

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 10th October, 2012 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors D Bebbington, P Butterill, R Cartlidge, J Clowes, W S Davies,
P Groves, A Kolker, D Marren, M A Martin, D Newton and A Thwaite

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors G Baxendale, R Domleo and J Hammond

OFFICERS PRESENT

Patricia Evans (Planning Lawyer)
Rachel Goddard (Senior Lawyer)
David Malcolm (Southern Area Manager – Development Management)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors Rhoda Bailey and S McGrory

65 DECLARATIONS OF INTEREST

The following declarations were made in the interests of openness:

- With regard to application number 12/1023N, Councillor S Davies declared that he knew the applicant. In accordance with the code of conduct, Councillor Davies withdrew from the meeting during consideration of this item.
- Councillor P Butterill declared that, notwithstanding the publication in the press of a letter from her regarding development on greenfield sites, she had kept an open mind with respect to all the applications on the agenda for the current meeting, and that she would consider each item on its merits, having heard the debate and all the information. Councillor Butterill also declared that she was a member of Nantwich Town Council and Nantwich Civic Society.
- With regard to application number 12/3548N, Councillor A Thwaite declared that he had previously had a close working relationship with one of the senior managers at Reaseheath College.

- With regard to application number 12/3464N, Councillor P Groves declared that he had been to Stapeley School on the previous Friday morning with his fellow Ward Councillor and the Leader of the Council in order to view the traffic. He had not taken part in any discussions in respect of the application and had kept an open mind.
- With regard to application number 12/3464N, Councillor J Clowes declared that her child had previously attended the school.
- Councillor D Bebbington declared that, notwithstanding the publication in the press of a letter from him regarding the Keep it Green Campaign, he had kept an open mind with respect to all the applications on the agenda for the current meeting, and that he would consider each item on its merits, having heard the debate and all the information.
- With regard to application number 12/1073N, Rachel Goddard, Senior Lawyer, declared that she knew the applicant. In accordance with the code of conduct, she withdrew from the meeting during consideration of this item.
- All Members of the Committee declared that they had received correspondence regarding application number 12/3548N.

66 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 19 September 2012 be approved as a correct record and signed by the Chairman.

67 12/3464N LAND TO THE REAR OF 72 BROAD LANE, STAPELEY: CONSTRUCTION OF A NEW CAR PARK ADJACENT TO THE SCHOOL INCLUDING RELOCATION OF THE EXISTING HIGHWAY ACCESS FOR TRUSTEES OF STAPELEY SCHOOL

Note: Mr T Marsden (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, a written update and an oral update by the Southern Area Manager – Development Management.

RESOLVED – That, for the reasons set out in the report, the application be APPROVED, subject to the satisfactory completion of a Section 106 agreement to secure a financial contribution of £4,000 for traffic management and the following conditions:

1. Standard time
2. Approved plans
3. Materials as application or otherwise agreed by the LPA
4. Details of lighting columns and hours of use

5. Visibility Splays
6. Internal access gate to be set back as per submitted plan
7. Submission of School Travel Plan
8. Boundary treatments

68 12/1023N CHURCH FARM, CHESTER ROAD, ACTON, NANTWICH, CHESHIRE CW5 8LG: PROPOSED RESIDENTIAL DEVELOPMENT TO PROVIDE 11 NEW DWELLINGS WITH ASSOCIATED VEHICULAR ACCESS, GARAGING AND PARKING FOR J TOMLINSON

Note: Having declared that he knew the applicant, Councillor S Davies withdrew from the meeting during consideration of this item.

Note: Mr C Bowen (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, an oral report of the site inspection and an oral update by the Southern Area Manager – Development Management in which he advised them that the application was a departure from Policy NE2.

RESOLVED – That authority be DELEGATED to the Development Management and Building Control Manager in consultation with the Chairman to approve the application for the reasons set out in the report, subject to:

- (i) Receipt of updated ecological survey.
- (ii) No objection from the Council's Landscape Officer/Ecologist to the additional submission.
- (iii) No objection from Greenspaces officer.
- (iv) The signing of a Section 106 agreement making provision for 4 units of Affordable Housing. The type of units to be the subject of negotiation between the Development Management and Building Control Manager and the applicant.
- (v) The following conditions:
 1. Standard Time
 2. Approved Plans
 3. Submission of details of bricks and roof tiles;
 4. Submission of details of all gates;
 5. Submission of details of boundary treatments;
 6. Doors and windows to be in wood;
 7. All gutters and fall pipes to be in black metal;
 8. All external vents to be in black;
 9. Submission of details of the proposed lighting scheme;
 10. Submission of hard and soft landscape scheme;

11. Implementation of landscaping
12. Replacement hedgerow planting
13. Retention of hedgerow to church yard
14. Tree protection
15. Implementation of tree protection
16. Removal of permitted development rights.
17. Programme of archaeological mitigation
18. Contaminated land report
19. Hours of construction Monday – Friday 08:00 to 18:00 hrs Saturday 09:00 to 14:00 hrs Sundays and Public Holidays Nil
20. Pile driving Monday – Friday 09:00 – 17:30 hrs Saturday 09:00 – 13:00 hrs Sunday and Public Holidays Nil
21. Pile driving method statement
22. Submission of details of external lighting
23. Details of bin storage to be agreed

69 12/1073N TOP END FARM, BARTHOMLEY ROAD, BARTHOMLEY, CHESHIRE CW2 5NT: RETENTION OF EXTENSIONS TO AGRICULTURAL BUILDINGS FOR MR MARK ABELL

Note: Having declared that she knew the applicant, Rachel Goddard, Senior Lawyer, withdrew from the meeting during consideration of this item and Patricia Evans, Planning Lawyer, took her place.

Note: All Members of the Committee declared that they had been sent photographs by an objector.

Note: Councillor J Hammond (Ward Councillor) and Mr M Coyne (objector) 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:

1. The extensions are not necessary to support the existing or proposed agricultural business on the site as identified within the Reading Agricultural Consultants appraisal. The extensions therefore represent inappropriate development within the Green Belt, which will have an adverse impact on the openness of the Green Belt contrary to Crewe & Nantwich Local Plan Policy NE1 and paragraphs 87 and 89 of the NPPF.
2. Notwithstanding the requirements of the recent appeal decision (APP/R0660/C/11/2161944) the Council considers that the appeal decision did not take account of the Reading Agricultural Consultants appraisal and as such planning permission for the extensions should not be granted.

70 12/2437N F J NEED FOODS LTD, SPINNEYFIELDS FARM, MAIN ROAD, WORLESTON CW5 6DN: 'L' SHAPED PORTAL STEEL FRAMED BUILDING FOR MR P NEED

The Committee considered a report regarding the above planning application.

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

1. Standard Time Limit
2. Plan References
3. Materials to be submitted and agreed in writing
4. Details of any external lighting to be submitted and approved
5. Landscaping Submitted
6. Landscaping Implemented
7. Details of boundary treatment to be submitted and approved in writing
8. Surfacing materials
9. Drainage scheme to be submitted and approved in writing
10. Details of secured covered cycle parking to be submitted and agreed in writing
11. Incorporation of sustainable features to be submitted and approved in writing
12. Hours of use of the unit to be submitted and agreed in writing
13. Details of noise reduction measures for the unit to be submitted and approved in writing
14. Travel Plan
15. No outside storage
16. Hours of Construction
17. Hours of Pile Foundation
18. Restrict Use to B2 and B8 for the storage and processing of cheese only
19. Details of the Warning signs to be submitted and agreed
20. Nesting Birds

71 12/2794C SOMERFORD PARK FARM, HOLMES CHAPEL ROAD, SOMERFORD, CONGLETON CW12 4SW: ERECTION OF VETERINARY BUILDING FOR MR SIMON KING

Note: Prior to consideration of this application, the meeting was adjourned for five minutes for a break.

Note: Ms C Payne had registered her intention to address the Committee on this matter but did not speak.

The Committee considered a report regarding the above planning application.

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

1. Commence development within 3 years
2. Development in accordance with agreed drawings
3. Materials as stated in the application
4. Development in accordance with the Tree Protection Method Statement
5. Screening materials to protect the Jodrell Bank Telescope

72 12/3234C WAGGON AND HORSES, WEST ROAD, CONGLETON CW12 4HB: ALTERATIONS AND EXTENSION TO EXISTING BUILDING FOR MARSTON'S PLC

Note: Councillor G Baxendale (Ward Councillor) attended the meeting and addressed the Committee on this matter.

Note: Councillor R Domleo (Ward Councillor) had registered his intention to address the Committee on this matter but he had left the meeting by the time this item was considered. A statement from Councillor Domleo was read out by Councillor Baxendale.

Note: Mr M Brooke (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 Brooke to speak.

The Committee considered a report regarding the above planning application.

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

1. Standard time limit
2. Development in accordance with the approved plans
3. Submission and approval of external materials and finishes
4. The maximum weight of vehicles allowed to deliver to the site restricted to a maximum of 7.5 tonnes
5. Deliveries to be to between 0700 to 1900 hours
6. Opening hours to be between 0700 to 2200 hours
7. Details of lighting to be submitted to and approved
8. Details of bin storage to be submitted and approved
9. Details of acoustic enclosure of fans / compressors and noise generating equipment to be submitted and approved
10. Construction hours limited to 0800 to 1800 hours Monday to Friday, 0900 to 1400 hours on Saturdays and no working on Sundays or Public Holidays
11. Submission of a method statement should pile foundations be

required

12. Submission of a method statement for any floor floating taking place

and the following informative:

The car park is currently used as a Safer Route to School.

73 12/3548N REASEHEATH COLLEGE, MAIN ROAD, WORLESTON, NANTWICH, CHESHIRE CW5 6DF: PROPOSED 3 STOREY, 150 BED RESIDENTIAL STUDENT ACCOMMODATION BUILDING AND ASSOCIATED LANDSCAPE WORKS FOR MR MEREDYDD DAVID

Note: Mr M David (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 update by the Southern Area Manager – Development Management.

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

1. Standard Time Limit
2. Plan References
3. Materials
4. Surfacing Materials
5. Drainage
6. Cycle Shelters
7. Landscaping Submitted
8. Landscaping Implemented
9. Car Parking
10. Travel Plan
11. Roof Cowls
12. Tree Protection Measures
13. Lighting Scheme to be Submitted and Approved
14. Hours of Construction

Monday to Friday	08:00 to 18:00 Hours
Saturdays	09:00 to 14:00 Hours
Sundays and Public Holidays	Nil
15. Pile Foundations

Monday to Friday	08:30 to 17:30 Hours
Saturday	08:30 to 13:00 Hours
Sundays and Public Holidays	Nil
16. Floor Floating

Monday to Friday	07:30 to 20:00 Hours
Saturday	07:30 to 13:00 Hours
Sundays and Public Holidays	Nil
17. Dust Control – in order to minimise dust arising from demolition/construction activities a scheme shall be submitted and approved

18. Features for Breeding Birds
19. No Development within the Bird Breeding Season
20. Additional Green Walls for the elevations facing Wettenhall Road and Crewe Alexander Training Ground.
21. No development shall take place until a scheme to minimise dust emissions arising from construction activities on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The construction phase shall be implemented in accordance with the approved scheme, with the approved dust suppression measures being maintained in a fully functional condition for the duration of the construction phase.
22. Detailed Specification of the cycleway to include width, signage, materials used in the surface and to include any temporary arrangements.

The meeting commenced at 2.00 pm and concluded at 5.20 pm

Councillor G Merry (Chairman)