

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 5th August, 2009 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor B Dykes (Chairman)
Councillor G Merry (Vice-Chairman)

Councillors T Beard, M Davies, S McGrory, A Richardson, R Walker and
J Weatherill

OFFICERS PRESENT

Rachel Goddard (Senior Lawyer), David Malcolm (Development Control
Manager – Sandbach Office) and Ben Haywood (Principal Planning Officer –
Crewe Office)

Apologies

Councillors D Bebbington, S Furlong, L Gilbert, B Howell, J Jones, S Jones
and A Kolker

45 CODE OF CONDUCT - DECLARATIONS OF INTEREST/PRE- DETERMINATION

Councillor B Dykes declared that he had been approached by two
representatives of the rugby club prior to the commencement of the
Committee site inspection with respect to application number P09/0095.
Although Councillor Dykes and the rugby club representatives had not
discussed this application, Councillor Dykes withdrew from the meeting
during consideration of the application.

Councillor A Moran, who was in attendance at the meeting, declared a
personal interest in respect of application number 09/1255N 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 B Dykes declared that he had called in application number
09/1646N at the request of Bunbury Parish Council, but that he had not
expressed an opinion and had not fettered his discretion. Councillor
Dykes also declared a personal interest in respect of the application on the
grounds that he was a member of Bunbury Parish Council, which had
been consulted on the proposed development.

46 MINUTES

RESOLVED – That the minutes of the meeting held on 15 July 2009 be approved as a correct record and signed by the Chairman, subject to the deletion of the second and third paragraphs under ‘Code of Conduct - Declarations of Interest/Pre-Determination’ and the insertion of those paragraphs at Minute Number 40, to indicate that the declarations had been made at the commencement of discussion on this matter.

47 **P09/0095 USE OF AGRICULTURAL LAND AS RUGBY PITCHES, LAND OFF WYBUNBURY LANE STAPELEY FOR CREWE & NANTWICH RUFC**

Note: At this point in the proceedings, the Chairman vacated the Chair in favour of the Vice-Chairman, Councillor G Merry, and withdrew from the meeting during consideration of this item.

The Committee considered a report regarding the above planning application.

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

- 1 Standard
- 2 Layout of pitches to be agreed, including junior pitches to be closest to Wybunbury Lane
- 3 No floodlights
- 4 Details of access/bridge link to be agreed
- 5 Landscaping to be submitted
- 6 Landscaping to be completed
- 7 Hours of operation
- 8 Works to be carried outside the bird breeding season unless the site is first checked by a suitably qualified ecologist
- 9 Works to stop if protected species found
- 10 Retention of trees and all pruning to be agreed in writing with the Local Planning Authority
- 11 No vehicular access or pedestrian access to be gained from Wybunbury Lane
- 12 Reasonable Avoidance Measures - Great Crested Newts
- 13 The use of the site to be restricted to sport and recreation

48 **09/1252N OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT, 55-57 REMER STREET CREWE CW1 4LU FOR MR R HARRISON**

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

49 09/1255N NEW SINGLE DWELLING, LAND ADJACENT TO 87 CREWE ROAD, NANTWICH, CHESHIRE FOR MR J. STUART

Note: Councillor A Moran (the Ward Councillor) and Mr A Nash (an 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 so that Members can assess the impact of the proposed development on neighbouring residential properties.

50 09/1285C PROPOSED MANUFACTURING BUILDING ON THE FORMER B BLOCK SITE, INCLUDING ANCILLARY INFRASTRUCTURE COMPRISING SITE ACCESS ROAD, SECURITY GATEHOUSE, CAR PARKING AND AN INTERNAL FIRING RANGE, BAE SYSTEMS, LAND SYSTEMS MUNITIONS, RADWAY GREEN, ALSAGER, NEAR CREWE, CW2 5PJ FOR MR K MELLIS, BAE SYSTEMS PROPERTIES LTD

The Chairman reported that the inclusion of the above planning application on the agenda had been an error, as the committee's terms of reference did not provide for it to make a decision on an application of this size. The application would be considered by the Strategic Planning Board at its meeting on 19 August 2009.

51 09/1304N DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF NEW FOODSTORE WITH ASSOCIATED PARKING, EARL OF CREWE HOTEL, NANTWICH ROAD, CREWE FOR ALDI STORES LTD

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

52 09/1646N SIDE AND REAR EXTENSIONS, HEATH LEA SCHOOL LANE BUNBURY CW6 9NR FOR MR A TAYLOR

Note: Mrs L Taylor (the applicant) 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 APPROVED subject to the following conditions:

1. Standard
2. Materials

3. Approved Plans
4. Obscure Glazing
5. Scheme for Replacement Car Parking

**53 09/1817N PROPOSED DWELLING ADJACENT 51 ROPE LANE,
WISTASTON. RE-SUBMISSION OF P09/0193 AT 51 ROPE LANE,
WISTASTON, CREWE, CW2 6RH FOR MR N. WINDSOR**

Note: Mr B Deuble (an 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 APPROVED subject to the following conditions:

- 1 Standard
- 2 Materials to be submitted and approved
- 3 Details of balcony to be submitted and approved
- 4 Obscure glazing and remove PD for additional windows in northern and western elevations
- 5 Tree retention and protection

The meeting commenced at 2.00 pm and concluded at 3.27 pm

Councillor B Dykes (Chairman)