

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Southern Planning Committee**  
held on Wednesday, 28th January, 2015 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,  
S Hogben, P Groves, A Kolker, D Marren, M A Martin and A Thwaite (for  
Councillor Rhoda Bailey)

### **NON-COMMITTEE MEMBERS IN ATTENDANCE**

Councillors Rachel Bailey, J Hammond, D Hough and A Martin

### **OFFICERS PRESENT**

Nigel Curtis (Principal Development Officer - Highways)  
Daniel Evans (Principal Planning Officer)  
Patricia Evans (Lawyer)  
Ben Haywood (Major Applications - Team Leader)  
Paul Wakefield (Planning Officer)  
Julie Zientek (Democratic Services Officer)

### **Apologies**

Councillors Rhoda Bailey, I Faseyi and S McGrory

### **118 DECLARATIONS OF INTEREST/PRE DETERMINATION**

The following declarations were made in the interests of openness:

Councillor J Clowes declared that she had received correspondence regarding  
application numbers 14/5411N and 14/5281C.

All Members of the Committee declared that they had received  
correspondence regarding application number 14/2714N.

With regard to application number 14/5411N, Councillor D Bebbington  
declared that his wife was employed by the applicant, and that he would  
withdraw from the meeting during consideration of this item.

With regard to application number 14/4588N, 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 14/4588N, 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 application numbers 14/5044C and 14/5736C, Councillor G Merry declared that she was a member of Sandbach Town Council but that she was not a member of its planning committee and that she had not discussed these applications.

With regard to application number 14/4588N, Councillor P Groves declared that he was a member of Nantwich Civic Society, but that he had kept an open mind.

With regard to application number 14/5411N, Councillor J Hammond, who was in attendance at the meeting, declared that he was a member of Haslington Parish Council but that he was not a member of its planning committee.

#### 119 **MINUTES OF PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting held on 17 December 2014 be approved as a correct record and signed by the Chairman.

#### 120 **14/2714N FORMER HACK GREEN RAF CAMP, COOLE LANE, HACK GREEN, AUSTERSON, NANTWICH, CHESHIRE CW5 8AS: CHANGE OF USE OF LAND TO PROVIDE 9 YARDS FOR 10 TRAVELLING SHOWPEOPLE'S FAMILIES, FORMATION OF ROADS AND HARD SURFACING FOR THE HACK GREEN GROUP**

Note: Councillor R Bailey (Ward Councillor), Councillor A Martin (Neighbouring Ward Councillor), Parish Councillor A Baldwin (on behalf of Sound and District Parish Council), Mr R Davies (on behalf of Save Hack Green Group) and Ms J Montgomery (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 the application be REFUSED for the following reasons:

1. The site is located in an unsustainable location, which is a considerable distance from local services and facilities, and due to the absence of public transport facilities, the development will be reliant on the private car, which will have adverse implications in terms of use of natural resources. The proposed development is therefore contrary to policies NE.2 and RES.13 of the Borough of Crewe and Nantwich Replacement Local Plan 2011, and the principles of the National Planning Policy Framework and Planning Policy for Traveller Sites.
2. The proposed development, by reason of its nature, size and siting would form a visually obtrusive feature which would detract from the rural

character and appearance of the area within which it is located. The approval of the development would therefore be contrary to policies NE.2, BE.2 and RES.13 of the Borough of Crewe & Nantwich Replacement Local Plan and the principles of the National Planning Policy Framework

3. The proposed use would cause unacceptable levels of noise and disturbance to the detriment of the amenities of the occupiers of nearby residential property. The approval of the development would therefore be contrary to policies BE.1 and RES.13 of the Crewe & Nantwich Replacement Local Plan, and the principles of the National Planning Policy Framework.
4. A European Protected Species has been recorded on site and is likely to be adversely affected by the proposed development. Due to the environmental harm identified, there are no reasons of overriding public interest to allow the proposal. The proposal therefore fails to meet the tests of the Habitats Directive.

121 **14/5411N THE PRINTWORKS, CREWE ROAD, HASLINGTON CW1 5RT: OUTLINE APPLICATION FOR NEW RESIDENTIAL DEVELOPMENT OF UP TO 14 DWELLINGS (RESUBMISSION OF PLANNING APPLICATION REFERENCE 13/5248N) FOR GEORGINA HARTLEY**

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

Note: Councillor J Hammond (Ward Councillor and on behalf of Haslington Parish Council), Mr R Dyson (supporter) and Mr I Pleasant (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 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 proposed residential development is unsustainable because it is located within the Open Countryside. The development would result in further urban creep between the settlements of Haslington and Winterley contrary to Policies NE.2 and RES.5 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the principles of the National Planning Policy Framework and create harm to interests of acknowledged importance.
2. The proposed development when taken cumulatively with other committed developments in Haslington would exceed the spatial distribution of development for Haslington as identified within Policy PG6 (Spatial Distribution of Development) of the Local Plan Strategy Submission Version and in advance of a new spatial distribution being determined is therefore premature. This is supported by comments made by the Inspector at Paragraphs 70-80 of the Inspector's Interim views on the legal compliance and soundness of the submitted Local Plan

Strategy. As such the proposal would result in an unsustainable form of development.

122 **14/4588N LAND TO REAR OF 144, AUDLEM ROAD, NANTWICH, CHESHIRE CW5 7EB: RESERVED MATTERS APPLICATION FOR THE ERECTION OF 33 DWELLINGS WITH ASSOCIATED WORKS TO INCLUDE LANDSCAPING FOLLOWING APPROVED OUTLINE 13/1223N FOR WAINHOMES (NORTH WEST) LTD**

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

Note: Mr G Salthouse attended the meeting and addressed the Committee on behalf of the applicant.

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

**RESOLVED**

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
  - 1. Plans
  - 2. Implementation of revised Habitat and Landscape Management Plan
  - 3. Removal of Permitted Development Rights (Part 1 - Classes A-E) for plots 22 to 28 inclusive
  - 4. Implementation of Protected Species Mitigation method statement prepared by TEP dates September 2014.
  - 5. Submission of details of external materials
  - 6. Submission of details of any external lighting
  - 7. Submission of details of levels in the area of open space
- (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 Principal Planning 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 the Case Officer be requested to write to the Strategic Highways Manager on behalf of the Committee to request an investigation into the possibility of a 20mph speed limit along Audlem Road.

**123 14/4644N SITE OF BRISTOL STREET MOTORS, MACON WAY, CREWE, CHESHIRE: THE ERECTION OF A SINGLE UNIT CLASS A1 RETAIL DEVELOPMENT WITH ASSOCIATED CAR PARKING, LANDSCAPING AND INFRASTRUCTURE FOR ANDREW BIRD, MACONSTONE LTD**

Note: Mr M Robinson attended the meeting and addressed the Committee on behalf of the applicant.

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. Materials
2. Approved Plans
3. Submission / approval and implementation of Landscaping Scheme
4. Implementation of landscaping
5. Submission / approval and implementation of risk assessment and method statement
6. Submission / approval and implementation of revised parking layout
7. Submission / approval and implementation of scheme of Dust Control
8. Submission / approval and implementation of details of crash barrier to protect railway.

**124 14/4901N MACON INDUSTRIAL PARK, MACON WAY, CREWE CW1 6DG: VARIATION OF CONDITION 13 (RANGE AND TYPE OF GOODS TO BE SOLD) ATTACHED TO PLANNING PERMISSION 12/0316N. PROPOSED NEW BUILD, NON-FOOD RETAIL UNIT, UP TO 3715 SQ.M. (CLASS A1\_ INCLUDING ACCESS AND ASSOCIATED INFRASTRUCTURE FOR B&M RETAIL LTD**

The Chairman reported that this application had been withdrawn from the agenda prior to the meeting.

**125 14/5044C LAND EAST OF SCHOOL LANE, SANDBACH, CHESHIRE CW1 2LS: VARIATION OF CONDITION 17 ON APPROVED APPLICATION 13/4634C - OUTLINE APPLICATION FOR UP TO 13 NO. RESIDENTIAL DWELLING HOUSES, ASSOCIATED INFRASTRUCTURE AND ANCILLARY FACILITIES FOR JEAN PIERPOINT PAUL FERGUSON, AND GRANT AND HELEN DINSDALE**

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

Note: Councillor M Martin left the meeting prior to consideration of this application.

Note: Mr D Evans, Principal Planning Officer, read a statement submitted by Councillor S Corcoran (Ward Councillor), who had registered his intention to address the Committee but was unable to attend the meeting.

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

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

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

The three points of access would result in a poor quality of design and layout which would be contrary to Policy GR2 (Design) of the Congleton Borough Local Plan First Review 2005 and guidance contained within the NPPF.

- 126 **14/5736C THE SITE OF THE DERELICT SAXON CROSS HOTEL, SAXON CROSS, , HOLMES CHAPEL ROAD, SANDBACH, CHESHIRE CW11 1SE: VARIATION OF CONDITION 5 & 15 ON APPROVAL 13/4442 DEMOLITION OF EXISTING HOTEL ON THE SITE. CHANGE OF USE FROM A CATEGORY C1 DEVELOPMENT TO A MIXED USE OF CATEGORY B1 AND B8. CONSTRUCTION OF A SINGLE-STOREY OFFICE BUILDING AND WAREHOUSE BUILDING. NEW HARD LANDSCAPING ASSOCIATED WITH THE PROPOSED DEVELOPMENT, INCLUDING RELOCATION OF VEHICULAR ACCESS FOR JONATHAN BOLSHAW, BOLSHAW INDUSTRIAL POWDERS**

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 time limit 3 years from 5<sup>th</sup> August 2011
2. Materials to be submitted to the LPA and approved in writing
3. Surfacing materials in accordance with plan reference AD1991.12
4. Development in accordance with the Contaminated Land Assessment. Details of clean cover to be provided.
5. Condition to specify the approved plans
6. The car/HGV parking shown on the approved plans to be provided before the unit hereby approved is first occupied
7. Cycle parking facilities in accordance with plan reference AD1991.10
8. Shower facilities to be in accordance with plan reference AD1991.14
9. Drainage details to be in accordance with plan reference AD1991.13A
10. Details of oil interceptors to be submitted to the LPA and approved in writing

11. External lighting to be in accordance with plan reference AD1991.15A
  12. No external storage
  13. Bin Storage details to be in accordance with plan reference AD1991.11
  14. Landscaping to be completed in accordance with plan reference AD1991.09C
  15. The hours of construction (and associated deliveries to the site) of the development shall be restricted to 08:00 to 18:00 hours on Mondays to Fridays, 08:00 to 13:00 hours on Saturdays, with no work at any other time including Sundays and Public Holidays.
  16. Details of any pile driving to be submitted to the LPA and approved in writing
  17. Prior to the development coming into use, the applicant shall submit to the local planning authority a travel plan demonstrating how they will ensure that vehicle movements associated with the development (staff cars, deliveries and HGV movements) from the site will be managed to ensure that traffic congestion within the air quality management area will not be adversely affected.
  18. Prior to first occupation the new access and visibility splays will be constructed to completion in accordance with approved plans
  19. Prior to first occupation the existing access will be permanently closed and the highway kerb line reinstated at the edge of carriageway in accordance with plan reference AD1991.16A
  20. Prior to any commencement of works between 1<sup>st</sup> March and 31<sup>st</sup> August in any year, a detailed survey is required to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone to be left around the nest until breeding is complete. Completion of nesting should be confirmed by a suitably qualified person and a report submitted to the Council.
  21. Breeding Bird Measures in accordance with the plan titles 'Breeding Bird Ecological Enhancements Figure 1'
  22. The proposed development to proceed in accordance with the recommendation made in the submitted Updated Ecological Appraisal dated May 2011 and the submitted letter from fpcr dated 27<sup>th</sup> June 2011.
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Head of Strategic and Economic Planning, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

**127 14/5281C LAND ADJACENT 6 HEATH END ROAD, ALSAGER, CHESHIRE: PROPOSAL FOR A GARAGE, GREENHOUSE, KITCHEN GARDEN AND ACCESS (RESUBMISSION OF 14/4462C) FOR MR ADRIAN GIRVIN**

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

Note: Councillor D Hough (Ward Councillor), Mrs S Helliwell (on behalf of Friends of Heath End Road), Mr T Greenhough (objector), Mr D Girvin (supporter) and Mr A Girvin (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 report of the site inspection.

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

The proposed garage by reason of its height and bulk would have a detrimental impact upon the residential amenities of the occupants of No 6 Heath End Road in terms of overbearing impact and loss of light. As such the development would be contrary to Policy GR6 of the Congleton Borough Local Plan First Review 2005.

## 128 **THE WOODLANDS, ASTON**

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

The Committee considered a report regarding the reason for refusal relating to planning application 14/3053C, which was the subject of an appeal.

RESOLVED – That the Principal Planning Manager be instructed not to defend the appeal upon 5 year housing land supply grounds but to proceed with the appeal and fight the appeal upon open countryside grounds.

The meeting commenced at 1.00 pm and concluded at 5.40 pm

Councillor G Merry (Chairman)