

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 30th March, 2016 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor G Merry (Chairman)

Councillors Rhoda Bailey, M Beanland (for Cllr Bebbington), E Brooks (for Cllr Weatherill), P Butterill, J Clowes, W S Davies, S Edgar, P Groves, S Hogben, A Kolker, J Rhodes, B Roberts and B Walmsley

OFFICERS PRESENT

Daniel Evans (Principal Planning Officer)
Patricia Evans (Senior Planning and Highways Lawyer)
Andrew Goligher (Principal Development Control Officer - Highways)
Sue Orrell (Principal Planning Officer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors M J Weatherill and D Bebbington

Apologies due to Council Business

Councillor D Marren

167 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

With regard to application number 15/5329C, Councillor B Walmsley declared that it was in her Ward but that she had kept an open mind.

With regard to application number 15/1249N, Councillor P Groves declared that he had had some involvement with this application via the Council's Regeneration team. He would not take part in the debate with respect to this application but would remain in the room.

With regard to application number 15/5508C, Councillor R Bailey declared that it was in her Ward but that she had kept an open mind.

168 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 2 March 2016 be approved as a correct record and signed by the Chairman.

169 **15/5425N - FIELDS VIEW, AUDLEM ROAD, HANKELOW CW3 0JE:
ERECTION OF DETACHED BUNGALOW FOR MR A D PURTON AND
MISS S PARKES**

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. Commencement of Development
 2. Plans
 3. Submission of materials detail
 4. Nesting birds
 5. Submission / Approval of a Surface Water Disposal Scheme
 6. Submission / Approval of Access Details including relocation of the speed limit sign
 7. Removal of Permitted development Rights – Extensions, Outbuildings and Dormer windows
 8. Submission and approval of boundary treatment details including boundary treatment along the entire boundary with Fields View
- (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 Planning (Regulation) in consultation with the Chairman (or in her absence, the Vice Chairman) of the 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.

170 **15/5683N - LAND NORTH OF PARKERS ROAD, LEIGHTON:
APPLICATION TO VARY CONDITION 3 (APPROVED PLANS) TO
VARY THE APPROVED HOUSE TYPES OF PERMISSION 11/1879N;
HYBRID PLANNING APPLICATION SEEKING RESIDENTIAL
DEVELOPMENT FOR UP TO 400 NEW DWELLINGS WITH OPEN
SPACE; COMPRISING A FULL PLANNING APPLICATION FOR PHASE
A OF 131 DWELLINGS AND PHASE B WHICH SEEKS OUTLINE
PLANNING PERMISSION FOR UP TO 269 DWELLINGS WITH ACCESS
AND ASSOCIATED INFRASTRUCTURE. IN RESPECT OF THE
OUTLINE ELEMENT (PHASE B), ONLY ACCESS IS SOUGHT FOR
APPROVAL AND ALL OTHER MATTERS ARE RESERVED FOR
DETERMINATION AT A LATER DATE FOR MR JORDAN CLARKE,
BLOOR HOMES NORTH WEST**

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 completion of a Section 106 Deed of Variation securing the same obligations as 14/3389N:
1. Provision of education contribution of £398,990
 2. Provision of £300,000 towards highway improvements to the Remer Street corridor and the provision of a drop-off lay-by at Leighton Primary School. (To include the provision for £200K for the layby to be requested after commencement)
 3. Provision of public open space including amenity greenspace and an equipped children's play area conforming to NEAP Standard, to include:
 - a. A minimum of 8 pieces of equipment,
 - b. 1.4 metre high bowtop railing surround with two pedestrian access gates and a double leaf vehicular access gate.
 - c. Railings to be painted green and pedestrian gates to be yellow.
 - d. Equipment to be predominantly metal, inclusive, and conforming to BS EN 1176.
 - e. Equipment to have wetpour safer surfacing underneath it, conforming to BS EN 1177.
 - f. Surfacing between the wetpour to be tarmacadam with precast concrete edging surround.
 - g. Access paths to gates to be tarmacadam
 4. Provision for future management of children's play areas and amenity greenspace to include transfer to and future maintenance by a private management company.
 5. Provision of 10% of the 400 units proposed across the whole site as affordable housing in perpetuity. The tenure split to be on a 25% social/affordable rent, 75% intermediate tenure basis. Phase B to include key worker housing to be agreed as part of subsequent reserved matters applications.
 6. Overage clause
 7. Travel Plan Monitoring Fee £5000
 8. Contribution of £25,000 for the provision of Green Infrastructure within Crewe and the environs of the site.

and the following conditions:

1. Standard outline time limit (Phase B)
2. Plans
3. Materials
4. Boundary Treatment
5. Landscaping submission
6. Landscaping implementation
7. Features for use by birds and bats
8. Habitat creation and management plan in accordance with details submitted as part of application 14/4882D
9. Design of proposed pond in accordance with plan reference G3333.04a

10. Design and layout of the proposed newt mitigation area including proposals to ensure no public access in accordance with details submitted as part of application 14/4882D
 11. Bin Storage to be provided to the rear garden of each plot
 12. Compliance with flood Risk Assessment
 13. Restrict surface water run-off
 14. Surface water attenuation
 15. Minimum Floor Levels
 16. Surface Water Regulation Scheme
 17. Site to be drained on a separate system
 18. Phase II contaminated land – validation report
 19. Compliance with submitted Travel Plan submitted as part of application 14/3414D
 20. Electric Vehicle charging points in accordance with details submitted as part of application 14/4882D
 21. Limit hours of construction to 08:00 – 1800 Monday to Friday and 0900 – 1400 on Saturday with no working on Sunday or Bank Holiday
 22. External lighting in accordance with plan reference SECTION_38_STREET_LIGHTING_DESIGN Rev A
 23. Construction of access and highway improvements in accordance with plan reference SCP/11531/D100 Rev E
 24. Provision of Parking
 25. Highway Construction details as specified on plans reference 5309 1A/05-02 Rev B and 5309 1A/05-01 Rev B approved as part of application 15/4826D
 26. Replacement hedge and tree planting
 27. Tree / hedge protection measures in accordance with details submitted as part of application 14/4882D
 28. Implementation of Tree / hedge Protection
 29. Arboricultural Method Statement in accordance with details submitted as part of application 14/4882D
 30. Code for Sustainable Homes Level 3
 31. Noise Impact Assessment
 32. Compliance with apprenticeship scheme
- (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 Planning (Regulation) in consultation with the Chairman (or in her absence, the Vice Chairman) of the 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.

171 **15/1249N - GRENSON MOTOR CO LTD, MIDDLEWICH ROAD,
MINSHULL VERNON, CHESHIRE CW1 4RA: PROPOSED
CONSTRUCTION OF 10 NO. DWELLING COMPLETE WITH ACCESS,
ASSOCIATED PARKING AND LANDSCAPING FOR SEAN
PATTINSON, GRENSON LTD**

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 completion of a S106 Agreement to secure the following:

The reserved matters application to include the submission of an updated viability report which shall be assessed by an independent viability consultant (agreed between both parties and paid for by the applicant) which shall determine any affordable housing provision to be provided at the reserved matters stage.

and the following conditions:

1. Submission of Reserved Matters
 2. Application for Approval of Reserved Matters
 3. Commencement of Development
 4. Plans
 5. Noise mitigation measures (construction of the dwellings)
 6. Noise mitigation measures (fencing)
 7. Dust control measures to be submitted for approval
 8. Submission / Approval of Information regarding Contaminated Land
 9. Surface Water Drainage Scheme
 10. Surface Water Disposal via SUDs
 11. Protection of Great Crested Newts
 12. Tree Protection Condition
 13. Construction Management Plan
- (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 Planning (Regulation) in consultation with the Chairman (or in her absence, the Vice Chairman) of the 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.
- (c) That, should this application be the subject of an appeal, authority be delegated to the Head of Planning (Regulation) 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 following:

- The reserved matters application to include the submission of an updated viability report which shall be assessed by an independent viability consultant (agreed between both parties and paid for by the applicant) which shall determine any affordable housing provision to be provided at the reserved matters stage.

172 15/3979N - HEATHCOTE, SANDY LANE, ASTON CW5 8DG: OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING HOUSE AND THE CONSTRUCTION OF AN ACCESS ROAD WITH RESIDENTIAL DEVELOPMENT ON EXISTING GARDEN AREA AND PADDOCK LAND FOR JOHN CARTER

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.

173 15/5259C - LAND TO THE NORTH OF 24 CHURCH LANE, SANDBACH: ERECTION OF 12 DWELLINGS FOR CHELMERE HOMES LTD

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

174 15/5329C - LAND AT ERF WAY, MIDDLEWICH, CHESHIRE: GAS FUELLED CAPACITY MECHANISM EMBEDDED GENERATION PLANT TO SUPPORT THE NATIONAL GRID FOR MR DAVID SHEPPARD

Note: Mr D Sheppard attended the meeting and addressed the Committee on behalf of the applicant.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be DEFERRED for the following additional information:

- Environmental health consultation response
- Details of air quality impact/CO2 emissions
- Photographs of other similar developments
- Noise information

175 15/5508C - LAND ADJACENT 23, SANDBACH ROAD, CHURCH LAWTON, CHESHIRE EAST, ST7 3DW: TWO DWELLINGS AT HOUSE PLOT NUMBERS 19 AND 21 SANDBACH ROAD, CHURCH LAWTON FOR MR ANTHONY CHADWICK

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

The proposed development lies outside of the village settlement boundary and would not represent infill development. The development would be contrary to Policy PS7 of the Congleton Borough Local Plan First Review 2005, Policy PG3 of the Local Plan Strategy Proposed Changes (Consultation Draft) March 2016 and guidance contained within paragraph 89 of the NPPF.

- (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 Planning (Regulation), 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.

176 **15/5846C - TALL ASH FARM TRIANGLE, BUXTON ROAD, CONGLETON, CHESHIRE CW12 2DY: CONSTRUCTION OF THREE NEW RESIDENTIAL DWELLINGS (RESUBMISSION OF APPLICATION REFERENCE 12/4082C) FOR MR PETER HUDSON**

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. Implementation period 2 years
2. Plans
3. Materials
4. Hours of construction
5. Hours of piling
6. Piling method statement
7. Prior submission and approval of site compound position, to include implementation
8. Landscaping (details)
9. Landscaping (Implementation)
10. Boundary treatment
11. Obscure glazing (House 3 – First Floor bathroom window on western elevation)
12. Construction management plan, to include implementation
13. Drainage
14. Levels
15. Tree protection

16. Incorporation of bat features, to include implementation
 17. Prior submission/approval of revised site access plan/site plan showing larger turning head
- (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 Planning (Regulation), 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.

177 16/0105N - CHERRY TREE COTTAGE, CHESTER ROAD, ALPRAHAM, CHESHIRE, CW6 9JA: OUTLINE APPLICATION FOR PROPOSED DETACHED COTTAGE FOR MR ALISTAIR NEWSOME

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. Time period for submission of reserved matters
 2. Commencement of development
 3. Submission of reserved matters (all matters)
 4. Approved plans
 5. Submission of drainage scheme to include foul and surface water
 6. Breeding bird survey for works in the nesting season
 7. Submission of details of features suitable for use by breeding birds and roosting bats.
- (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 Head of Planning (Regulation) 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.

The meeting commenced at 10.00 am and concluded at 12.00 pm

Councillor G Merry (Chairman)