

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 1st November, 2017 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Wray (Chairman)
Councillor M J Weatherill (Vice-Chairman)

Councillors Rhoda Bailey, P Butterill, J Clowes, W S Davies, S Edgar,
S Gardiner, J Rhodes, B Roberts and B Walmsley

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillor J Hammond

OFFICERS PRESENT

Sheila Dillon (Senior Lawyer)
Chris Glover (Development Officer, Strategic Housing)
Andrew Goligher (Principal Development Control Officer - Highways)
Peter Hooley (Planning and Enforcement Manager)
Susan Orrell (Principal Planning Officer)
Gareth Taylerson (Principal Planning Officer)
James Thomas (Senior Lawyer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillor D Bebbington

56 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor S Edgar declared that he had made up his mind with regard to application numbers 17/2484N and 17/2483N, which were in his Ward. He would exercise his separate speaking rights as a Ward Councillor and not take part in the debate or vote.

With regard to application number 17/0560N, Councillor B Roberts declared that he had attended a briefing with the applicant but that he had kept an open mind.

All Members of the Committee declared that they had received correspondence with regard to application numbers 17/2484N and 17/2483N.

57 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 4 October 2017 be approved as a correct record and signed by the Chairman.

58 17/0560N LAND OFF SYDNEY ROAD, CREWE: FULL PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT OF 40 AFFORDABLE DWELLINGS, COMPRISING OF 17 TWO-BED AND 23 THREE-BED DWELLINGS, THE CREATION OF A NEW VEHICLE AND PEDESTRIAN ACCESS FROM SYDNEY ROAD, INTERNAL SHARED SURFACE ROADS, CAR PARKING, LANDSCAPING AND PUBLIC OPEN SPACE FOR GALLIFORD TRY PARTNERSHIPS

Note: Mr S Grimster attended the meeting and addressed the Committee on behalf of the applicant.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection.

RESOLVED – That the application be DEFERRED for the following:

- Further information relating to the affordable rent properties which have recently come to the attention of the housing officer
- Consideration of re-configuration of some of the properties to allow for accommodation for the elderly/disabled
- Minor re-arrangement of the layout to include provision of a play area

59 17/3545N REDSANDS CENTRE, CREWE ROAD, WILLASTON CW5 6NE: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A CARE HOME FOR THE ELDERLY (C2 USE CLASS) AND ASSOCIATED WORKS FOR RICHMOND VILLAGES LTD

Note: Prior to consideration of this application, the meeting was adjourned for a short break.

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

RESOLVED

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

1. Standard 3 year consent
2. Approved Plans
3. Materials
4. Landscaping to include additional planting to NW & SE of the site
5. Implementation of landscaping
6. Tree/Hedgerow Protection Measures
7. Travel Plan

8. Electric Vehicle Infrastructure
9. Dust Control during the demolition/construction phase
10. Submission of a post demolition Contaminated Land Phase II investigation.
11. Contaminated Land Verification Report
12. Control over imported soils
13. Requirement to inform LPA if unexpected contamination found
14. Submission of Construction and Environmental Management Plan
15. Safeguarding of nesting birds
16. Implementation of bird/bat boxes as per submitted plans
17. Arboricultural works to be carried out in accordance with the Arboricultural Impact Assessment.
18. No dig surface construction areas where there is an incursion within the identified Root Protection Areas
19. Submission of a Public Rights of Way Management Scheme
20. Submission of a full detailed drainage strategy
21. Calculations to support the chosen method of surface water drainage
22. Finished floor levels
23. C2 use limitation

- (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.

60 17/2484N ELEPHANT AND CASTLE INN, 289, NEWCASTLE ROAD, SHAVINGTON CW2 5DZ: NEW ACCESS TO CAR PARK, RECONFIGURED CAR PARK, NEW GARAGE (INCLUDING ACCESS) AND BIN STORE , NEW GARDEN AREA, PATHS AND BOUNDARY TREATMENT FOR MR LEE DAWKIN, RENEW LAND DEVELOPMENTS, PUNCH TAVERNS, MCI DEVELOPMENTS

Note: Having exercised his separate speaking rights as a Ward Councillor, Councillor S Edgar withdrew from the meeting for the duration of the Committee's consideration of this item.

Note: Parish Councillor R Hancock had not registered her intention to address the Committee on behalf of Shavington-cum-Gresty Parish Council. However, in accordance with paragraph 2.8 of the public speaking rights at Strategic Planning Board and Planning Committee meetings, the Committee agreed to allow Councillor Hancock to speak.

Note: Mr G McKintire (objector) and Mr P Vickers (on behalf of the applicant) also 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

(a) That, for the reasons set out in the report and the written update, the application be APPROVED subject to the following conditions:

1. Standard (3 years)
2. Plans
3. Materials of garage
4. The hard surfaces of the car parking shall be drained into the existing surface water drainage system.
5. Nesting bird survey to be submitted
6. Levels of car parking, particularly adj 283 Newcastle Road - existing and proposed
7. Submission of landscape scheme, including hard landscaping /surfacing materials and replacement planting
8. Implementation of landscaping
9. All Arboriculture works in accordance with Tree Care Consultancy Arboricultural Implication Assessment (Ref AIA1-CSE-SW) dated 11th May 2016
11. Details of construction and highways management plan, inc on site parking for contractors during development
12. Compliance with bat report/ bat boxes to be provided

(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 his 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.

61 **17/2483N ELEPHANT AND CASTLE INN, 289, NEWCASTLE ROAD, SHAVINGTON CW2 5DZ: AFFORDABLE HOUSING DEVELOPMENT COMPRISING 45 NO. DWELLINGS & ANCILLIARY WORKS FOR MR LEE DAWKIN, RENEW LAND DEVELOPMENTS, PUNCH TAVERNS, MCI DEVELOPMENTS AND MAGENTA LIVING**

Note: Having exercised his separate speaking rights as a Ward Councillor, Councillor S Edgar withdrew from the meeting for the duration of the Committee's consideration of this item.

Note: Parish Councillor R Hancock had not registered her intention to address the Committee on behalf of Shavington-cum-Gresty Parish Council. However, in accordance with paragraph 2.8 of the public speaking rights at Strategic Planning Board and Planning Committee meetings, the Committee agreed to allow Councillor Hancock to speak.

Note: Ms S Dutton (objector), and Mr W Fulster, Mr S Eaves and Mr W Booker (on behalf of the applicant) also 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

(a) That, for the reasons set out in the report and the written update, the application be APPROVED subject to the completion of a S106 / Unilateral Undertaking to deliver the following Heads of Terms:

- £80,000 to secondary school education
- £12,000 to fund S278 for work to Main Road
- Management agreement and maintenance in perpetuity of POS and LEAP on site

and the following conditions:

1. Commencement of development (3 years)
2. Development in accordance with approved plans,
3. Materials as application
4. Surfacing materials
5. 100% affordable housing
6. Removal of permitted development rights for extensions classes A- E and means of enclosure/ boundary treatments forward of building line
7. Nesting bird survey to be submitted
8. Provision of features for breeding birds
9. Compliance with Flood Risk Assessment (FRA) (ref: ES/16365/FRA Prepared by SCP) dated August 2016
10. Submission of landscape scheme, including hard landscaping /surfacing materials
11. Implementation of landscaping
12. LEAP (min 5 pieces of equipment) children's play area /pos in accordance with details to be submitted /approved
13. Contamination - Phase II investigation to be submitted
14. Contamination - Importation of soil
15. Remediation of unexpected contamination
16. All Arboriculture works in accordance with Tree Care Consultancy Arboricultural Implication Assessment (Ref AIA1-CSE-SW) dated 11th May 2016
17. Boundary treatments (inc 1.8m high close boarded to rear gardens adj in accordance with Noise Report recommendations)
18. Levels, existing and proposed
19. Noise mitigation scheme compliance with recommendations of report
20. Details of construction and highways management plan, inc on site parking for contractors/storage during development
21. Electric vehicle charging points to be provided for dwellings
22. Residents Travel Information Pack

23. Cycle storage details
24. Bin Storage details
25. The development shall not commence unless and until a Traffic Regulation Order changing Main Road to a one way system has been made and any legal challenges concluded.
26. Drainage strategy detailing on and off site drainage work
27. Detailed calculations to support the chosen method of surface water drainage to be submitted
28. No dwellings shall be occupied until the works necessary to bring the Traffic Regulation Order referred to in condition 25 into effect have been completed
29. Compliance with bat report
30. Updated badger survey
31. Bungalow/single storey accommodation - priority of occupation for over 55's/ persons reliant upon wheelchair
32. Details of garden sheds to be submitted prior to development

(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 his 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.

62 17/3272N 41, MABLINS LANE, CREWE CW1 3RF: PROPOSED DEMOLITION OF SUNNYSIDE FARM & 41 MABLINS LANE AND ERECTION OF 20 DWELLINGS (4 X 2 BEDROOM AND 16 X 3 BEDROOM), NEW ACCESS ROAD, CAR PARKING AND LANDSCAPING FOR MRS HOLLY LEESE, ADACTUS HOUSING ASSOCIATION LTD

Note: Prior to consideration of this application, the meeting was adjourned for refreshments.

Note: Councillor J Clowes left the meeting prior to consideration of this application and Councillor S Gardiner took her place as a substitute.

Note: Parish Councillor L Horne (on behalf of Minshull Vernon & District Parish Council) and Ms V Saunders (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

(a) That, for the reasons set out in the report, the application be APPROVED subject to the completion of a S106 Agreement to secure:

- 100% affordable housing provision
- Financial contribution of £7,365.00 towards off-site Open Space upgrades

and the following conditions:

1. Time Limit (3 years)
 2. Development in accordance with approved plans
 3. Prior submission/approval of facing, roofing and hard surfacing material details
 4. Prior submission/approval of landscaping plan
 5. Landscaping – Implementation
 6. Prior submission/approval of boundary treatment
 7. Prior submission/approval of levels details
 8. Prior submission/approval of updated bat survey if works not commenced within 12 months of the date of this decision
 9. Prior submission/approval of breeding bird features
 10. Prior submission/approval of a detailed drainage strategy and management plan
 11. Prior submission/approval of detailed calculations showing the effects of a 1 in 100 year rainfall event plus 30% allowance for climate change to support the chosen method of surface water drainage.
 12. Foul and surface water be drained on separate systems
 13. Obscure glazing and non-opening – side elevations of plots 11 and (first-floor only) and plots 6 and 15
 14. Removal of Permitted Development Rights (Classes A-E)
 15. Removal of Permitted Development Rights for boundaries forward of the building line
 16. Hours of Piling
 17. Prior submission of a piling method statement
 18. Prior submission of electric vehicle charging point details
 19. Prior submission of a dust mitigation scheme
 20. Prior submission/approval of land contamination report (Phase II)
 21. Prior submission/approval of a soil verification report
 22. Works to stop if contamination identified
 23. Prior to commencement of development, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority.
 24. Amended plans to be provided for House Type T5 to reflect the change to window design
 25. Amended plans to show access for bins for plots 12,13, 8 and 9
- (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 his 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.

- (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 Heads of Terms for a S106 Agreement.

63 17/3126N LAND OFF, CREWE ROAD, HASLINGTON, CHESHIRE CW1 5RT: VARIATION OF CONDITION 8 ON APPLICATION 16/1046N - RESERVED MATTERS APPLICATION FOR THE ERECTION OF 245 DWELLINGS, HIGHWAYS, PUBLIC OPEN SPACE, PLAY FACILITY AND ASSOCIATED WORKS FOLLOWING APPROVED OUTLINE APPLICATION (13/4301N) APP/R0660/A/14/2213304 FOR MR CHRISTOPHER CONLON, BOVIS HOMES LTD

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

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. Approved Plans
 2. Implementation of the approved landscape scheme
 3. Materials as submitted
 4. Levels as discharged
 5. Boundary treatments as discharged
 6. Notwithstanding submitted LEAP plans and specifications, revised scheme of 12 pieces to be submitted and approved. Implementation as discharged
 7. Development to be undertaken in accordance with FRA. Properties to have FFL 600mm above flood level 59.76m AOD for the area of the development in Flood Zone 2
 8. Dust mitigation scheme as discharged (reference to Electric vehicle charging removed)
 9. The development shall be carried out in strict accordance with the submitted Tree Protection, Retention and Removal Plan (Drawing 03-081 Rev B dated 1/1/2016).
 10. Updated badger survey as discharged
 11. Scheme to be undertaken in accordance in accordance with paragraphs 4.1.2 and 4.1.3 of the Biodiversity Enhancement Strategy
 12. Bat and bird boxes as discharged
 13. PD removal – no wall front of building line/ open plan estate
 14. PD removal for Classes A-E (selected smaller plots/terraced and affordable/semi detached)

15. Parking spaces to be laid out prior to occupation of dwelling to which it relates
 16. Garages to be retained and not converted into habitable accommodation
 17. Phase II contamination report to be submitted and remediation recommendations implemented prior to occupation
 18. The SUDS scheme produced for the site to include proposals to ensure that water levels of the identified great crested newt ponds are maintained in accordance with the pre-development levels, as discharged
 19. The proposed development to proceed in accordance with the recommendations of the submitted Biodiversity Enhancement Strategy prepared by Middlemarch Environment dated February 2016. The seeded areas shown on the submitted landscape plans are to be seeded and managed in accordance with paragraphs 4.1.2 and 4.1.3 of the Biodiversity Enhancement Strategy.
 20. The proposed development to proceed in accordance with the submitted draft great crested newt mitigation strategy unless varied by a subsequent Natural England license
 21. Scheme for a fence and access gate is to be provided to demarcate the area of Wildflower planting and amenity grassland located in the sites south western corner as shown on the submitted plan C121832-Phase 2 – E3.1. as submitted. The access gate to be of sufficient size to allow access for management As discharged
 22. Laybys to Park lane to be removed as discharged
 23. GCN mitigation - scheme to be implemented as discharged
 24. Additional landscaping - to Ashley Meadows elevation - scheme to be implemented as discharged
- (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.

64 PLANNING APPEALS

The Committee considered a report regarding the outcome of Planning Appeals decided between 1 April 2017 and 30 September 2017.

RESOLVED – That the report be noted.

The meeting commenced at 10.00 am and concluded at 3.35 pm

Councillor J Wray (Chairman)