

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 7th May, 2014 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, A Kolker, D Marren, D Newton and A Thwaite

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors S Corcoran, I Faseyi, A Moran and M Simon

OFFICERS PRESENT

Nigel Curtis (Principal Development Officer - Highways)
Daniel Evans (Principal Planning Officer)
Patricia Evans (Lawyer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors M A Martin and S McGrory

Apologies due to Council Business

Councillor P Groves

176 DECLARATIONS OF INTEREST

The following declarations were made in the interests of openness:

With regard to application number 14/1125C, Councillor Rhoda Bailey declared that, as a Ward Councillor, she had been contacted by local residents and the parish council but had kept an open mind.

With regard to application numbers 14/0640N and 14/0641N, Councillor J Clowes declared that, as Cabinet Member for Health and Adult Care Services, she would not take part in the debate or vote.

With regard to application number 13/4656N, Councillor P Butterill declared that she was a member of Nantwich Town Council and Nantwich Civic Society, but that she had kept an open mind.

With regard to application number 13/4857C, Councillor G Merry declared that she was a member of Sandbach Town Council.

With regard to application number 14/1185N, Councillor G Merry declared that she was a member of the Methodist Church.

177 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 9 April 2014 be approved as a correct record and signed by the Chairman.

178 **14/0640N MOSS SQUARE, CREWE, CHESHIRE: REDEVELOPMENT OF EXISTING CAR PARKS FOR THE ERECTION OF A LIFESTYLE CENTRE (7,682 SQM) INCORPORATING A LIBRARY (D1), DAY CENTRE (D1) WITH ASSOCIATED OFFICES (B1), LEISURE CENTRE (D2) WITH A 4 COURT MULTIFUNCTION SPORTS HALL, GYM, STUDIOS, 25M AND 17M POOLS; WITH VEHICLE AND CYCLE PARKING PROVISION, MEANS OF VEHICULAR AND PEDESTRIAN ACCESS, SERVICING, BIN STORAGE, PLANT, ELECTRICITY SUB-STATION AND ASSOCIATED LANDSCAPING AND PUBLIC REALM PROVISION; INVOLVING THE REMOVAL OF THE CHURCH HALL AND ITS COVERED WALKWAY LINK AND PARTIAL STOPPING-UP OF CREWE STREET AND OPENING-UP OF MOSS SQUARE AS A THROUGH ROUTE FOR STEVE COTTLE, CHESHIRE EAST COUNCIL**

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

Note: Having made a declaration, Councillor J Clowes moved from the Member seating area to the public gallery for the duration of the Committee's consideration of this and the following item.

Note: Following the planning officer's introduction, Councillor A Kolker declared that he was Chairman of the new charitable trust that operated the Council's leisure centres. Councillor Kolker moved from the Member seating area to the public gallery for the duration of the Committee's consideration of this and the following item.

Note: Town Councillor J Rhodes (on behalf of Crewe Town Council), Mr J Hannon (objector) and Mr J Paul (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

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

1. Standard 3 years
2. Approved Plans
3. Prior to the commencement of development involving facing or roofing materials details of the external materials shall be submitted to the LPA for approval in writing.
4. Within 3 months of the commencement details of landscaping (hard and soft) shall be submitted to the LPA for approval in writing.
5. Completion of Landscaping
6. Notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing by the Local Planning Authority.
7. Demolition of the Church Hall and canopy to follow the submitted method statement
8. No development excluding the demolition of the Church Hall shall take place within the application area until the applicant, or their agents or successors in title, has agreed a programme of archaeological mitigation in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.
9. Prior to the removal of any vegetation or the demolition of buildings between 1st March and 31st August in any year, a detailed survey shall be carried out to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub or other habitat to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a further report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone take place.
10. Within 3 months of the commencement of development detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds shall be submitted to and approved in writing by the Local Planning Authority. The approved features shall be permanently installed prior to the first occupation of the development hereby permitted and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.
11. Implementation of the submitted tree protection measures and method statement
12. Prior to first development the developer will provide a detailed signing strategy for the site. Prior to first occupation the schedule of signs contained within the signing strategy will be provided and erected on site at the agreed locations, to the satisfaction of the LPA.
13. Within six months of occupation the developer will provide a detailed travel plan for the development to the satisfaction of the LPA.
14. Prior to first occupation all new and dedicated parking will be provided and marked out and the dedicated parking controls will be in place.

15. Prior to first occupation the real time information facility will be operational within the development facility.
 16. Prior to first development the developer will provide a construction management plan for the proposals to the satisfaction of the LPA.
 17. Hours of Construction
 18. Lighting to be completed in accordance with the approved scheme
 19. Details of external plant noise
 20. Amplified music level set at 80 dB $L_{Aeq,T}$.
 21. Public Announcement System set at 80 dB $L_{Aeq,T}$.
 22. Electric Vehicle Charging Infrastructure
 23. Dust Control Measures
 24. Contaminated Land
 25. Details of cycle parking.
- (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 Planning and Place Shaping 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.
- (c) That, should this application be the subject of an appeal, authority be delegated to the Planning and Place Shaping Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

179 **14/0641N MOSS SQUARE, DELAMERE, CREWE, CW1 2DF: LISTED BUILDING CONSENT FOR REMOVAL OF THE CHURCH HALL AND ITS COVERED WALKWAY LINK FOR STEVE COTTLE, CHESHIRE EAST COUNCIL**

Note: Councillor R Cartlidge left the meeting during consideration of this application.

Note: Town Councillor J Rhodes (on behalf of Crewe Town Council) and Mr J Hannon (objector) had registered their intention to address the Committee on this matter but had left the meeting prior to consideration of this application.

Note: Mr J Paul had registered his intention to address the Committee on behalf of the applicant but indicated that he no longer wished to speak.

The Committee considered a report regarding the above planning application.

RESOLVED

(a) That, for the reasons set out in the report, the application be referred to the Secretary of State with a recommendation to APPROVE subject to the following conditions:

1. Standard 3 years
2. Approved Plans
3. Demolition of the Church Hall and canopy to follow the submitted method statement
4. No development excluding the demolition of the Church Hall shall take place within the application area until the applicant, or their agents or successors in title, has agreed a programme of archaeological mitigation in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.

(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 Planning and Place Shaping 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.

(c) That, should this application be the subject of an appeal, authority be delegated to the Planning and Place Shaping Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

180 **11/2720C SANOFI AVENTIS, LONDON ROAD, HOLMES CHAPEL, CHESHIRE CW4 8BE: OUTLINE APPLICATION FOR EXTENSION TO MANUFACTURING, WAREHOUSE AND OFFICE FACILITY FOR FISONS LTD, TRADING AS SANOFI AVENTIS**

Note: Mr C Vallelly attended the meeting and addressed the Committee on behalf of the applicant.

The Committee considered a report regarding the above planning application.

RESOLVED

(a) That, for the reasons set out in the report, the application be APPROVED subject to 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
 4. Development to be carried out in accordance with approved plans
 5. Reserved Matters to be no greater than set scale parameters
 6. Details of Temporary office portacabins to be submitted
 7. Temporary office portacabins shall be temporary and removed from site after a period no greater than 2 years
 8. Materials / finishes to be submitted
 9. Hours of construction limited
 10. Hours of piling limited
 11. Details of Floor floating to be submitted
 12. Submission of a scheme for surface water regulation
 13. Scheme of electromagnetic screening measures to avoid interference with Jodrell Bank
 14. Acoustic Enclosure of any Fans / Compressors to be submitted
- (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 Planning and Place Shaping 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.

181 **13/4656N GREENBANK COTTAGE, WELSHMANS LANE, NANTWICH, CHESHIRE CW5 6AB: DEMOLITION OF GREENBANK COTTAGE AND ERECTION OF 19 DWELLINGS FOR RENEW LAND DEVELOPMENTS LTD**

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

Note: Mr R Lee had registered his intention to address the Committee on behalf of the applicant but did not speak.

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That the application be REFUSED for the following reason:

The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policies NE.2 (Open Countryside) and RES.5 (Housing in Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan, Policy PG 5 of the Cheshire East Local Plan Strategy – Submission Version and

the principles of the National Planning Policy Framework and create harm to interests of acknowledged importance. The Local Planning Authority can demonstrate a 5 year supply of housing land supply in accordance with the National Planning Policy Framework. As such the application is also contrary to the emerging Development Strategy. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.

- (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 Planning and Place Shaping 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.
- (c) That, should this application be the subject of an appeal, authority be delegated to the Planning and Place Shaping Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure 30% affordable housing with a tenure split of 4 rented units and 2 intermediate units and a contribution to education in line with an updated consultation response from the Education Department.

182 **13/4857C LAND AT ROSE WAY, OFF HASSALL ROAD, SANDBACH, CHESHIRE CW11 4HN: TO DEVELOP PROPOSED SITE TO INCLUDE 4NO. TWO STOREY DETACHED HOUSES, WITH OFF ROAD PARKING AND LANDSCAPING TO THE FRONT AND GARDEN TO THE REAR. THE ACCESS ROAD WILL BE AN EXTENSION OFF THE EXISTING ROSE HILL ROAD FOR M STYLES**

Note: Councillor S Corcoran (Ward Councillor) and Mr M Styles (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 authority be DELEGATED to the Planning and Place Shaping Manager in consultation with the Chairman to approve the application for the reasons set out in the report, subject to:
 - consultation with the Council's Ecologist and no objection being received

- the imposition of any additional conditions suggested by the Council's Ecologist
- the following conditions:
 1. Standard Time limit – 3 years
 2. Approved Plans
 3. Materials
 4. Submission of an Environmental Management Plan
 5. Hours of construction to be limited
 6. Details of pile driving operations to be limited
 7. Submission of contaminated land survey
 8. Submission of details of bin storage
 9. Details of drainage (SUDS) to be submitted
 10. Only foul drainage to be connected to sewer
 11. Retention of important trees
 12. Tree and hedgerow protection measures
 13. Arboricultural Specification/Method statement
 14. Landscape scheme
 15. Implementation of landscaping scheme
 16. Timing of the works and details of mitigation measures to ensure that the development would not have a detrimental impact upon breeding birds.
 17. Removal of permitted development rights for classes A-E
 18. Details of ground levels to be submitted
 19. Bin drop off point details to be provided
- (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 Planning and Place Shaping 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.

**183 14/1027N 7, CHESTERTON DRIVE, WISTASTON CW2 8EA:
EXTENSION TO DWELLING FOR MR D GRINDLAY**

Note: Councillor M Simon (Ward Councillor) and Mr R Howarth (objector) 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 Committee site inspection to enable Members to assess the impact of the proposed development.

184 **14/1125C 31, SPRING BANK, SCHOLAR GREEN ST7 3LA:
REGULARISATION OF ALTERATIONS TO GARAGE CONSTRUCTION
FOR RUTH REEVES**

Note: Mr D Woodfine (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. Plans
2. Within 2 months of this decision a scheme of landscaping for the site shall be submitted to the LPA for approval in writing
3. The approved landscape scheme shall be implemented by 1 December 2014

185 **14/1185N NORTH STREET METHODIST CHURCH, NORTH STREET,
CREWE CW1 4NJ: VARIATION OF CONDITION 2 (PLANS) INCLUSION
OF BALCONIES TO APPLICATION 13/0136N - DEMOLITION OF
EXISTING CHURCH BUILDING, ERECTION OF CHURCH COMMUNITY
CENTRE AND 18 AFFORDABLE RETIREMENT APARTMENTS AND
ASSOCIATED ACCESS AND CAR PARKING PROVISION FOR ANN
LANDER, WULVERN HOUSING LTD**

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

The meeting commenced at 1.00 pm and concluded at 3.50 pm

Councillor G Merry (Chairman)