

			Former Crewe and Nantwich														
Planning ref	Address	Development	Officer	Date of instruction to legal	Current planning status	Current stage with legal	Heads of term	Solicitor	Legal file reference	Date of decision	Date title received	Initial contact date	Action	Next review date	Target date	Priority	
09/2035N	Land off Bunbury Lane, Bunbury	Demolition of Existing Industrial Workshop and Erection of 6 Affordable Dwellings for Rent including Associated Access, Parking and Amenity Areas	Daniel Evans	28/08/09	Planner approved draft Nov 09	FIRST DRAFT BEING CONSIDERED BY DEVELOPER & RSL Completed 08/12/2009		Nia Wolley					Legal to chase.			2	
P09/0040	Manor Bank Barn, Cheerbrook Road, Willaston	Erection of 4 No. Dormer Bungalows and 8 No. Apartments with Associated Garages Landscaping and New Vehicular Access. Approved by committee march 2009	Ros Ellison	22/04/09	Awaiting S106 for maintenance of boundary planting for 15 years - necessary as development on prominenet approach to Nantwich and not possible to condition for 15 years.	LETTER 20.10.09 STATING DEVELOPER WANTED TO PROCEED AND WERE PUTTING TITLE IN GOOD ORDER		Nia Wolley					Legal to chase. Ros - why was S106 necessary (answered)			2	
P08/0872	Ivy House Farm, Hankelow	Outline Application for Demolition of Existing Dwelling and Commercial Buildings and Erection of Five Dwellings with Associated Highways and Landscaping Works	Ros Ellison	09/04/09	Awaiting S106 for affordable housing and landscaping/reinstatement of land and long term maintenance	PLANNING CASE OFFICER FORWARDED EMAILS ON 08.09.09 INDICATING THE APPLICANT'S PLANNING AGENT HAS HAD DIFFICULTIES CONTACTING HIS CLIENT AND ARRANGING ON SITE MEETING WITH HIS CLIENT FOR LANDSCAPING TO BE DISCUSSED		Nia Wolley					Legal to chase.			2	
P08/0728	The Badger Inn, Church Minshull	Refurbishment of Public House Creating Six Bedrooms and Separate Managers Flat Extension to Restaurant and Toilets Demolition of Existing Rear Single Storey Extension and Erection of Six 2/3 Bedroom Enabling Dwellings and Creation of 52 Parking Spaces	Ben Haywood	03/04/09	S106 required to secure heritage benefits of scheme. LBC granted. Still waiting for phasing details from applicant as per Legal. Development may have started (17/12/2009)	ENABLING DEVELOPMENT AGREEMENT - ISSUE AROSE AS TO PHASING OF REPAIRS AND WHETHER A PERFORMANCE BOND WAS REQUIRED APPLICANT STILL HASN'T PROVIDED DETAILS REGARDING HOW THEY WANT THE MATTER TO PROCEED		Nia Wolley					Legal to chase.			3	
P08/0996	The Old Workshops, Kettle Lane, Audlem	Erection of Ten Dwellings	Richard Kilbourne	19/03/09	15.05.09 FIRST DRAFT OF AGREEMENT PREPARED AND SENT OUT. 18.06.09 AGREEMENT RETURNED AS APPROVED BY DEVELOPER 25.06.09 AGREEMENT FORWARDED TO RSL FOR COMMENTS. ADVISED 05.08.09 OF RSL'S SUGGESTED AMENDMENTS & INSTRUCTIONS SOUGHT 07.09.09 LETTER SENT OUTLINING COUNCIL'S POSITION RE RETAINING UNIT AS AFFORDABLE HOUSING IN PERPETUITY AND LIMITING OF STAIRCASING TO 80% . EXPLAINED JUSTIFICATIONS FOR CHANGE OF TENURE WOULD NEED TO BE PUT FORWARD BY APPLICANT/RSL AND MATTER REFERRED BACK TO COMMITTEE 09/10/09 FOLLOWING FURTHER EMAIL CORRESPONDENCE	RSL WANTED TO CHANGE TENURE OF ONE OF THE AFFORDABLE UNITS ADVISED ON 09.10.09 THAT THE MATTER WOULD HAVE TO BE REFERRED BACK TO COMMITTEE NOT BEEN ADVISED AS TO HOW APPLICANT AND RSL WANT TO PROCEED		Nia Wolley					Solicitor and planner to agree acceptable position and advise developer			2	
P09/0014	Heathfield Avenue/High town, Crewe	Demolition of Existing Buildings and Erection of New Buildings and Redevelopment of Existing Link House to Provide 35 Apartments and Two Retail Units with Associated Infrastructure	Lauren Thompson	16/02/09	MATTER WENT BEFORE COMMITTEE ON 15.07.09 – DELAYED DUE TO DISCREPANCIES WITH TITLE. Unlikely to progress	AWAITING DETAILS RE AFFORDABLE HOUSING ELEMENT (who?)		Nia Wolley					Solicitor and planner to agree acceptable position and advise developer			3	
P05/1618	Red Lion Lane, Nantwich	Erection of Sheltered Apartments for the Elderly (Category II Type Accomodation) and House Manager's Accommodation with Landscaping and Car Parking	Ros Ellison	Jan-09	MATTER REFEREED TO COMMITTEE 13.05.09. Approved, Sec 106 not issued as yet	AGREEMENT AWAITING COMPLETION. ISSUES WITH TITLE HAVE ARISEN DUE TO SALES OFF OF APARTMENTS. APPLICANT'S SOLICITOR ADVISED THAT LETTERS OF CONSENT FROM APARTMENT OWNERS REQUIRED. E-mail received 7/1/10, letters of consent expected to be received by Monday (11/1/10) and should complete thereafter.		Nia Wolley					Legal to check details			2	
P08/0869	Hankelow Hall	Proposed Enabling Development of Four Detached Dwellings with Garages Resubmission of P07/0985	Ben Haywood	22/09/08	ADVISED ON 09.11.09 FOLLOWING FURTHER DISCUSSIONS THAT EH ARE HAPPY TO DISPENSE WITH NEED FOR PERFORMANCE BOND AND MATTER WILL BE REFERRED BACK TO NEXT COMMITTEE TO AMMEND RESOLUTION SLIGHTLY TO DELETE THE NEED FOR A PERFORMANCE BOND. SHOULD THEN BE ABLE TO COMPLETE. 2nd Dec SPB for amendment to resolution. Hope to sign within next fortnight. Applies to both P09/0007 & P08/0869. Approved at Board 2nd Dec	MATTER BEING REFERRED BACK TO COMMITTEE RE ISSUE OF PERFORMANCE BOND. Engrossments sent out 11/12/2009.		Nia Wolley					Legal to ensure completion			1	
P09/0007	Hankelow Hall	Erection of Detached Dwelling with Integral Garage	Ben Haywood		As above	As above							Legal to ensure completion			1	
P08/0811	Bridge Street, Wybunbury	Outline Application for Two Dwellings	Lauren Thompsom	01/09/08	FIRST DRAFT SENT OUT ON 06.02.09 AND APPLICANT WAS CONSIDERING WHETHER STILL A VIABLE SCHEME. LATEST LETTER SENT 19/10/09 REQUESTING WHETHER STILL WISHED TO PROCEED.	AWAITING COMMENTS ON FIRST DRAFT FROM APPLICANT. Engrossments due to be sent out 7/1/10.		Nia Wolley					Revisit in Jan			3	

P06/1362	Stapeley Hall Farm	Barn Conversion to One Dwelling	Daniel Evans	13/02/07	22.06.07 FIRST DRAFT OF AGREEMENT SENT TO APPLICANT'S SOLICITOR. ADVISED SOLICITORS HAD A CONFLICT OF INTEREST AND NEW SOLICITORS NOT APPOINTED UNTIL 24.08.08 MATTER HAD TO BE REFERRED BACK TO COMMITTEE ON 26.03.09 AS APPLICANT WANTED TERMS OF AGRICULTURAL RESTRICTION AMENDED 20.08.09 ENGROSSMENTS SENT OUT	AWAITING RETURN OF ENGROSSMENTS from applicants solicitor		Nia Wolley							Legal to chase			1
P06/1001	Stapeley Water Gardens	Outline Application for the Redevelopment and Relocation of Existing Garden Centre Facilities, A1 and A3 Retail Units. Construction of Class C3 Residential Development, B1 Office Development, Car Parking and Ancillary Facilities and Associated Infrastructures	Ros Ellison	27/09/07	Developer considering applying for different permission. Developer has put forward revised proposals and wishes to discuss with Roas & Rachel around 25th Jan (this is when Legal are moving offices).	Draft not agreed. New RSL involved by developer who now wants to renegotiate terms of draft. May have to revert to planning committee		Rachel Goddard							No action			3
09/2347N	Land off Station Road, Calveley	Proposed Residential Development of 3 no. Dwellings & Associated Landscaping	Richard Kilbourne	15/05/09	Application not yet determined, due to go to committee	Title check conducted on the basis of undertaking to pay our costs for it. 4 titles deduced on 22.7.09 but these do not cover entire application site. Unregistered title information awaited. Further registered title details received 16.10.09. Rachel has chased solicitors for costs undertaking in respect of drafting work done but none recieved.		Rachel Goddard							Update from planner to legal. Jan committee			2
P08/1258 & 09/1480N	Basford West	Variation to provide for changes to landscaping	Ros Ellison	Formal instructions awaited	Application likely to go to planning committee Dec/Jan. SPB Jan will be progressed quickly	Advice given on the need for a deed. Draft report recived from Ros, need to discuss with her.		Rachel Goddard							Planner to update legal and report for Jan SPB			1
	Basford East	Variation of planning obligation	Ros Ellison	Formal instructions awaited	Developer's solicitor has not agreed the draft	Advice given to planners		Rachel Goddard							No action			3
P07/1054	South Cheshire College	Outline Application for the Erection of 91 Dwellings	Ben Haywood	25/10/07	This matter went back to committee on 6.11.08 because the developer could not agree all the terms. Members relaxed instructions. Not heard back from developers. Nothing to update at present.	Developer is now baulking at having an RSL to manage the affordable housing. Further instructions awaited from planners.		Rachel Goddard							No action			3
P07/0173	Bombardier, Crewe	Mixed Use Redevelopment Including the Retention of Existing Offices, Residential Development and Employment Development for B1, B2, B8 Uses with Associated Highway Works and Landscaping	David Snelson	24/05/2007 - incomplete	S106 was not completed due to downturn in market and the applicant has recently been in discussions to seek to secure changes to the approved scheme. Last contact Sept 08. Withdrawn 6th Jan 09	There has been protracted correspondence with Pinsent Masons on various versions of the draft. We agreed their last suggested amendments on 7.10.08 but since then Pinsent Mason have not corresponded with me. I have heard from planners that the proposed RSL partner dropped out and Bombardier are looking at applying for a different permission. Need to go through the 3 files to cost abortive work and bill for it.		Rachel Goddard							Contact developer with view to withdrawal			3
	Wychwood village Hall and country park	Variation of planning obligation to allow for private owner because parish council will not take over the facilities	Ros Ellison	Instructions requested from Guy Kilminster and Peter Hall on 21.10.09	New application (09/4067N) received 14th Dec 09 for residential development which will fund village hall and variation of S106.	A report to planning committee will be necessary to approve the variation. Consultation request recived for planning application but no formal instructions yet.		Rachel Goddard							Update from planner and likely committee date			2
P08/0917	Nantwich walled garden (walls are a listed structure)	Reserved Matters Application for the Construction of Six Terraced Dwellings and Two Apartments	Ros Ellison	The Performance Bond is a standard requirement in the English Heritage form of planning obligations for enabling development. The Conservation officer has been asked to take this up with EH.	Reserved matters application for 8 dwellings approved by Committee March 2009. Letter sent from NWGS prior to Judicial Review. Now understand JR not being followed up. S106 to be comiled re maintenance of Walls and gardens to be created. Long history of complex letters from NWS want to stop development and get historic garden create on site for tourism	Conservation Officer did not write to EH. Rachel wrote on 3rd Dec. No response by 7th Jan so reminder sent. EH have sent a non committal e-mail so a reply to that has been sent asking what percentages are usually agreed for performance bonds as the developer is asking for justification of the percentage we have suggested.		Rachel Goddard							Solicitor and planner to discuss			1
P08/0167 & P08/0190	Bunbury Scout HQ	Change of Use of Existing Scout Headquarters to Dwelling & Bunbury Scout and Youth Centre - Amendments to Hours of Operation: 8 am to General Close of 10.30 pm and Midnight Close 3 Times per Calendar Year	Lauren Thompson	Mar-08		Following involvement of solicitors on behalf of the applicant re-drafted initial letter sent out 19th January 2009 and an undertaking for costs received 30th March 2009. Correspondence passing in April and May 2009 and draft s106 prepared and discussed a in telephone conversation with solicitors (16th June 2009) and re-draft prepared in anticipation of further information from solicitors. 20/11/2009.No contact since June 2009 then e-mail from applicant's solicitor enclosing draft lease with Parish Council (incomplete) and contact from applicant by telephone (2nd November 2009) explaining delay caused by difficulties in agreeing form of lease with Parish Council. Applicant explained need to complete planning obligation and start work on the new scout hut by the end of the year so as to not loose out on grant money and to ensure build could be completed within the contractors guaranteed quote. 20/11/2009.Sent e-mail setting out outstanding matters (3rd November 2009) in response to contact from solicitor and applicant. Re-drafted s106 Agreement sent out 5th November 2009. 20/11/2009.		Julie Gegory							Solicitor and planner to discuss			1
						Solicitors acting for the Scout Association Trust Corporation are to provide a certificate stating that the disposal is an exempt disposal under the Charities Act 1992 and there is a recital to this effect in the agreement. 20/11/2009. Loss of two mature cherry trees to make way for new scout hut to be mitigated by tree planting scheme – scheme approved by Planner for inclusion in the draft s106 12th November 2009.												
						Existing Scout Hut - received proposed contract and transfer documents from Scout Group's solicitor (Dec 09). Considered documents and made slight amendments to draft planning obligation - sent to Scout Group's solicitor.												

						New Scout Hut - Parish Council's solicitor conceded that it will be necessary to advertise the proposed disposition of the Parish Council's land (Dec 2009) and have queried whether it can be amended to require the construction of a scout hut on the site to reflect terms of planning obligation (Jan 2010) - awaiting response. Made further comments on the attestation clause and need for evidence of Parish Council's decision to enter in the planning obligation. (Have copied in Scout Group's solicitor and also planner) Discussed current position with planner (Dec 2009) - requested and received final version draft planning permissions from planner (Jan 2010) for inclusion in engrossed agreement. Scout Group solicitor has requested engrossed agreement for circulation (Dec 2009). I am aware that the draft has not been circulated to the other parties and understand that she does intend to do so. I have explained to her that the Borough solicitor will not accept a hand amended document if it turns out the other parties require changes - also require response to queries regarding lease prior to setting final draft in case changes needed										
P07/1355	St Annes Lane, Welsh Row, Nantwich	Erection of 62 Sheltered Housing Apartments, Managers Apartment and Guest Apartment, Communal Facilities, One Retail Unit, 452.7sqm of Offices, Car Parking, Conservatory, Landscaping and Construction of a New Vehicular Access	Dan Evans		Awaiting S106 for affordable housing commuted payment. Stalled due to downturn.								Check with Dan			2
P07/0639	Mill Street/Lockit Street, Crewe	Outline Application for Mixed Use Development Comprising Residential, Employment and Retail, New Pedestrian/Cycle Link and Associated Car Parking, Landscaping, Servicing and Access	Declan Cleary		This application is resolved to approve subject to a S106 which would secure affordable housing (35%), open space/equipped playspace as well as the phasing of the development. The S106 has not been progressed due to the market downturn and the developer is in discussions with us to ammend the makeup of the scheme. These changes mainly comprise the retailing and residential components and in the latter includes less flats and more houses. Accordingly the above details are to change. The scheme is likely to be proposed for kickstart funding via the Homes and Communities Agency scheme. Amendments reviewed back to committee for reconsideration.	Application plan received from DS on 8/1/10. Initial letter to developer's solicitor agreed with him in respect of objectives for planning obligation, letter sent 11/1/10.		Rachel Goddard					Solicitor and planner to discuss			1
P09/0126	Sainsbury's, Nantwich	Erection of Replacement Store with Associated In-Store Cafe, Servicing Arrangements and Plant Following Demolition of Existing Store and Industrial Unit; Formation of New and Upgraded Car Parking Facilities with Alterations to Pedestrian Access and Upgrading of Landscaping to Site	Ben Haywood		S106 for £150,000 for Connect2 plus public art. Went to SPB, Legal have only had instructions for a week. Not been called in	Rachel raised 8 queries on instructions. Revised instructions received 17th Dec. Still have not had confirmation from Ben that there has been no call in by GONW. Not been called in and legal instructed.										1
P08/0115	Walnut Close, Hough, Crewe	Variation of S106	David Snelson		Vary S106 - alterations to garden plots. Contact made with applicant 10/2/09. Solicitors contacted legal on 11/3/09, nothing on file after this.		Nia Woolley						Planning to discuss with Nia			3
ENQ/09/3499	Barony Road, Nantwich	Variation of S106	David Snelson		Variation of S106. Southern Committee approved 6th Jan 09	Instructions received 8/1/10, file opened.		Rachel Goddard					Instructions prepared, awaiting committee decision			2
09/3251N	Grenson's Garage, Middlewich Road, Crewe	Demolition of Existing Garage and Petrol Station and Erection of 11no. Dwellings	David Snelson		Affordable housing issues. Advertised as departure.											2
09/2329N	Tesco, Vernon Way, Crewe	Erection of a Replacemet Foodstore (A1 retail) with Ancillary Cafe, Assoicated Parking, Highway Works and Landscaping.	Ben Haywood		Approved. Referred to GONW awaiting response	No instructions received yet.										2

Date completed
01/02/10