

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 3rd July, 2019 at Council Chamber, Municipal Buildings,
Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Wray (Chairman)
Councillor S Akers Smith (Vice-Chairman)

Councillors M Benson, J Bratherton, P Butterill, S Davies, H Faddes (for Cllr Critchley), A Gage, A Kolker, D Murphy and J Rhodes

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors J Clowes, S Edgar and L Smetham

OFFICERS PRESENT

Daniel Evans (Principal Planning Officer)
Andrew Goligher (Principal Development Control Officer - Highways)
Richard Taylor (Principal Planning Officer)
James Thomas (Senior Lawyer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors A Critchley and K Flavell

8 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

Councillor D Murphy declared that he was a member of Congleton Town Council, and was a member of the planning committee, but he had not pre-determined any of the applications.

All Members of the Committee declared that they had received correspondence from Councillor J Clowes with regard to application number 19/0819N.

Councillor J Wray declared that he had made up his mind with regard to application number 19/2223C, 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.

9 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 29 May 2019 be approved as a correct record and signed by the Chairman.

10 **19/2223C HORSESHOE FARM, WARMINGHAM LANE, MOSTON, MIDDLEWICH, CHESHIRE CW10 0HJ: CONSTRUCTION OF THREE TIMBER STABLES, A TACK ROOM AND ASSOCIATED HARDSTANDING. PROVISION OF FENCING AND RESURFACING / REALIGNMENT OF TRACK. CHANGE OF USE OF BARN AND EXISTING HARD-STANDING TO COMMERCIAL FOR OLIVER BOSWELL**

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 Roscoe (on behalf of Moston Parish Council) 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. Standard 3 years
2. Approved plans
3. Hardstanding area to be limited to that shown on the approved plans
4. Surfacing materials to be submitted
5. Landscaping Scheme to include levels
6. Landscaping Scheme to be implemented
7. Stable for domestic use only – not commercial
8. Foul Drainage scheme
9. Surface water drainage scheme
10. Breeding Birds
11. B8 Storage and Distribution only – PD removed for any other changes
12. No cars/vans or materials should be stored outside the curtilage of the B8 commercial building
13. Lighting scheme to be submitted

(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 Development Management, 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, before issue of the decision notice.

11 19/1923N ELEPHANT AND CASTLE INN, 289 NEWCASTLE ROAD, SHAVINGTON, CW2 5DZ: VARIATION OF CONDITION 24 (CONCERNING TRAFFIC REGULATION ORDER) ON APPROVAL 17/2483N - AFFORDABLE HOUSING DEVELOPMENT COMPRISING 45 NO. DWELLINGS & ANCILLIARY WORKS FOR MAGENTA LIVING & MCI DEVELOPMENTS

Note: Councillor L Smetham (on behalf of the Ward Councillor), Councillor S Edgar (Neighbouring Ward Councillor), Parish Councillor M Ferguson (on behalf of Shavington-cum-Gresty Parish Council), Mr R Taylor (objector), and Mr W Fulster, Mr W Booker and Mr S Eaves (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

Note: Mr S Boone (objector) had registered his intention to address the Committee but did not speak.

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 a Deed of Variation under Section 106 (A) of the Town and Country Planning Act 1990 to link to the original permission 17/2483N and the following conditions:
1. Commencement of development (3 years)
 2. Development in accordance with approved plans on 17/2483N except as varied
 3. Materials as application 17/2483N
 4. Surfacing materials as approved 18/3014D
 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 as approved under 18/3014D
 9. Compliance with Flood Risk Assessment (FRA) (ref: ES/16365/FRA Prepared by SCP) dated August 2016
 10. Implementation of landscaping
 11. LEAP (min 5 pieces of equipment) children's play area /POS in accordance with details as approved under 18/3014D
 12. Contamination - Phase II investigation to be submitted prior to operational commencement
 13. Contamination - Importation of soil
 14. Remediation of unexpected contamination

15. All Arboriculture works in accordance with Tree Care Consultancy Arboricultural Implication Assessment (Ref AIA1-CSE-SW) dated 11th May 2016
 16. Boundary treatments (inc 1.8m high close boarded to rear gardens adj in accordance with Noise Report recommendations) as approved under 18/3014D
 17. Levels, existing and proposed as approved under 18/3014D
 18. Noise mitigation scheme compliance with recommendations of report
 19. Details of construction and highways management plan, inc on site parking for contractors/storage during development as approved under 18/3014D
 20. Electric vehicle charging points to be provided for dwellings as approved under 18/3014D
 21. Residents Travel Information Pack
 22. Cycle storage details as approved under 18/3014D
 23. Bin Storage details as approved under 18/3014D
 24. The development shall not commence unless and until a Traffic Regulation Order changing Main Road to a one way system/ provision of pavement widening as detailed on SCP drawing SCP/13289/SK11 has been Made and any legal challenges concluded.
 25. Drainage strategy detailing on and off site drainage work to be submitted and implemented as approved
 26. detailed calculations to support the chosen method of surface water drainage to be submitted and implemented as approved
 27. Grampian condition for the one-way system to Main Road (condition 24) be fully implemented/ construction of the footways to Main Road and build-outs on Newcastle Rd should be complete prior to any occupation of the site
 28. Compliance with bat report as application 17/2483N
 29. Updated badger survey as approved under 18/3014D
 30. Submission and implementation of a scheme for the future management and maintenance of all communal open space be submitted and implemented as approved
 31. Bungalow/single storey accommodation - priority of occupation for over 55's/ persons reliant upon wheelchair
 32. Garden sheds provided as approved under 18/3014D
- (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 Development Management, 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, before issue of the decision notice.
- (c) That, should this application be the subject of an appeal, authority be approved to enter into a S106 Agreement to provide a Deed of Variation to link this proposal to the original permission under 17/2483N.

12 19/0819N BASFORD OLD CREAMERY, NEWCASTLE ROAD, CHORLTON CW2 5NQ: AMENDMENTS TO SITE LAYOUT AND BUILDING DESIGNS COVERED UNDER APPROVALS 15/4224N AND 16/1987N. PROPOSALS INCLUDE PROVISION OF NEW OFFICE SPACE AND SUB-DIVISION WITHIN APPROVED INDUSTRIAL UNITS AND CREATION OF ADDITIONAL B1,B2 AND B8 FLOOR SPACE TO AREA FORMALLY USED AS EXTERNAL WORK AREA FOR MR J BEESON, TOTAL CONCRETE PRODUCTS LTD/PIONEER DESIGN & BUILD LTD

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

Note: Councillor J Bratherton left the meeting during consideration of this application.

Note: Councillors J Clowes and S Edgar (Ward Councillors), Parish Councillor G Bennion (on behalf of Hough & Chorlton Parish Council) and Parish Councillor J Cornell (on behalf of Weston & Basford Parish Council) attended the meeting and addressed the Committee on this matter.

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

RESOLVED – That the application be DEFERRED for the following:

- Further clarification on the wording and time frames for the conditions
- Clarification of the acoustic fence – why has it not been provided as part of the previous approvals?
- Further information regarding the dust mitigation/suppression

13 19/1532N MERIDIAN CANAL, WAYBUTT LANE, CHORLTON CW2 5QA: CHANGE OF USE FROM WELFARE FACILITIES FOR MEMBERS OF BORDER FISHERIES TO DOMESTIC FOR MAINTENANCE/ SECURITY STAFF FAMILY FOR MICHAEL GLOVER

Note: Councillor J Clowes (Ward Councillor), Parish Councillor R Dodd (on behalf of Hough & Chorlton Parish Council) and Ms C Payne (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 following conditions:

1. Approved Plans

2. Materials as per application
 3. Removal of PD (extensions/alterations, gates, walls, fences, enclosures)
 4. Occupancy tied to Border Fisheries
 5. Boundary treatments to be submitted and approved by the LPA
- (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 Development Management, 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, before issue of the decision notice.

**14 19/2230M 72, FENCE AVENUE, MACCLESFIELD SK10 1LT:
PROPOSED REPLACEMENT AND ENLARGEMENT OF SINGLE
STOREY REAR EXTENSION FOR DR GAVIN REYNOLDS**

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. Standard (3 years)
 2. Approved Plans
 3. Materials as per application
- (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 Development Management, 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, before issue of the decision notice.

The meeting commenced at 10.00 am and concluded at 1.40 pm

Councillor J Wray (Chairman)