

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 7th February, 2018 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Wray (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

Councillor D Flude

OFFICERS PRESENT

Daniel Evans (Principal Planning Officer)
Andrew Goligher (Principal Development Control Officer - Highways)
Peter Hooley (Planning and Enforcement Manager)
James Thomas (Senior Lawyer)
Julie Zientek (Democratic Services Officer)

Apologies

There were no apologies for absence.

80 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

All Members of the Committee declared that they had received
correspondence with regard to application numbers 17/5016N and
17/5170C.

With regard to application number 17/5170C, Councillor B Walmsley
declared that she knew one of the speakers who had registered to address
the Committee with respect to this application, but that she had kept an
open mind.

With regard to application number 17/5016N, Councillor B Roberts
declared that as a Crewe Councillor he had attended a number of
consultation meetings regarding re-development, including in this area, but
that he had kept an open mind.

Councillor J Wray declared that he had made up his mind with regard to
application number 17/5170C, which was in his Ward. He would vacate

the Chair in favour of the Vice-Chairman, exercise his separate speaking rights as a Ward Councillor and not take part in the debate or vote.

81 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 10 January 2018 be approved as a correct record and signed by the Chairman.

82 17/5016N LAND AT MILL STREET & LOCKITT STREET, CREWE: HYBRID PLANNING APPLICATION COMPRISING (1) FULL PLANNING APPLICATION FOR THE ERECTION OF TWO CLASS A1 RETAIL UNITS AND ONE CLASS A1/A3 UNIT WITH ASSOCIATED CAR PARKING AND SERVICING AREAS, ACCESS, LANDSCAPING AND ASSOCIATED WORKS, INCLUDING RELOCATION OF ELECTRICITY SUB-STATION, FOLLOWING DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES; (2) OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS FOR THE ERECTION OF UP TO 53 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE FOR MR M FREEMAN, CLOWES DEVELOPMENTS (NORTH WEST) LIMITED

Note: Councillor D Flude (Ward Councillor), Mr S Bratt (objector), Ms J Hawley and Mr C Parker (supporters) and Mr M Freeman and Ms G Wheatley (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

- (a) That, for the reasons set out in the report and the written update, the application be REFUSED for the following reasons:
 - 1. The proposed development by reason of design and siting away from the road frontage would be contrary to the existing pattern of development, would not reflect Crewe's railway heritage, would not provide adequate green spaces and would not provide safe/adequate pedestrian and cycle links to the railway and town centre. The proposal would therefore fail to provide a high quality or attractive environment and would be contrary to Policies SE1, LPS1, SD1, SD2, SE6 of the Cheshire East Local Plan, Saved Policies S12.2 of the Crewe and Nantwich Local Plan, The Cheshire East Design Guide SPD, Crewe Rail Gateway Adopted Development Brief and the NPPF.
 - 2. Insufficient information has been provided to inform an assessment of the highway impacts of the proposal. The submitted Transport Assessment does not assess the impact upon the local highway network including the junction of Mill Street/Nantwich Road which is

within the Infrastructure Delivery Plan. The proposal is therefore contrary to Policies SD1 (Sustainable Development in Cheshire East), SD2 (Sustainable Development Principles), CO4 (Travel Plans and Transport Assessments) of the Cheshire East Local Plan Strategy and the NPPF.

- (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 subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:
 - 1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:
 - The numbers, type, tenure and location on the site of the affordable housing provision
 - The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
 - The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
 - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
 - 2. Provision of public open space contribution of 65m2 per family dwelling or £3000 per family dwelling for off site provision for recreational facilities for young people and access improvements in Valley Park
 - 3. Contribution towards Primary and SEN education £143,117

**83 17/5999C 79, UNION STREET, SANDBACH, CHESHIRE CW11 4BG:
RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM
GARAGE SERVICES TO HAND CAR WASH AND VALETING FACILITY
FOR MR ARTAN KERTOLLI**

The Chairman reported that this application had been withdrawn from the agenda prior to the meeting.

84 17/5170C LAND SOUTH OF DRAGONS LANE, MOSTON: VARIATION OF CONDITION 3 ON 12/0971C - THE USE OF LAND FOR THE STATIONING OF CARAVANS FOR RESIDENTIAL PURPOSES FOR 4 NO. GYPSY PITCHES TOGETHER WITH THE FORMATION OF ADDITIONAL HARD STANDING AND UTILITY/ DAYROOMS ANCILLARY TO THAT USE FOR MR MARTIN SMITH

Note: Having made a declaration, Councillor J Wray vacated the Chair in favour of the Vice-Chairman.

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

Note: Parish Councillor A Holder (on behalf of Moston Parish Council) and Mr A Roscoe (objector) attended the meeting and addressed the Committee on this matter.

Note: Mr M Smith (applicant) had not registered his intention to address the Committee. 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 Mr Smith to speak.

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That condition 3 be varied to extend the temporary permission but that the personal permission be retained, as follows:

The use hereby permitted shall be carried on only by the following: Martin and Martina Smith; James Dean and Scarlet Smith; Emmanuel Smith; and Violet and Charlene Smith, and their respective resident dependants, and shall be for a limited period expiring on 13th February 2021.

- (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.

85 PLANNING APPEALS

The Committee considered a report regarding the outcome of Planning Appeals decided between 1 October 2017 and 31 December 2017.

RESOLVED – That the report be noted.

The meeting commenced at 10.00 am and concluded at 12.35 pm

Councillor J Wray (Chairman)