

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 28th October, 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, L Gilbert, B Howell, J Jones, S Jones,
R Walker and J Weatherill

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors A Moran and A Barratt

OFFICERS PRESENT

Rachel Goddard (Senior Lawyer) and David Malcolm (Development Control
Manager – Sandbach Office)

Apologies

Councillors D Bebbington, S Furlong, A Kolker and S McGrory

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

Councillor A Barratt, who was in attendance at the meeting, declared a personal interest in respect of application number 09/2624C on the grounds that he was a member of Odd Rode Parish 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 A Moran, who was in attendance at the meeting, declared a personal interest in respect of application number 09/1445N 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.

89 MINUTES

RESOLVED – That the minutes of the meeting held on 7 October 2009 be approved as a correct record and signed by the Chairman.

90 09/1445N PROPOSED TWO STOREY SIDE EXTENSION AND FRONT CANOPY, 27 JACKSON AVENUE, NANTWICH, CHESHIRE FOR MRS S LIGHTFOOT

Note: Councillor A Moran (the Ward Councillor), Mr B Cull (objector) and Mrs S Lightfoot (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 time
2. Plans
3. Materials as existing
4. Obscure Glazing to rear windows
5. Additional Parking Area to be of Permeable Surface
6. Remove PD for additional windows to side elevation

91 09/2624C DETACHED GARAGE (RETROSPECTIVE), HEATHLANDS COTTAGE, STREET LANE, RODE HEATH FOR MR STEPHEN GATER

Note: Councillor A Barratt (Ward Councillor) and Mr G Allen (agent) 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. In accordance with plans
2. Alterations to the rear elevation within 3 months
3. Garage hereby approved to be ancillary to main dwelling
4. Garaging at ground floor to be retained and not converted to living accommodation
5. Materials/paint colour to match existing dwelling

the application be APPROVED contrary to the planning officer's recommendation for refusal. In the opinion of the Committee, the visual impact on the street scene is acceptable and the changes in dimensions over the approved scheme are not so great as to justify refusal.

92 09/2323N ERECTION OF PROPOSED SILAGE CONTAINER BUILDING, HOLLY FARM, WOODHOUSE LANE, BUERTON, CREWE FOR MRS J. DODD

The Committee considered a report regarding the above planning application.

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

1. Standard Time
2. Materials as specified
3. Approved Plans
4. Landscaping to be submitted including the planting of 5 native trees along the eastern boundary of the building
5. Landscaping to be completed and maintained
6. Prior to any further works on the site taking place, the full details of the structural retaining wall alongside Woodhouse Lane, including any timescale for implementation, shall be agreed in writing with the LPA. The scheme shall be implemented in full accordance with those agreed details.

93 09/2569C SUBSTITUTION OF HOUSE TYPES ON PLOTS 7-24C AND AMENDMENTS TO EXISTING APPROVED SITE LAYOUT TO FACILITATE THE CREATION OF PLOTS 7-24C (INCREASE FROM 19 TO 40 DWELLINGS), PLOTS 7-24C THE KINGFISHERS FINNEYS LANE MIDDLEWICH FOR P E JONES (CONTRACTORS) LIMITED

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be APPROVED subject to the prior completion of a Section 106 Agreement to ensure compliance with the requirements of previous agreements

and the following conditions:

1. Development to commence within five years
2. Development in accordance with submitted plans
3. Scheme for protected buffer zone around TPO trees to be submitted and approved prior to development
4. No development to commence until a detailed arboricultural method statement providing comprehensive details of construction works in relation to trees
5. No development shall commence until a management plan for the woodland W1 has been submitted to and approved in writing by the Local Planning Authority
6. Samples of materials to be submitted
7. Details of construction of roads and accesses to be submitted prior to development.
8. Scheme for the disposal of foul and surface water incorporating sustainable drainage systems to be submitted prior to development.
9. Scheme for archaeological works to be submitted prior to development
10. Scheme for landscaping to be submitted
11. Implementation of landscaping scheme

12. Removal of permitted development rights as described in Schedule 2, Part 1, Classes A and E.

The meeting commenced at 2.00 pm and concluded at 3.05 pm

Councillor B Dykes (Chairman)