

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Southern Planning Committee**  
held on Wednesday, 9th December, 2009 at Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

## **PRESENT**

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

Councillors T Beard, D Bebbington, M Davies, S Furlong, L Gilbert, J Jones,  
S Jones, A Kolker, R Walker and J Weatherill

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

Councillor A Moran

## **OFFICERS PRESENT**

Rachel Goddard (Senior Lawyer), David Malcolm (Southern Area Manager -  
Development Management) and Rosamund Ellison (Principal Planning  
Officer)

## **Apologies**

Councillors B Howell and S McGrory

### **103 CODE OF CONDUCT - DECLARATIONS OF INTEREST/PRE- DETERMINATION**

Councillor S Jones declared that in calling in application numbers  
09/0930C and 09/3455C she had expressed an opinion and therefore  
fettered her discretion. Councillor Jones exercised her separate speaking  
rights as a Ward Councillor and withdrew from the meeting during  
consideration of these items.

Councillor A Moran, who was in attendance at the meeting, declared a  
personal interest in respect of application number 09/3256N 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.

### **104 MINUTES**

RESOLVED – That the minutes of the meeting held on 18 November 2009  
be approved as a correct record and signed by the Chairman.

105 **09/0930C TWO RESIDENTIAL UNITS TO REAR OF 38 PIKEMERE ROAD, ON EXISTING REAR GARDEN LAND, 38 PIKEMERE ROAD, ALSAGER FOR MR ANDREW CHATTERTON**

Note: Having exercised her separate speaking rights as a Ward Councillor, Councillor S Jones withdrew from the meeting during consideration of this item.

Note: Councillor C Burgess (on behalf of Alsager Town Council) and Mr A Chatterton (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 DEFERRED for a Committee site inspection so that Members can assess the impact of the proposed development on the neighbouring residential properties.

106 **09/3455C TWO DETACHED HOUSES WITH GARAGES, 36 PIKEMERE ROAD, ALSAGER, FOR MR & MRS P BOLDEN**

Note: Having exercised her separate speaking rights as a Ward Councillor, Councillor S Jones withdrew from the meeting during consideration of this item.

Note: Councillor C Burgess (on behalf of Alsager Town Council) and Mr M Williams (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 the neighbouring residential properties.

107 **09/2675N DEMOLITION OF A SINGLE STOREY TEACHING/AMENITY BLOCK AND ERECTION OF A NEW TWO STOREY FOOD CENTRE OF EXCELLENCE TO FACILITATE BUSINESS INNOVATION AND RESEARCH AREAS, REASEHEATH COLLEGE, MAIN ROAD, WORLESTON, NANTWICH, FOR REASEHEATH COLLEGE**

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
4. Surfacing materials
5. Landscaping scheme
6. Implementation of landscaping
7. No activities in field containing ancient monument
8. Implementation of drainage works
9. Scheme for external lighting
10. Work to proceed in accordance with recommendations for bat and birds and advice to personnel in bat survey
11. Site (including trees) to be checked for nesting birds if development commences in bird nesting season
12. Details of source separation, recycling and storage of waste for Food Centre
13. Travel Plan plus additional cycle parking facilities if necessary
14. No demolition or works of any description until a Waste Audit is submitted in relation to the demolition of the existing areas of the rebuilding and recycling/ re-use of materials as far as reasonably practical
15. Development to incorporate the sustainable development measures specified in the Design and Access Statement

**108 09/3083N TO CONVERT EXISTING TWO-STOREY DWELLING HOUSE, TO FORM TWO SELF-CONTAINED APARTMENTS (ONE AT GROUND FLOOR LEVEL AND ONE AT FIRST FLOOR LEVEL), 33 LUNT AVENUE, CREWE, CHESHIRE, CW2 7LZ, FOR MRS DEBORAH TAYLOR**

Note: The Principal Planning Officer reported that the Highway Authority had confirmed that it had no objection to the proposed development.

The Committee considered a report regarding the above planning application.

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

1. Standard
2. Approved Plans
3. Bin Storage as shown on plan to be provided and retained
4. Cycle Storage to be provided and retained
5. Sound Insulation to Building Regulations standards to be submitted and approved
6. Parking as shown on plan to be provided and retained
7. The rear bedroom of the dwelling to be used as the living room of the first floor unit.

**109 09/3256N ERECT NEW (A1) SHOP AND (A2) USE - TWO AND SINGLE STOREY BUILDING, COCOA YARD, NANTWICH, CHESHIRE, CW5 5BL FOR MR A. BUTLER**

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

The Committee considered a report (including an oral report of the site inspection) regarding the above planning application.

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

The development, by virtue of its scale, form and setting and particularly the adjacent buildings and spaces around it, would result in a cramped form of development which would be detrimental to the character and appearance of this particular part of the Nantwich Conservation Area. To allow the development would be contrary to policy BE.7 (Conservation Areas) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

**110 09/1663C THE CONSTRUCTION OF 10 NEW AFFORDABLE HOUSES AND NEW ACCESS ROAD, LAND ADJACENT POOLWOOD COTTAGES, HOLMES CHAPEL ROAD, SOMERFORD, FOR PLUS DANE GROUP**

Note: Councillor N Alcock (on behalf of Somerford Parish Council) and Mr J Ashall (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.

RESOLVED – That the application be DEFERRED

- (a) for a Committee site inspection so that Members can assess the impact of the proposed development.
- (b) to enable officers to supply further details regarding the local need for affordable housing.

**111 09/3428C REPLACEMENT OF EXISTING STEEL FACED REAR DOOR TO PHARMACY WITH STEEL SECURITY DOOR, 28 WHELOCK STREET, MIDDLEWICH, FOR L. ROWLAND & CO. (RETAIL) LTD**

The Committee considered a report regarding the above planning application.

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

1. Commence development within 3 years
2. Development in accordance with agreed drawings
3. Submission of details/samples of external materials and finishes including requirement to clad the external facing door with timber

The meeting commenced at 2.00 pm and concluded at 3.30 pm

Councillor B Dykes (Chairman)