

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Southern Planning Committee**  
held on Wednesday, 25th August, 2021 at The Ballroom, Sandbach Town  
Hall, High Street, Sandbach, CW11 1AX

## **PRESENT**

Councillor A Kolker (Chair)  
Councillor S Akers Smith (Vice-Chair)

Councillors M Benson, P Butterill, S Davies, K Flavell, A Gage, D Marren,  
C Naismith, J Rhodes, L Smith and J Wray

## **OFFICERS IN ATTENDANCE**

Daniel Evans- Principal Planning Officer  
James Thomas- Solicitor  
Neil Jones- Highways Officer  
Helen Davies- Democratic Services Officer

## **21 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

## **22 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interests of openness and transparency, Councillor Jill Rhodes declared that she was a member of Crewe Town Council, but did not sit on the planning committee and had not made any comments on application 19/4896N, Land At Former Crewe L M R Sports Club, Goddard Street, Crewe.

In the interests of openness and transparency, Councillor Connor Naismith declared that he had been contacted by a local football club in Crewe in respect of the former LMR Sports Club that related to feasibility studies in pursuit of a new facility and this site was one under consideration. Councillor Naismith did not believe that this would preclude his ability to consider application 19/4896N, Land At Former Crewe L M R Sports Club, Goddard Street, Crewe with an open mind.

In the interests of openness and transparency, Councillor Andrew Kolker declared that he was a trustee of Everybody Sports and Leisure (ESAR) that was mentioned in respect of Section 106 monies in the application 19/4896N, Land At Former Crewe L M R Sports Club, Goddard Street, Crewe.

In the interests of openness and transparency, Councillor Suzie Akers-Smith declared that she was a trustee of Everybody Sports and Leisure (ESAR) that was mentioned in respect of Section 106 monies in the

application 19/4896N, Land At Former Crewe L M R Sports Club, Goddard Street, Crewe.

### 23 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting 28 July 2021 be accepted as a correct and accurate record.

### 24 PUBLIC SPEAKING

RESOLVED: That the public speaking procedure be noted.

### 25 **19/4896N, LAND AT FORMER CREWE L M R SPORTS CLUB, GODDARD STREET, CREWE, ERECTION OF 73 DWELLINGS, COMPRISING 42 INDEPENDENT LIVING APARTMENTS AND 31 HOUSES (ALL AFFORDABLE HOMES) WITH ASSOCIATED ACCESS AND LANDSCAPING FOR THE GUINNESS PARTNERSHIP LIMITED**

Consideration was given to the above application.

(Councillor Anthony Critchley- Ward Councillor for the application, Councillor Hazel Faddes- Adjacent Ward Councillor for the application both spoke against the application. Michael Askew, Agent for the Applicant and Gaynor Shuker both attended the meeting to speak in favour and answer any questions the Committee had.)

RESOLVED:

That the Application be DEFERRED for the following reasons:

- Further discussions involving Crewe Town Council, Ward Councillors, ANSA and ESAR to consider sports provision in Crewe;
- Consultation with the anti-social behaviour team about the rear parking courtyards; and
- Further clarification as to whether the cycle parking for the supported living apartments meets Cheshire East Council Standards.

### 26 **20/1872N, LAND TO THE NORTH OF, BROAD STREET, CREWE, THE CONSTRUCTION OF 25 DWELLINGS; PROVISION OF ASSOCIATED ACCESS, DRAINAGE AND HARD AND SOFT LANDSCAPING; AND OTHER ASSOCIATED WORKS, FOR MR I HARRISON, TAYLOR WIMPEY UK LIMITED**

Consideration was given to the above application.

(Councillor Hazel Faddes attending the meeting as the Ward Councillor and spoke against the application. Nicolas Mills spoke as the Agent for the Applicant in favour of the application.)

RESOLVED:

That, for the reasons set out in the report, the application be APPROVED as recommended subject to a S106 Agreement with the following Heads of Terms;

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Affordable Housing</b>	30% (100% Intermediate)	In accordance with phasing plan. No more than 80% open market occupied prior to affordable provision in each phase.
<b>Indoor Sport</b>	Contribution of £4,550 for Indoor sport to be used towards supporting Crewe Lifestyle Centre.	Prior to first occupation
<b>Education</b>	Contribution of £119,602 towards Primary and Secondary school provision.	50% Prior to first occupation 50% at occupation of 12 <sup>th</sup> dwelling.

- 1) Time limit
- 2) Approved plans
- 3) Materials as provided
- 4) No removal of any vegetation or the demolition or conversion of buildings between 1st March and 31st August in any year
- 5) Bat and bird boxes are to be provided in site in accordance with the approved Ecological Assessment Report along with the gaps for hedgehogs shown on submitted Boundary Treatment Detail plans reference SF 43 and SF 43
- 6) Boilers to be provided as per approved specification
- 7) Piling
- 8) Dust
- 9) Travel Information Pack
- 10) Electric Vehicle Charging
- 11) Contaminated land 1
- 12) Contaminated land 2
- 13) Contaminated land 3
- 14) Contaminated land 4
- 15) Development in accordance with the submitted Flood Risk Assessment
- 16) Drainage strategy
- 17) Foul and surface water shall be drained on separate systems

- 18) Ground levels and Finished floor levels (FFLs) need to be approved in writing by the LLFA
- 19) The development shall be carried out in accordance with the Arboricultural Impact Assessment (TEP Version 2.0) and Tree Protection Plan
- 20) Cycle storage details
- 21) Additional fenestration/detailed elements to the active façade on the gable-end wall of plot 660
- 22) Compliance with the FRA
- 23)

In order to give proper effect to the Board's/Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

Should the application be subject to an appeal, the following Heads of Terms should be secured

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Affordable Housing</b>	30% (100% Intermediate)	In accordance with phasing plan. No more than 80% open market occupied prior to affordable provision in each phase.
<b>Indoor Sport</b>	Contribution of £4,550 for Indoor sport to be used towards supporting Crewe Lifestyle Centre	Prior to first occupation.
<b>Education</b>	Contribution of £119,603 towards primary and secondary education	50% Prior to first occupation. 50% at occupation of 12 <sup>th</sup> dwelling.

**27 21/1711N, 396, NEWCASTLE ROAD, SHAVINGTON, CW2 5JF, ERECTION OF 1 NO. DETACHED BUNGALOW AND ANCILLARY WORKS FOR MR & MRS TIMLETT**

Consideration was given to the above application.

(Councillor Janet Clowes attended the meeting as the adjacent Ward Councillor and spoke against the application. Richard Lee spoke as Agent for the Applicant in favour of the application.)

RESOLVED:

That the Application be DEFERRED pending a site visit.

The meeting commenced at 10.00 am and concluded at 12.38 pm

Councillor A Kolker (Chair)