

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 16th September, 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 Furlong, B Howell, J Jones, S Jones,
A Kolker and J Weatherill

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors A Barratt, D Brickhill and P Mason

OFFICERS PRESENT

Rachel Goddard (Senior Lawyer), David Malcolm (Development Control
Manager – Sandbach Office) and Hannah Parish (Principal Planning Officer)

Apologies

Councillors D Bebbington, L Gilbert, S McGrory and R Walker

69 COUNCILLOR ALLAN RICHARDSON

All those present at the meeting observed a minute's silence in memory of
Councillor Allan Richardson, who had died on 5 September.

Councillor Richardson had been a respected member of the Southern
Planning Committee and had been a longstanding local councillor,
representing the needs of his local community for more than 60 years.

70 MR T LESLIE

The Chairman welcomed Mr Tim Leslie of the Standards Board for
England, who was attending the meeting in order to observe local
government in action.

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

There were no declarations of interest.

72 MINUTES

RESOLVED – That the minutes of the meeting held on 26 August 2009 be approved as a correct record and signed by the Chairman.

73 **09/1664C RETENTION OF EXISTING ANNEXE BUILDING. CHANGE OF USE TO FORM INTEGRAL GARAGE, GAMES ROOM, TOILET FACILITIES AND LOFT STORAGE. ASSOCIATED CAR PARKING AND LANDSCAPING, BROWNLOW FARM, BROWNLOW HEATH LANE, NEWBOLD ASTBURY, CONGLETON, FOR J. EKin CONSTRUCTION**

Note: Councillor P Mason (Ward Councillor) and Councillor A Barratt attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED – That subject to the following conditions:

1. Timescale
2. Materials
3. Landscaping (submission)
4. Landscaping (implementation)
5. Ancillary use only
6. Retention of garaging
7. Existing residential use of building to cease upon completion of barns

the application be APPROVED contrary to the planning officer's recommendation for refusal. In the opinion of the Committee, the barn is not suitable for commercial use and there will be no detrimental visual impact.

74 **09/1665C CONVERSION OF REDUNDANT BARNs TO FORM 2NO. DWELLINGS. ASSOCIATED DETACHED GARAGE AND LANDSCAPING, BROWNLOW FARM, BROWNLOW HEATH LANE, NEWBOLD ASTBURY, CONGLETON, FOR J. EKin CONSTRUCTION**

Note: Councillor P Mason (Ward Councillor) attended the meeting and addressed the Committee on this matter. Councillor A Barratt had registered his intention to address the Committee on this matter but felt he had nothing to add and did not speak.

The Committee considered a report regarding the above planning application.

RESOLVED – That subject to the following conditions:

1. Timescale
2. Materials
3. Landscaping (submission)

4. Landscaping (implementation)
5. Boundary treatment
6. Rooflights
7. Timber windows
8. Garage doors in timber
9. Parking
10. Visibility splays
11. Vehicular crossing to be in accordance with specification
12. Obscure glazing
13. Contaminated land
14. Reasonable ecological avoidance measures.
15. Hours of construction.

the application be APPROVED contrary to the planning officer's recommendation for refusal. In the opinion of the Committee, there is sufficient evidence to show there is no reasonable chance of the property being taken as commercial premises.

75 09/1109N NEW RESIDENTIAL DEVELOPMENT WITH NEW ACCESS ROAD AND ASSOCIATED PARKING, LAND ADJACENT TO BROOKLANDS COTTAGE, FORD LANE, CREWE FOR MARKDEN LTD

Note: Dr M Major (objector) and Mr M Ellis, Markden Homes (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED

(A) That delegated authority be granted to the Head of Planning & Policy to APPROVE the application, subject to no new issues being raised by the end of the consultation period and subject to the following conditions:

1. Standard time limit
2. Materials
3. Approved plans
4. Surfacing materials
5. Drainage and sustainable urban drainage
6. PD rights removed
7. Visibility splays, footway and access improvements
8. Landscaping - sycamore and limes to be retained
9. Landscaping implementation
10. Protected species survey recommendations
11. Contaminated land survey recommendations
12. Windows behind reveal
13. Car parking and turning spaces to be provided
14. Renewable energy measures
15. Boundary treatment- railings to be retained and refurbished
16. Construction outside breeding season

17. Tree protection measures and no dig construction

(B) That the Development Control Manager be requested to relay Members' concerns regarding highway safety to the Cheshire East Highways section.

76 09/1624W RETROSPECTIVE PERMISSION FOR THE IMPROVEMENT AND EXTENSION OF AN EXISTING AGRICULTURAL TRACK FOR USE IN ASSOCIATION WITH AGRICULTURAL AND GREEN WASTE COMPOST OPERATIONS AT FOXES BANK AND WHITTAKERS GREEN FARM, HUNTERSON, NANTWICH FOR MR F.H RUSHTON

Note: Councillor D Brickhill (Ward Councillor) and Mr R Frodsham (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 development on the open countryside.

The meeting commenced at 2.00 pm and concluded at 3.40 pm

Councillor B Dykes (Chairman)