

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 27th November, 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, A Gage, A Kolker,
D Murphy and J Rhodes

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors S Hogben and A Moran

OFFICERS PRESENT

Daniel Evans (Principal Planning Officer)
Nicky Folan (Planning Solicitor)
Andrew Goligher (Principal Development Control Officer - Highways)
Susan Orrell (Principal Planning Officer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors A Critchley and K Flavell

35 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

With regard to application number 18/6313N, Councillor P Butterill declared that she had known the applicants for a long time and had made up her mind with respect to the application. She would exercise her separate speaking rights as a Ward Councillor, leave the room and not take part in the debate or vote.

With regard to application number 18/6313N, Councillor A Gage declared that he believed that the applicants owned a nearby evening entertainment establishment (the Cheshire Cat), which he had frequented on occasion. He had no personal relationship with the applicants and had not been approached by anyone about the application.

36 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 30 October 2019 be approved as a correct record and signed by the Chairman.

37 18/6313N CAR PARK, ST ANNES LANE, NANTWICH: PROPOSED MIXED DEVELOPMENT OF 31NO. APARTMENTS, HOTEL, RESTAURANTS, RETAIL UNITS AND ASSOCIATED CAR PARKING, INCLUDING THE DEMOLITION OF NO 17 WELSH ROW FOR VISION FOR NANTWICH LIMITED

Note: Councillors A Moran and P Butterill (Ward Councillors) 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, authority be DELEGATED to the Head of Planning to APPROVE the application, following consultation with the Chairman of Southern Planning Committee, subject to:

- the submission and consideration of a Water Vole Survey and any necessary mitigation in consultation with the Council's Ecologist.
- the satisfactory completion of a Section 111 Agreement with a Draft S106 Agreement attached to secure:

Overage provision to capture any uplift in value with any additional sums paid to the Council to invest back into education and health provision within the borough

- the following conditions:

- 1 Time limit
- 2 Approved plans
- 3 Materials
- 4 Compliance with the submitted Flood Risk Assessment, to include reference to the finished floor levels and existing and proposed levels across the site
- 5 Submission of a drainage strategy
- 6 Compliance with the noise report
- 7 Travel information pack
- 8 Low emission boilers
- 9 Electric vehicle charging points
- 10 Contaminated land X 3
- 11 Programme of archaeological work
- 12 Foul and surface water
- 13 Surface water drainage scheme
- 14 Piling
- 15 Obscure glazing to x2 living/kitchen/dining room windows on the western elevation

- 16 No removal of any vegetation or the demolition between 1st March and 31st August
- 17 Features for breeding birds
- 18 Safeguarding of nesting birds
- 19 Submission of provision of features for nesting birds
- 20 Submission of bat 'friendly' lighting scheme
- 21 Submission of measures for safeguarding of the adjacent water course from pollution during construction
- 22 Measures to minimise the risk of hedgehogs being injured during the construction phase
- 23 Method statement for the control of Himalayan Balsam
- 24 Open hours – 7 days/week
Shops 9am – 5pm
Restaurants 12.00 noon – 11pm
Café's 8am – 6pm
- 25 Detail of gabion and railings
- 26 Landscaping both hard and soft including, detailed riverbank planting proposals, details of the green wall system along with its planning design and future maintenance arrangements, shrub planting around the base of the car park walls, species, sizes and locations for proposed trees including tree pit preparation in hard and soft areas, riverside retaining walls, paving materials and colours, railing types/locations, proposed tree grilles, seating opportunities and lighting locations
- 27 Details of cycle storage areas, to include cycle parking details for residents and visitors
- 28 Specification and manufacturers details of the proposed external lighting
- 29 A revised landscape/public realm design proposals plan to clearly show the location/extent of all features and include a key
- 30 Scheme of delivery times to the approved commercial uses to be submitted and agreed
- 31 Refuse storage to be submitted and approved

Informatives

- 1 Para 38 of the NPPF
 - 2 Wyche House Bank stopping up order on the public highway
 - 3 Cadent gas informative
 - 4 Land drainage consent
 - 5 Construction hours
 - 6 Environment Agency advice
 - 7 PROW
- (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, 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.

- 38 19/3534N LAND TO THE REAR OF & 481, CREWE ROAD, WINTERLEY CW11 4RF: PROPOSED RESIDENTIAL DEVELOPMENT OF 1 NO. REPLACEMENT DWELLING (PLOT 1) AND 46 NO. DWELLINGS, WITH ASSOCIATED HARD AND SOFT LANDSCAPING FOR L EMBRA, POLLYANNA / MAGENTA HOUSING**

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

- 39 19/4360N LAND OFF AUDLEM ROAD, HANKELow: ENTRY-LEVEL EXCEPTION SITE FOR AFFORDABLE HOUSING FOR MR & MRS DE THELWELL**

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

- 40 19/4513C 104, LAWTON ROAD, ALSAGER ST7 2DB: RESIDENTIAL DEVELOPMENT OF 3 DETACHED BUNGALOWS TOGETHER WITH A NEW ACCESS ROAD AND ASSOCIATED SITE WORKS FOR MR M BAILEY, ALCOCK & BAILEY LTD**

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

- 41 19/4258N 5, EDLESTON ROAD, CREWE CW2 7HJ: CONVERSION OF EXISTING VETERINARIAN PRACTICE TO 8 OCCUPANT HMO FOR MS GOSCLIO**

Note: Councillor S Hogben (Ward Councillor) and Mr G Erskine (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 APPROVED subject to the following conditions:

- 1 Time limit
- 2 Approved plans
- 3 Provision of cycle parking
- 4 Provision of bin storage
- 5 Low emission boilers

- (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, 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 12.23 pm

Councillor J Wray (Chairman)