

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 10th March, 2010 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors T Beard, M Davies, S Davies, S Furlong, L Gilbert, B Howell,
J Jones, S Jones and R Walker

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillor J Hammond

OFFICERS PRESENT

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

Apologies

Councillors D Bebbington, A Kolker and J Weatherill

142 CODE OF CONDUCT - DECLARATIONS OF INTEREST/PRE- DETERMINATION

Councillor J Hammond, who was in attendance at the meeting, declared a personal interest in respect of application number 10/0021C on the grounds that he knew the landowner, who was a fellow member of Haslington Parish Council. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

143 MINUTES

RESOLVED – That the minutes of the meeting held on 17 February 2010 be approved as a correct record and signed by the Chairman.

144 09/3724N OUTLINE APPLICATION FOR NEW AGRICULTURAL MACHINERY SHED, NEW SLURRY HOLDING TANK, NEW ORGANIC CALF REARING SHED, NEW MILKING PARLOUR, AND STANDING STOCK SHED, NEW GRAIN TOWERS AND GRAIN DRYER, HIGH ASH FARM, CAPPERS LANE, BRINDLEY, NANTWICH, CHESHIRE, CW5 8HX FOR HIGH ASH FARM LIMITED

Note: Councillor M Davies was not present during consideration of this application.

The Committee considered a report regarding the above planning application.

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

- 1-3 Standard Outline
- 4 Removal of buildings identified on plan
- 5 Landscaping scheme to be submitted
- 6 Landscaping scheme to be implemented
- 7 Materials and finish to be submitted
- 8 Details of grading of Buildings into bank
- 9 Bat roosting measures to be incorporated into buildings and/or landscaping
- 10 Amended Plan

145 **09/4076N 11 HOUSES WITH PARKING, A NEW RESIDENTIAL OPEN SPACE, FORMATION OF NEW VEHICULAR AND PEDESTRIAN ACCESS ONTO ABBEY PARK WAY, LAND WEST OF 1 ABBEY PARK WAY, WESTON, CREWE FOR MISS J CLARK, COUNTRYSIDE PROPERTIES, COUNTRYSIDE HOUSE, THE DRIVE, BRENTWOOD, ESSEX**

Note: Councillor J Cornell (on behalf of Weston & Basford Parish Council) and Councillor J Hammond (the Ward Councillor) attended the meeting and addressed the Committee on this matter. Miss J Clark, Countryside Properties, (the applicant) had registered her intention to address the Committee on this matter but did not speak.

Note: The Chairman had agreed to a request to vary the order of speaking, to enable the Ward Councillor to speak after the representative of Weston & Basford Parish Council.

Note: Having arrived at the meeting after consideration of this application had begun, Councillor M Davies did not take part in the debate or vote, in accordance with paragraph 13.5 of the Planning Protocol of Conduct in Relation to the Determination of Planning Matters.

The Committee considered a report regarding the above planning application and an oral update by the Principal Planning Officer.

RESOLVED – That the application be APPROVED subject to the prior completion and signing of a variation to the Section 106 agreement to:

- (1) allow the country park and community hall to be managed and owned separately,
- (2) the development of the mixed use site for housing,

- (3) the payment of a commuted sum of £25,000 towards the initial set up and running costs of the community hall provided that there is transfer of the hall within 12 months of the date of the agreement

and the following conditions:

1. Amended plans
2. Details/ samples of materials to be submitted approved and implemented.
3. Details / samples of surface materials to be submitted approved and implemented.
4. Details of boundary treatment, including the use of Cheshire Railings to the open space and housing frontage to be submitted approved and implemented
5. Notwithstanding the submitted landscaping scheme no planting other than trees and grass shall be provided in the forward visibility splay. The forward visibility splay shall be provided before the residential development is first occupied and thereafter retained.
6. Implementation of landscaping scheme submitted modified in accordance with condition 5. Maintenance of plot planting.
7. Submission of management and maintenance scheme for the open space planting.
8. Access to garage court to be formed in accordance with submitted plans and CEC specification before dwellings 1-6 and 9-11 are first occupied.
9. Access to plots 7 & 8 to be formed in accordance with submitted plans and CEC specification before dwellings are first occupied.
10. Garages only to be used for parking of cars and no other use which would preclude car parking.
11. Parking to be provided for each dwelling before it is first occupied.
12. Submission of details of appearance of canopies to dwellings and implementation in accordance with details.
13. Provision of rear access between dwellings/gardens and garages to enable removal of waste / recycling bins.
14. Withdraw permitted development rights for alterations, extensions and outbuildings.
15. Provision of services in the hard surfaced area of the access to the garage court to ensure that planting is provided at each side of this access.
16. 3 year time limit.

146 **10/0021C APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE ERECTION OF 41 DWELLINGS, CREWE ROAD, SANDBACH FOR HOLLINS STRATEGIC LAND**

Note: Councillor G Merry declared a personal interest in respect of this application on the grounds that she was a member of Sandbach Town Council, which had been consulted on the proposed development. In accordance with the code of conduct, she remained in the meeting during consideration of this item.

Note: Ms D Badger and Mrs S Guildford (objectors) and Mr M Symons, Sedgwick Associates, (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 the application be APPROVED subject to:

The prior completion and signing of a Section 106 agreement in respect of the following Heads of Terms:

1. Contribution of £12,000 towards traffic measures along Crewe Road, Sandbach
2. Delivery of 4 No. 2 bed apartments for social rent and 8 No. 2 bed houses at a 30% discount towards affordable housing
3. Scheme to restrict use of Zan Drive parking spaces.

and

The following conditions:

1. 3 year time limit
2. Development in accordance with submitted plans
3. Submission of material samples
4. Hours restriction - construction.
5. Hours restriction - piling activity.
6. Contaminated land remediation
7. Submission of noise survey
8. The developer will submit a suite of plans showing detailed design and construction specification for the proposed junction with Crewe Road to the satisfaction of the LPA.
9. Drainage - surface water and sewerage to include SUDS.
10. Design of flood storage and mitigation.
11. Detailed junction design to be submitted and agreed.
12. Parking area to be completed and marked out prior to first occupation
13. Lighting scheme to be submitted
14. Bat and Bird Boxes
15. Protection of breeding birds
16. Pond design to be agreed with LPA
17. Follow up badger survey
18. Management plan for onsite landscaping and adjacent wildlife corridor
19. Further details of the design the Transitional Ecological Area to be submitted to the LPA and such proposals to be implemented as part of the development.
20. Landscaping in accordance with submitted details

21. Landscaping to be maintained for 5 years
22. Details of boundary treatments to be submitted
23. Submission of landscape management plan to include details of planting, habitat creation , maintenance and boundary treatments
24. Waste management plan required.
25. Submission of site management plan to include details on deliveries, staff parking, wheel washing
26. Scheme for surface water run off
27. Scheme required for control of overland flows

(b) That the Southern Area Manager - Development Management be granted delegated authority to agree with the applicant either a Section 106 agreement or a condition by which the long-term maintenance of the public open space could be secured.

The meeting commenced at 2.00 pm and concluded at 3.10 pm

Councillor B Dykes (Chairman)