

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 28th September, 2016 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor G Merry (Chairman)
Councillor M J Weatherill (Vice-Chairman)

Councillors Rhoda Bailey, D Bebbington, P Butterill, J Clowes, W S Davies,
S Edgar, A Kolker, J Rhodes, B Roberts and B Walmsley

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors J Hammond and D Marren.

OFFICERS PRESENT

Daniel Evans (Principal Planning Officer)
Patricia Evans (Senior Planning and Highways Lawyer)
Andrew Goligher (Principal Development Control Officer – Highways)
Richard Taylor (Principal Planning Officer)
Diane Moulson (Democratic Services Officer)

54 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

Councillor S Edgar declared that he had a personal interest with regard to application 16/1987N as he was a resident of Weston. He would exercise his separate speaking right as a member of the public but would not take part in the debate nor vote.

With regard to application number 16/1987N, Councillor J Clowes declared that she was the ward councillor who had called in the application but had kept an open mind and had not taken part in any discussions regarding the matter.

With regard to application number 16/2158N, Councillor J Rhodes declared that the application site was in her ward but that she had kept an open mind.

With regard to application number 16/3387N, Councillor J Hammond, who was in attendance at the meeting, declared that he was a member of Haslington Parish Council and a director of ANSA, both of which had been consulted on the application but he had made no comment.

55 MINUTES OF PREVIOUS MEETING

RESOLVED –That the minutes of the meeting held on 31 August 2016 be approved as a correct record and signed by the Vice Chairman.

56 16/1987N BASFORD OLD CREAMERY, NEWCASTLE ROAD, CHORLTON CW2 5NQ: NEW INDUSTRIAL BUILDING REPLACING EXISTING BUILDINGS, RETAINING B1, B2 AND B8 CLASSIFICATIONS FOR TOTAL CONCRETE PRODUCTS LTD

Note: Having exercised his public speaking rights as an objector to the application; Councillor S Edgar withdrew from the meeting for the duration of the Committee's consideration of the application.

Note: Parish Councillor P Grant (on behalf of Weston and Basford Parish Council), Parish Councillor A Broome (on behalf of Hough and Chorlton Parish Council) and Mr B Wood (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 DEFERRED for the following:

- A site visit to enable members to evaluate the effectiveness of the noise mitigation measures
- Further information on landscaping details for the site
- A swept path analysis for the access to be provided by the Highways Department
- Further clarification regarding car parking details within the site
- Details of the noise mitigation measures for the northern and eastern boundaries to be provided
- To allow an Environmental Health officer to attend the meeting when the application is reconsidered

Note: At the conclusion of the item, Councillor Edgar re-joined the meeting.

57 16/3387N LAND SOUTH OF HASSALL ROAD, WINTERLEY: OUTLINE APPLICATION FOR THE ERECTION OF 29 DWELLINGS WITH ASSOCIATED WORKS. (RE-SUBMISSION OF 15/2844N) FOR HIMOR (LAND) LIMITED

Note: Councillor J Hammond (Ward Councillor), Dr S Carrington and Ms L Richardson (objectors) and Mr J Coxon (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, the application be REFUSED for the following reasons:

1 The proposed development is located within open countryside and would have a severe adverse impact upon Hassall Road, Pool Lane and Coppice Road due to the sub-standard nature of these highways routes. As a result, the development would not achieve a safe and suitable access to the site for all people and this would significantly and demonstrably outweigh the benefits of the scheme notwithstanding a shortfall in housing land supply. The development is therefore contrary to Policies BE.3, TRAN.1 and TRAN.3 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the National Planning Policy Framework (paragraph 32).

2 This application, when taken cumulatively with other approved developments within Winterley since the Inspector's appeal decision regarding application 14/3962N would exceed the spatial distribution for Winterley and further housing in Winterley is no longer considered to be sustainable. As a result, the proposed development would be contrary to Policies PG2 and PG6 of the Cheshire East Local Plan Strategy – Submission Version.

58 16/2158N VALLEY HOUSE, 11, WALTHALL STREET, CREWE CW2 7JZ: PROPOSED CONSTRUCTION OF APARTMENTS FOR DR D FYLES

Note: At 12.25pm, the Committee adjourned for a short comfort break; the meeting reconvening at 12.35pm.

Note: Mr G Allen (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 reason

The proposals are of a layout and design which would represent an overdevelopment of the site and fails to achieve a high standard of design or acceptable level of amenity for existing and future occupants of the scheme, including the provision of inadequate outdoor amenity space and habitable rooms within apartments within the roof space only served by roof lights. The proposals are therefore in conflict with the provisions of Policies BE.1 and BE.2 of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

59 16/2648N 5, COPPICE ROAD, WINTERLEY CW11 4RN: PROPOSED RESIDENTIAL DEVELOPMENT OF THREE DETACHED DWELLINGS AND EXTENSION TO EXISTING DWELLING FOR THE ESTATE OF MISS M J SWAIN

Note: Councillor D Marren (Ward Councillor) and Mr M Greenwood (the applicant's agent) attended the meeting and addressed the Committee on this matter.

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

RESOLVED: That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

- 1 Time (3 years)
- 2 Plans
- 3 Materials as per application
- 4 Scheme of landscaping
- 5 Removal of permitted development rights A-E
- 6 Tree protection
- 7 No dig construction
- 8 Bin storage/collection
- 9 Boundary treatments
- 10 Levels
- 11 Nesting birds
- 12 Drainage scheme
- 13 External lighting
- 14 Dust control
- 15 Piling
- 16 Contaminated land

Informatives:

- 1 NPPF
- 2 Hours of construction

60 APPLICATION WITHDRAWN 16/2740N LAND OFF CLOSE LANE, ALSAGER: FULL PLANNING APPLICATION FOR THE PROPOSAL OF 21 DWELLINGS (PHASE 2), A MIXED RESIDENTIAL SCHEME TO PROVIDE AFFORDABLE AND OPEN MARKET DWELLINGS ON LAND TO THE WEST OF CLOSE LANE, ALSAGER FOR BEN SUTTON, STEWART MILNE HOMES

This application was not considered as it had been withdrawn from the agenda.

The meeting commenced at 10.00 am and concluded at 1.45 pm

Councillor G Merry (Chairman)