

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 11th August, 2010 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor G Merry (Chairman)
Councillor L Gilbert (Vice-Chairman)

Councillors T Beard, D Bebbington, S Davies, B Dykes, S Furlong, J Jones,
S Jones, R Walker, J Weatherill and R Westwood

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors D Hough and J Wray

OFFICERS IN ATTENDANCE

Sheila Dillon Senior Solicitor
Ben Haywood Principal Planning Officer
Paul Moore Principal Planning Officer

APOLOGIES

Councillors B Howell and A Kolker

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

All Members declared that they had received a letter in relation to
application number 09/3498C.

Councillor J Jones declared that he had received emails in relation to
application number 09/3498C.

Councillor S Jones declared a personal interest in respect of application
number 10/1491C on the grounds that she was a member of Alsager
Town Council, which had been consulted on the proposed development,
and was acquainted with the developer. She had not discussed the
development with either however, and in accordance with the code of
conduct, she remained in the meeting during consideration of this item.

Councillor L Gilbert declared that, with respect to application number
10/1575C, he had been present at meetings with the applicant and the
planning officer. He had also received verbal representations but had not
expressed an opinion and had not fettered his discretion.

49 MINUTES

RESOLVED – That the minutes of the meeting held on 21 July 2010 be approved as a correct record and signed by the Chairman, subject to the fourth paragraph of minute 36 being amended to read:

'To enable issues relating to outstanding highway matters (i.e. accurate information about bus services serving the site, the provision of bus stops/bus shelters and the provision of a pelican crossing) to be resolved, and for further investigation into outstanding Highways issues raised by the Applicant (need for a new footway link along Dunwoody Way, moving a boundary fence to increase visibility, replacement parking).'

50 **10/1865C PROPOSED DETACHED DWELLING (4 BED) WITHIN THE GARDEN OF 6 ROWAN CLOSE, SANDBACH, 6, ROWAN CLOSE, SANDBACH, CW11 1XN FOR MR FLOWERS**

The Chairman reported that the above planning application had been withdrawn by the applicant prior to the meeting.

51 **09/3498C DEMOLITION OF FOUR DWELLINGS, A COACH AND HGV DEPOT BUILDING, A WORKSHOP AND VARIOUS OUTBUILDINGS AND CONSTRUCTION OF TWENTY DWELLINGS WITH ASSOCIATED GARAGES AND CAR PARKING AND ALTERATIONS TO ACCESS ROAD (RESUBMISSION OF 08/1019/FUL), LAND AT FORGE LANE, CONGLETON FOR MIRWELL HOMES LTD C/O EMERY PLANNING PARTNERSHIP**

Note: Mrs C Featherstone (objector) and Mr R Gascoigne, Emery Planning, (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

Note: Ms A Brightmore, Mr T Radage and Mr M Robinson (objectors) had registered their intention to address the Committee on this matter but did not speak.

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

- (a) the prior completion of a S106 Agreement to secure:
 - (i) a detailed woodland management plan
 - (ii) a contribution for local traffic management issues
 - (iii) a substantial start on site (comprising completion of roads, drainage and 25% of the housing) within 12 months, failing which, an overage clause as per (iv)
 - (iv) updated financial appraisal in accordance with a methodology to be agreed with the District Valuer to secure appropriate financial

contributions in lieu of affordable housing if the economics of provision allow

(b) the following conditions:

1. 3-year Time Limit
2. Development in accordance with approved plans
3. Materials to be agreed prior to construction commencing (including window frames, doors and balconies)
4. Standard contaminated land condition
5. Scheme for noise mitigation within new dwellings
6. Restriction on construction hours to 08.00 to 18.00 Monday to Friday, 08.00 to 13.00 Saturday and no work on Sundays or Bank Holidays
7. Removal of permitted development rights
8. Submission of a scheme of landscaping to include replacement hedge planting using native species
9. Implementation and 5 years landscape maintenance condition
10. Tree protection measures
11. Precise details of boundary treatments
12. Precise layout of car parking court to be submitted and agreed prior to commencement of development
13. Precise details of retaining wall to the western site boundary to be submitted and agreed
14. Scheme for ecological enhancements for bats and birds
15. Site levels condition
16. Submission of a detailed suite of plans relating to the off site highway works
17. Compliance with the recommendations contained within the ecological report
18. Provision of a sustainable urban drainage system (SUDS)

52 10/1491C CHANGE OF USE FROM RESIDENTIAL TO OFFICE, BUSINESS TRAINING AND DANCE CLASS ACCOMODATION, SENATE HOUSE, 81 CREWE ROAD, ALSAGER FOR MR P KEELING

Note: Councillor D Hough (Ward Councillor) 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 Councillor Hough to speak.

Note: Mr P Keeling (applicant) attended the meeting and addressed the Committee on this matter.

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 following conditions:

1. Commencement of development within 3 years
2. Accordance with approved plans
3. Scheme of Acoustic enclosure of fans/compressors
4. Limit hours of operation to between the hours of 8.30am to 21.30pm
5. All windows and openings contained within the first floor of the north facing elevation of the building shall remain closed during dance classes
6. Noise condition requiring implementation of a scheme setting maximum noise levels and monitoring points agreed by the Public Protection & Health Manager
7. Parking layout
8. Dance studio limited to area shown
9. External lighting

53 10/1575C EXTENSION OF TIME LIMIT - DEVELOPMENT OF AN 80 BED RESIDENTIAL CARE HOME, FORMER ARCLID HOSPITAL SITE, NEWCASTLE ROAD, ARCLID FOR MR R WOODCOCK

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

The Committee considered a report regarding the above planning application.

RESOLVED - That the application be **REFUSED** for the following reasons:

1. The applicant has failed to provide sufficient evidence to show that the proposed development would not have a detrimental impact on protected species contrary to PPS 9: Biodiversity and Geological Conservation and Policy NR3 of the adopted Congleton Local Plan
2. The applicant has failed to provide sufficient evidence to show that the proposed development could be undertaken without harm to protected trees especially those along the front of the site adjacent to the proposed entrance to the development contrary to Policy NR1 of the adopted Congleton Local Plan
3. The applicant has failed to provide sufficient evidence to show that the proposed development will not have a detrimental impact on the safe operation of the A50 Newcastle Road and the junction to the south with the A534 contrary to Policy GR9 of the adopted Congleton Local Plan

Note: Following consideration of this application, the meeting was adjourned from 3.55 to 4.05pm for a short break.

**54 10/1983C APPLICATION FOR A REMOVAL OR VARIATION OF A
CONDITION FOLLOWING PLANNING PERMISSION - CONSTRUCTION
OF NEW FOOD STORE, LAND AT WEST HEATH SHOPPING CENTRE,
CONGLETON FOR HOLLINS MURRAY GROUP & ALDI STORES LTD**

The Committee considered a report regarding the above planning application.

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

1. Restriction to a discount food operator

**55 10/2076N EXTANT TO APPROVED PLANNING PERMISSION P07/0403
FOR 11 INDUSTRIAL UNITS, OLD CREAMERY, STATION ROAD,
WRENBURY FOR NSW ENGINEERING (2000) LTD LOCKSIDE,
THELWELL LANE, LATCHFORD, WARRINGTON**

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 following conditions:

- 1 Commencement of Development within 3 Years
- 2 Development in accordance with approved plans
- 3 Materials to be submitted and approved
- 4 Landscaping to be carried out in accordance with approved details
- 5 Landscaping to be implemented and maintained
- 6 Surfacing Materials to be carried out in accordance with approved details
- 7 Details of Travel Plan to be submitted and approved
- 8 No External Lighting to be installed without prior approval
- 9 Details of Drainage scheme to be submitted and approved
10. Restriction of use within B1 – Light industrial use only
11. Boundary Treatment to be carried out in accordance with the approved details
12. Details of covered cycle parking to be submitted and approved
13. Shower/Changing Room Facilities to be carried out in accordance with the approved details
14. Prior to the first occupation of the development the turning areas shall be provided
15. No servicing of the site shall take place outside the hours of 7am to 9pm, Monday to Saturday inclusive. There shall be no servicing at any time on Sundays and Bank Holidays.
16. Trees to be protected during construction and retained.
17. Prior to the first occupation of the development hereby permitted the access road shall be upgraded in accordance with details to be submitted and approved.

**56 10/2222N FIRST FLOOR EXTENSION, 5 PETERSFIELD WAY,
WESTON CW2 5SH FOR MR & MRS I ROGERS & J TAYLOR**

Note: Councillor R Walker declared that he had previously met Mr Morren with respect to a different matter, and that he had not expressed a view on this application.

Note: Councillor J Cornell (on behalf of Weston & Basford Parish Council), Mr H Stebbing (objector) and Mr R Morren, RON Designs UK Ltd (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 – That the application be DEFERRED for a Committee site inspection so that Members can assess the impact of the proposed development on neighbouring residential amenity.

**57 10/2281N ERECTION OF ONE DWELLING (RE-SUBMISSION OF
P07/1625), 10 CHEYNE WALK, NANTWICH, CW5 7AT FOR MR C
TURNER**

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be DEFERRED for a Committee site inspection so that Members can assess the impact of the proposed development on neighbouring residential amenity.

58 APPEAL SUMMARIES

The Committee considered a summary of appeal decisions.

RESOLVED - That the appeal summaries be noted.

The meeting commenced at 2.00 pm and concluded at 4.42 pm

Councillor G Merry (Chairman)