

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 24th July, 2013 at Lecture Theatre, Crewe Library,
Prince Albert Street, Crewe, Cheshire CW1 2DH

PRESENT

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

Councillors Rhoda Bailey, D Bebbington, R Cartlidge, J Clowes, W S Davies,
A Kolker, D Marren, M A Martin, D Newton and A Thwaite

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors B Moran, J Hammond and J Wray

OFFICERS PRESENT

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

Minutes No. 35 and 36 Only:

David Hallam (Principal Conservation and Design Officer)
Richard Harries (Development Control Engineer - Highways)

Apologies

Councillors P Butterill and S McGrory

Apologies due to Council Business

Councillor P Groves

33 DECLARATIONS OF INTEREST

The following declarations were made in the interests of openness:

With regard to application number 13/2187C, Councillor A Kolker declared that he considered he had pre-determined the application. Councillor Kolker declared that he would exercise his separate speaking rights as a Ward Councillor and would move from the Member seating area to the public gallery for the duration of the Committee's consideration of this item.

With regard to application numbers 12/2551C and 12/2552C, Councillor D Newton declared that he knew one of the objectors.

With regard to application numbers 12/2551C and 12/2552C, Councillor G Merry declared that she was a member of Sandbach Park Steering Group.

All Members of the Committee declared that they had received correspondence regarding application numbers 12/2551C and 12/2552C.

34 **MINUTES OF PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting held on 26 June 2013 be approved as a correct record and signed by the Chairman.

35 **12/2551C DINGLE FARM, DINGLE LANE, SANDBACH CW11 1FY: ALTERATIONS TO AN EXISTING GRADE II LISTED FARMHOUSE, DEMOLITION OF TWO OUTBUILDINGS, CONVERSION OF BARN INTO ONE DWELLING, CONSTRUCTION OF 11 DWELLINGS TOGETHER WITH ASSOCIATED GARAGING, CAR PARKING AND LANDSCAPING WORKS FOR THE BENE OF THE ESTATE OF J M GOODWIN**

Note: Councillor B Moran (Ward Councillor), Dr A Bastock (objector) and Mr R Gascoigne (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

Note: Councillor A Wood had registered his intention to address the Committee on behalf of Sandbach Town Council. As Councillor Wood was not in attendance at the meeting, Councillor M Benson addressed the Committee in his place.

Note: Mr I Knowlson (on behalf of Hands off our Sandbach) 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 Knowlson to speak.

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

Note: Councillor R Bailey declared that she knew Town Councillor M Benson.

The Committee considered a report regarding the above planning application and an oral report of the site inspection. The Southern Area Manager – Development Management also reported that an amended landscaping scheme had been submitted.

RESOLVED – That the application be DEFERRED to allow officers to undertake discussions with the applicant regarding amendments to the layout.

- 36 **12/2552C DINGLE FARM, DINGLE LANE, SANDBACH CW11 1FY: LISTED BUILDING CONSENT APPLICATION FOR ALTERATIONS TO AN EXISTING GRADE II LISTED FARMHOUSE, DEMOLITION OF TWO OUTBUILDINGS, CONVERSION OF BARN INTO ONE DWELLING, CONSTRUCTION OF 11 DWELLINGS TOGETHER WITH ASSOCIATED GARAGING, CAR PARKING AND LANDSCAPING WORKS FOR THE BENE OF THE ESTATE OF J M GOODWIN**

Note: Everyone who had registered an intention to address the Committee on this matter indicated that they no longer wished to speak.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be DEFERRED pending discussions between officers and the applicant regarding application number 12/2551C.

- 37 **13/2051C RUE MOSS COTTAGE, BACK LANE, SMALLWOOD, SANDBACH, CHESHIRE CW11 2UN: FIRST FLOOR EXTENSION (RESUBMISSION OF 13/0766C) FOR MR R STOCKELL**

Note: Councillor J Wray (Ward Councillor) and Mr R Stockell (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 REFUSED for the following reason:

The proposed extension by reason of its size when considered cumulatively with previous additions to the property, would lead to a loss of identity of the original dwelling and be tantamount to a new dwelling in the Open Countryside. As such, the proposed development would be contrary to the Policies; PS8 (Open Countryside), GR2 (Design) and H16 (Extensions to Dwellings in the Green Belt and Green Belt) of the Congleton Borough Local Plan First Review 2005. It is also considered that the proposal would be contrary to advice within the NPPF.

- 38 **13/1246C FORMER DANEBRIDGE MILL, MILL STREET, CONGLETON CW12 1XX: OUTLINE APPLICATION FOR 14 RESIDENTIAL UNITS, RANGING FROM 2-2.5 STOREYS, 2-4 BEDROOM HOUSING, WITH UNDERCROFT CARPARKING FOR MR IAN SHORROCK, BLACKMORES (D) LTD**

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

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:

(a) the satisfactory completion of a S106 agreement to secure:

- The following contributions for the amenity space:
Enhanced Provision: £ 2271.69
Maintenance: £ 5,084.75
- The following contributions for the children and young persons provision:
Enhanced Provision: £ 3,937.51
Maintenance: £ 12,835.50

(b) the following conditions:

1. Standard outline – development to commence within 3 years or within 2 years of approval of reserved matters
2. Application for approval of reserved matters to be made within 3 years
3. Submission of reserved matters (landscaping)
4. Development to be carried out in accordance with approved plans
5. Noise impact assessment of the development to be submitted/approved/implemented.
6. Drainage - Submission and implementation of a scheme for the regulation of surface water including SUDS
7. Submission and implementation of a scheme to ensure that finished floor levels are set no lower than 79.23 mAOD above Ordnance Datum (AOD)
8. Submission and implementation of a scheme for the management of overland flow from surcharging of the on-site surface water drainage system
9. Submission and implementation scheme demonstrating a minimum access/egress level of 78.93 mAOD
10. Submission and implementation of a scheme for the provision and management of a buffer zone alongside River Dane
11. Submission of details of existing and proposed ground levels
12. Contaminated land Investigation to be submitted
13. Submission and implementation of Remediation Strategy
14. Materials to be submitted to and approved
15. Details of boundary treatments submitted
16. Implementation of a programme of archaeological work / watching brief
17. Submission of Construction / Dust Management Plan
18. Submission of Air Quality Assessment
19. Details of bin storage / waste strategy to be submitted
20. Hours restriction – construction including delivery vehicles
21. Hours restriction - piling activity
22. Removal of permitted development rights classes A-E
23. Details of CCTV installation to be submitted

24. Details of external lighting to be submitted
25. No approval granted for undercroft lighting. Scheme to be submitted

**39 13/1267N LAND TO THE REAR OF REMER STREET, CREWE CW1
4LT: DEVELOPMENT OF 18 RESIDENTIAL DWELLINGS AT LAND TO
REAR OF 110 REMER STREET FOR FRAZER LLOYD-JONES,
THOMAS JONES & SONS LTD**

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 satisfactory completion of a S106 agreement to secure a commuted payment of £18,000 towards a study of traffic implications of developments on Remer St, with a view to identifying potential calming measures in the vicinity of the development and implementing such measures at the site itself

and 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. Submission and approval of materials
7. Landscaping details to be submitted and approved
8. Implementation of landscaping
9. Boundary Treatment details to be submitted and approved
10. Obscure glazing to side elevation of plots 16 and 18
11. A scheme of nesting bird mitigation measures to be incorporated into the development
12. Dwellings to be retained as affordable housing
13. Prior to the commencement of development details of existing and proposed levels are to be provided.
14. Details of tree protection to be submitted and approved in writing
15. Reptile mitigation measures

**40 13/1379C LAND ADJACENT TO IVY HOUSE, HOLMES CHAPEL
ROAD, SOMERFORD, CONGLETON, CW12 4SP: CONSTRUCTION OF
ONE NEW DWELLING FOR ARTHUR DAVIES**

Note: Mr J Ashall (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

Note: Councillor J Wray (Ward Councillor) had registered his intention to address the Committee on this matter but had left the meeting prior to consideration of this application.

The Committee considered a report regarding the above planning application. The Southern Area Manager – Development Management also reported that the Parish Council objections had been withdrawn.

RESOLVED – That, for the reasons set out in the report, the application be APPROVED subject to the satisfactory completion of a S106 agreement to secure the creation and retention of visibility splays on third party land

and the following conditions:

1. Time (Standard)
2. Plans
3. Materials to be submitted
4. Obscure glazing (x2 first-floor bedroom windows serving Bedroom 3 on north-western side elevation)
5. Electromagnetic materials
6. Hours of construction
7. Pile driving hours
8. Pile driving method statement
9. Landscaping (Details)
10. Landscaping (Implementation)
11. Boundary Treatment (Details)
12. Newt Mitigation (Implementation)
13. Breeding birds

41 13/1443C 22 , NURSERY ROAD, ALSAGER, STOKE-ON-TRENT ST7 2TX: PROPOSED EXTENSIONS & ALTERATIONS TOGETHER WITH THE ERECTION OF 1 ANTENNA FOR B. STEEN

Note: Councillor J Hammond, who was in attendance at the meeting, declared that he was a member of Haslington Parish Council.

Note: Councillor J Hammond (Ward Councillor), Mr S Poole (objector) and Mr B Steen (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 reason:

It is considered that the proposed extensions would not be subordinate to the original dwelling by way of scale and would be intrusive in the open countryside and therefore contrary to Policy RES.11 of the Crewe and Nantwich Adopted Replacement Local Plan 2011.

42 13/2187C LAND ADJACENT 5, MIDDLEWICH ROAD, CRANAGE, CHESHIRE CW4 8HG: EXTENSION TO TIME LIMIT FOR IMPLEMENTATION OF APPLICATION 11/0748C - RESERVED MATTERS APPLICATION FOR 10 DWELLINGS FOR CRANAGE PARISH COUNCIL

Note: Having exercised his separate speaking rights as a Ward Councillor, Councillor A Kolker moved from the Member seating area to the public gallery for the duration of the Committee's consideration of this item.

Note: Mrs J Wild (objector) and Mr J Ashall (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

Note: Mr M Hodge and Mr J Halstead (objectors) had registered their intention to address the Committee on this matter but were not in attendance at the meeting.

Note: Councillor D Bebbington declared that he was a tenant of Muir Homes.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be DEFERRED to enable officers to provide further information with respect to the housing needs assessment.

43 A PROPOSED NEW UNILATERAL UNDERTAKING TO AMEND THE HEADS OF TERMS TO EXCLUDE LOW COST MARKET HOUSING FROM OUTLINE PLANNING APPROVAL 10/2653C AND RESERVED MATTERS APPROVAL 13/0757C - 'ERECTION OF 17 DWELLINGS, ASSOCIATED WORKS AND VEHICULAR ACCESS FOR LAND OFF CANAL ROAD, CONGLETON'.

Note: Councillor D Newton left the meeting and returned during consideration of this item but after returning did not take part in the debate or vote.

Note: Councillors R Cartlidge and S Davies left the meeting prior to consideration of this application.

The Committee considered a report regarding proposed amendments to the Heads of Terms of the Unilateral Undertaking relating to outline approval 10/2653C and reserved matters approval 13/0757C.

When the Planning Inspectorate had granted outline approval for the development in 2011, the applicant had submitted an acceptable Unilateral Undertaking which included provision for four two-bedroomed dwellings of Low Cost Housing. There was, however, no requirement for low-cost market housing to be secured by way of a legal agreement. In addition, it

was accepted that residential developments should be designed in such a way as to incorporate smaller open market units within them, which by their nature were low cost.

RESOLVED – That, for the reasons set out in the report, the reference to low cost market housing be removed from the Heads of Terms of the Unilateral Undertaking relating to outline approval 10/2653C and reserved matters approval 13/0757C.

The meeting commenced at 1.00 pm and concluded at 5.40 pm

Councillor G Merry (Chairman)