

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 20th March, 2013 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors Rhoda Bailey, D Bebbington, P Butterill, R Cartlidge, J Clowes,
W S Davies, P Groves, A Kolker, D Marren and D Newton

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors D Flude, J Hammond, M Jones, P Nurse and C Thorley

OFFICERS PRESENT

Nigel Curtis (Principal Development Officer - Highways)
Patricia Evans (Lawyer)
Ben Haywood (Principal Planning Officer)
David Malcolm (Southern Area Manager – Development Management)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors M A Martin, S McGrory and A Thwaite

147 DECLARATIONS OF INTEREST

The following declarations were made in the interests of openness:

With regard to application numbers 13/0019N and 13/0136N, Councillor P Groves declared that at previous meetings he had declared that he had been appointed as a Council representative on the Board of Wulvern Housing and had withdrawn from the meetings during consideration of the relevant items. However, he had not participated in the discussions at Wulvern Housing with respect to these applications and therefore felt comfortable declaring his appointment to Wulvern, staying in the room and participating in the decisions.

With regard to application number 13/0403N, Councillor S Davies declared that he had called in the application on the basis of concerns raised by the parish council, and that the wording in the officer's report did not reflect his own views. He had kept an open mind and would consider the application on its merits, having heard the debate and all the information.

With regard to application number 13/0493N, Councillor S Davies declared that he had raised money for the applicant's charity when he was Mayor of Crewe and Nantwich Borough Council. In accordance with the code of conduct, Councillor Davies withdrew from the meeting during consideration of this item.

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 13/0226N, Councillor D Bebbington declared that he knew Mr Lee and would withdraw from the meeting during consideration of this item.

With regard to application number 13/0226N, Councillor D Marren declared that he was a member of Nantwich Town Council, but that he had not taken part in any discussions in respect of the application and had not made comments on it.

With regard to agenda item number 14 (Outline application for the erection of 91 dwellings at South Cheshire College - P07/1054), Councillor D Newton declared that he was known to one of the applicants who would be making representations at the meeting.

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 (except two for which she made specific declarations), 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 13/0226N, Councillor P Butterill declared that she had not kept an open mind. Councillor Butterill declared that she would exercise her separate speaking rights as a Ward Councillor and withdraw from the meeting during consideration of this item.

With regard to application number 13/0708N, Councillor P Butterill declared that her son lived opposite the site. In accordance with the code of conduct, Councillor Butterill withdrew from the meeting during consideration of this item.

With regard to agenda item number 14 (Outline application for the erection of 91 dwellings at South Cheshire College - P07/1054), Councillor J Weatherill declared a disclosable pecuniary interest. In accordance with the code of conduct, Councillor Weatherill withdrew from the meeting prior to consideration of this item.

With regard to application number 13/0136N, Councillor G Merry declared that Rev M Lorimer was known to her.

With regard to agenda item number 14 (Outline application for the erection of 91 dwellings at South Cheshire College - P07/1054), Councillor G Merry declared that one of the speakers was known to her.

With regard to application number 13/0493N, Councillor J Hammond, who was in attendance at the meeting, declared that he was a member of Haslington Parish Council.

148 **MINUTES OF PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting held on 27 February 2013 be approved as a correct record and signed by the Chairman.

149 **13/0493N LAND BETWEEN MEADOW RISE AND ASH COTTAGE, OFF HOLMSHAW LANE, HASLINGTON CW1 5XF: A NEW SINGLE STOREY DWELLING FOR MR & MRS J COUPLAND**

Note: Having made a declaration, Councillor S Davies withdrew from the meeting during consideration of this item.

Note: Councillor J Clowes arrived during consideration of this item but did not take part in the debate or vote.

Note: Councillor J Hammond (Ward Councillor and on behalf of Haslington Parish Council), Mr I Hopkins (supporter) and Mr J Coupland (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED – That, contrary to the planning officer's recommendation for refusal, the application be APPROVED, as the exceptional personal circumstances of the applicant outweighs the harm that would result from the erection of a new dwelling in the open countryside.

The approval to be subject to a planning obligation under Section 106 to limit occupation to persons with a disability and the following conditions:

1. Time limit
2. Plans
3. Materials
4. Remove PD
5. Landscaping
6. Boundary treatment
7. Contaminated land
8. Hours of construction and piling

9. Occupancy condition to restrict occupation of the dwelling to the applicants and their daughter only

150 **13/0226N 2, MOUNT CLOSE, NANTWICH, CHESHIRE CW5 6JJ:
RETROSPECTIVE APPLICATION FOR 2 NO. GARDEN TIMBER
GARDEN BUILDINGS AND GATES TO DRIVEWAY FOR MR D POPE**

Note: Having declared that she had predetermined the application, Councillor P Butterill addressed the Committee as Ward Councillor then withdrew from the meeting during consideration of this item.

Note: Having declared that he knew Mr Lee, Councillor D Bebbington withdrew from the meeting during consideration of this item.

Note: Mr R Lee (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.

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

1. Standard time
2. Approved plans
3. Materials as application
4. Additional planting scheme to be agreed.
5. Additional planting scheme and existing hedges to be retained thereafter.
6. Sheds to be used for ancillary storage only

151 **12/4007N MANOR WAY CENTRE, MANOR WAY, CREWE CW2 6JS:
DEMOLITION OF EXISTING BUILDING AND ERECTION OF A 72 BED
2/3 STOREY CARE HOME FOR PETER EVANS, GLENDUN LTD**

Note: Councillor R Cartlidge arrived during consideration of this item but did not take part in the debate or vote.

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

Note: Ms J Naylor (on behalf of the applicant) had not registered her 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 Ms Naylor to speak.

The Committee considered a report regarding the above planning application, a written update and an oral update by the Southern Area

Manager – Development Management which confirmed the receipt of an additional plan.

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

1. The proposed development would not represent economically and socially sustainable development as there is no identified local need for the care home. There is already an over supply of such care homes in the locality which exceeds the needs for the current and future generations. The development would therefore be considered contrary to NPPF paras 7, 17 and 50.
2. The proposed development by virtue of its height, scale and mass would represent an overdevelopment of the site which would be out of character with the surrounding area. The development would therefore be contrary to Policy BE2 of the Borough of Crewe and Nantwich Local Plan 2011.

152 **13/0708N LAND AT 2, RAILWAY BRIDGE COTTAGES, BADDINGTON LANE, BADDINGTON, NANTWICH CW5 8AD: MATERIAL CHANGE OF USE OF LAND TO USE AS GYPSY/TRAVELLER RESIDENTIAL CARAVAN SITE, INCLUDING EXTENSION TO EXISTING HARDSTANDING (4 PERMANENT PITCHED) RESUBMISSION FOR MR J FLORENCE**

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

Note: Having declared that her son lived opposite the site, Councillor P Butterill withdrew from the meeting during consideration of this item.

Note: Councillor J Clowes left the meeting prior to consideration of this application.

Note: Councillor M Jones (the Leader of the Council) 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, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1. Standard Timescale
2. Plan References
3. The site shall not be occupied by any persons other than gypsies and travellers as defined in paragraph 1 Annex 1 of Planning Policy for Traveller Sites

4. There shall be no more than four pitches on the site and there shall be no more than eight caravans stationed at any time, of which only four caravans shall be a residential mobile home
5. No External Lighting
6. Details of a landscaping scheme to be submitted and approved in writing
7. Landscaping scheme to be implemented
8. Details of a drainage scheme to be submitted and approved in writing
9. No vehicles over 3.5 tonnes shall be stationed, parked or stored on the site
10. No commercial activities shall take place on the land, including the storage of materials
11. Details of the porous surfacing materials to be submitted and approved in writing
12. Details of Boundary Treatment to be submitted and approved in writing
13. If the site is no longer required as a gypsy site all the structures shall be removed within 3 months and the land returned to its former use

153 12/4843C DRUMBER FARM, DUBTHORN LANE, BETCHTON CW11 4TA: ERECTION OF BUILDING TO HOUSE LIVESTOCK AND AGRICULTURAL IMPLEMENTS FOR MR A DAVIES, W.A. DAVIES & SONS

Note: Councillor D Marren left the meeting prior to consideration of this application.

Note: Mr C Harvey (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.

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

1. Standard timescale
2. Approved Plans
3. Materials as submitted

154 13/0013N EDLESTON ROAD COUNTY PRIMARY SCHOOL, EDLESTON ROAD, CREWE CW2 7HB: CONVERSION OF FORMER PRIMARY SCHOOL TO FORM TEN RESIDENTIAL APARTMENTS FOR SOUTH CHESHIRE COLLEGE

Note: Mr M Krassowski (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, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1. Standard (Time)
2. Plans
3. Material details to be submitted
4. Hours of construction/construction method statement
5. Hours of piling
6. Prior submission of piling method statement
7. Lighting to be approved
8. Implementation of noise mitigation measures
9. Obscure glazing (x1)
10. All new brickwork, its coursing and mortar shall match the exiting
11. All existing cast iron gutters and pipework to be retained if salvageable;
12. All new pipework and gutters to be in metal and painted black;
13. Existing gates and railings to be retained
14. bike store details for each unit
15. bin store details

155 **13/0019N LINDEN COURT, HUNGERFORD AVENUE, CREWE CW1 6HB: 22NO. NEW RESIDENTIAL UNITS, PREDOMINANTLY TWO STOREY SEMI-DETACHED DWELLINGS WITH 6NO. 1 BEDROOM FLATS AND A NEW ACCESS ROAD FOR ANN LANDER, WULVERN HOUSING**

Note: Councillor P Groves left the meeting prior to consideration of this application.

Note: With regard to this application and application number 13/0136N, Councillor R Cartlidge declared that at previous meetings he had declared that he had been appointed as a Council representative on the Board of Wulvern Housing and had withdrawn from the meetings during consideration of the relevant items. However, he had not participated in the discussions at Wulvern Housing with respect to these applications and therefore felt comfortable declaring his appointment to Wulvern, staying in the room and participating in the decisions. Councillor Cartlidge did not, however, participate or vote with respect to this application but remained in the room.

The Committee considered a report regarding the above planning application, a written update, an oral update by the Southern Area Manager – Development Management and an oral report of the site inspection.

RESOLVED

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

1. Standard time 3 years
2. Approved Plans
3. Hours of construction limited to 08:00 to 18:00 Monday to Friday, 09:00 – 14:00 Saturday and not at all on Sundays
4. Pile driving limited to 08:30 to 17:30 Monday to Friday, 09:00 – 13:00 Saturday and not at all on Sundays
5. No development shall take place until details of external lighting has been submitted to and agreed in writing by the Local Planning Authority.
6. Dust Control
7. Prior to the commencement of development a Phase II Contaminated Land Assessment shall be submitted to the LPA for approval in writing.
8. Submission and approval of materials
9. No development shall take place until a scheme has been submitted to and approved in writing by the local planning authority showing how at least 10% of the predicted energy requirements of the development will be secured from decentralised and renewable or low-carbon sources. The scheme shall be implemented as approved and retained thereafter.
10. Implementation of landscaping scheme
11. Implementation of tree protection and proposed tree works
12. Submission of updated arboricultural method statement to include details of key contacts, and an auditable schedule of arboricultural supervision which includes the construction of the proposed retaining structures
13. Submission of services routes
14. Implementation of Boundary Treatment, and bin storage
15. Dwellings to be retained as affordable housing
16. Drainage details to be submitted
17. Highway and car parking works to be completed prior to first occupation
18. Removal of permitted development rights, extensions and outbuildings
19. Construction Management Plan

Informative – Section 247 required for stopping up or diversion of the public highway

- (b) That, 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 Development Management and Building Control Manager be granted delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

156 **13/0136N NORTH STREET METHODIST CHURCH, NORTH STREET, CREWE CW1 4NJ: DEMOLITION OF EXISTING CHURCH BUILDING, ERECTION OF CHURCH COMMUNITY CENTRE AND 18 AFFORDABLE RETIREMENT APARTMENTS AND ASSOCIATED ACCESS AND CAR PARKING PROVISION FOR MALCOLM LORIMER, WULVERN HOUSING LTD AND TRUSTEES FOR MET**

Note: Councillor D Bebbington left the meeting prior to consideration of this application.

Note: Having previously declared his involvement with Wulvern Housing, Councillor Cartlidge remained in the room, participated in the debate and voted with respect to this application.

Note: Councillor C Thorley (Ward Councillor) and Rev M Lorimer (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update, an oral report of the site inspection and an oral update by the Southern Area Manager – Development Management clarifying that references to ‘Cashmere Drive’ in the report should read ‘Castlemere’.

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

1. Standard (Time)
2. Plans
3. Material details to be submitted
4. Hours of construction (Mon-Fri – 08:00 to 18:00hrs, Sat – 09:00 to 14:00hrs, Sun – Nil)
5. Lighting to be approved
6. Dust suppression (implementation only)
7. Prior submission of an amended design for the revised access to include radius kerbs and tactile paving
8. Landscaping (Implementation only)
9. Boundary treatment (implementation only)
10. Construction of access in accordance with approved drawing
11. Affordable housing
12. Submission of details of drainage scheme
13. No development to take place until revised parking scheme is submitted and approved

157 **13/0403N 32, NANTWICH ROAD, WRENBURY, CHESHIRE CW5 8EN: OUTLINE APPLICATION FOR ERECTION OF SMALL 2-STOREY DWELLING ON VACANT LAND FOR MS SHIRLEY WARDLE**

The Committee considered a report regarding the above planning application and a written update.

RESOLVED – That the application be DEFERRED for a Committee site inspection to enable Members to assess the impact of the proposed development.

158 **OUTLINE APPLICATION FOR THE ERECTION OF 91 DWELLINGS AT SOUTH CHESHIRE COLLEGE**

Note: Having declared a disclosable pecuniary interest, Councillor J Weatherill left the meeting prior to consideration of this application.

Note: Councillor P Nurse (Ward Councillor), and Mr V Harris and Mr M Krassowski (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding application P07/1054, which had been approved by the Crewe and Nantwich Borough Council Development Control Committee in October 2007.

The applicant was seeking to remove the affordable housing element and to amend the application site boundary with respect to the previous resolution. It was also necessary to consider the implications of the introduction of the National Planning Policy Framework.

RESOLVED – That, for the reasons set out in the report, the proposed amendments to the resolution in respect of application P07/1054 be approved, and that the application therefore be APPROVED, subject to the satisfactory completion of a Section 106 agreement to secure on site open space and equipped children's playspace

and the following conditions:

- 1-3. Standard outline
4. Approved plans Ref: 1172-01/GA-04
5. Surface water regulation system
6. All surface water drainage from car-parking areas and hard standings shall be passed through an oil interceptor
7. Scheme of tree protection
8. Updated Traffic Assessment to be submitted with reserved matters

The meeting commenced at 2.00 pm and concluded at 5.55 pm

Councillor G Merry (Chairman)