan First Review.

**78 11/2370N - 44 MARSH LANE, NANTWICH, CHESHIRE, CW5 5LH: NEW DETACHED HOUSE, GARAGE, DRIVEWAY FOR E. LEETHAM N. CLEAVE**

The Chairman reported that the above planning application had been withdrawn by the applicant prior to the meeting.

**79 11/2156N - BRIDGEMERE NURSERIES, LONDON ROAD, BRIDGEMERE, NANTWICH, CHESHIRE, CW5 7QB: DEMOLITION OF BUILDINGS AND ERECTION OF TWO STOREY GARDEN CENTRE SALES/RESTAURANT BUILDING FOR BRIDGEMERE NURSERY & GARDEN WORLD**

Note: Councillor D Newton left the meeting at this point in the proceedings and returned during the committee's debate on the application but did not take part in the debate or vote.

The Committee considered a report regarding the above planning application.

The Principal Planning Officer reported that the consultation responses from the Strategic Highways Manager and United Utilities should read: 'No comments received'.

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

1. Commencement of Development
2. Plans
3. Materials to be submitted and approved
4. Tree Protection Measures to be submitted
5. Restaurant to remain in A3 use, no retail sales
6. Restriction of sale of goods to non food, associated to garden centre
7. Construction Hours

## 80 **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 5.00 pm

Councillor G Merry (Chairman)