

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 27th October, 2021 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

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, L Smith, J Wray and H Faddes

OFFICERS IN ATTENDANCE

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

33 APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillor Jill Rhodes
(Councillor Hazel Faddes substituted).

34 DECLARATIONS OF INTEREST/PRE DETERMINATION

There were no declarations of interest.

35 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting 22 October 2021 be accepted as a correct
and accurate record and be signed by the Chair.

36 PUBLIC SPEAKING

There were no members of the public who wished to speak.

37 19/4873N: LAND SOUTH OF SANDFIELD HOUSE, STATION ROAD, WRENBURY, CW5 8EX, PROPOSED CONSTRUCTION OF 45 DWELLING HOUSES, ACCESS, OPEN SPACE AND ASSOCIATED INFRASTRUCTURE FOR MISS J ALLEN, SOVINI HOMES LTD

Consideration was given to the above application.

(Parish Councillor David Nutting, Wrenbury cum Frith Parish Council,
Sarah Goodwin, Local Resident Objector and Geraint Lyndon Jones, Local
Resident Objector attended the meeting and spoke against the application.

Shaun Taylor, Agent for the Applicant attended the meeting to speak in favour and answer any questions the Committee had.)

RESOLVED:

That, for the reasons set out in the report, the application be APPROVED as recommended subject to S106 Agreement and conditions:

Head of Terms

| S106 | Amount | Triggers |
|------------------------------|--|--|
| Affordable Housing | 100% Affordable Housing provision (9no affordable rent, 15no Rent to Buy and 21no shared ownership) | All development to accord |
| Education | Contribution of £257,515 in total. £97,616 towards Primary Education £114,399 towards secondary education and £45,5000 towards special education needs education | 50% Prior to first occupation 50% at occupation of 23rd dwelling |
| Public Open Space | 1Provision of Public Open Space, and to be maintained by a private management company 2 Contribution of £45,000 towards the Wrenbury Recreational Ground. | Open space on site prior to first occupation Contribution – 50% Prior to first occupation 50% at occupation of 26th dwelling |
| Ecology (Bio-diversity Gain) | Contribution of £11,909.10 | Prior to first occupation |

And the following Conditions:

- 1) Standard Time – 3 years
- 2) Compliance with the Approved plans
- 3) Materials to be submitted and approved
- 4) Surfacing materials to be submitted and approved
- 5) Landscape Scheme to be submitted and approved
- 6) Landscape Implementation

- 7) Details of boundary treatment across the whole site to be submitted and approved
- 8) Tree Protection scheme to be submitted and approved
- 9) AMS to be submitted and approved
- 10)10.Details of retaining structures to be submitted and approved
- 11)11.Lighting strategy to be submitted and approved
- 12)12.Habitat Creation method statement and 30 yr management plan to be submitted and approved
- 13)Updated Badger Survey to be submitted and approved
- 14)Submission of CEMP to safeguard the River Weaver to be submitted and approved
- 15)Ecological Enhancement Strategy to be submitted and approved
- 16)Development to adhere to FRA and mitigation within it
- 17)Detailed strategy/design limiting the surface water runoff generated by the proposal, and associated management /maintenance plan - required prior to commencement
- 18)Levels information required, GFL and FFLs to be submitted and approved
- 19)Foul and surface water to be drained separately
- 20)Travel Information Pack to be submitted and approved
- 21)Electric Vehicle Charging Provision to be submitted and approved
- 22)Soil Importation to be submitted and approved
- 23)Unexpected contaminated land
- 24)Full details of Children's Play equipment, and surfacing details to be submitted and approved
- 25)PD rights removed including surfacing of front gardens
- 26)Visibility Splays as plan and kept obstruction free
- 27)Prior to the first use of any facing or roofing materials a plan to show a looped footpath link within the open space together with a timetable for implementation shall be submitted to the LPA and approved in writing. The footpath shall be provided in accordance with the approved timetable.
- 28)Prior to the commencement of development a scheme of raised tables within the highway to be submitted and approved.
- 29)The developer shall provide 3 Cheshire East wheelie bins for each dwelling.
- 30)The developer shall provide at least 3 litter bins within the site and a timetable for implementation. The bins shall be provided in accordance with the approved timetable.

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 as part of any S106 Agreement:

| S106 | Amount | Triggers |
|------------------------------|--|--|
| Affordable Housing | 100% Affordable Housing provision (9no affordable rent, 15no Rent to Buy, and 21no shared ownership) | All development to accord |
| Education | Contribution of £257,515 in total. £97,616 towards Primary Education £114,399 towards secondary education and £45,5000 towards special education needs education | 50% Prior to first occupation 50% at occupation of 23 rd dwelling |
| Public Open Space | 3) Provision of Public Open Space and to be maintained by a private management company 4) Contribution of £45,000 towards the Wrenbury Recreational Ground. | Open space on site prior to first occupation. Contribution- 50% Prior to first occupation 50% at occupation of 26 th dwelling. |
| Ecology (Bio-diversity Gain) | Contribution of £11,909.10 | Prior to first occupation |

38 20/4532N: WALNUT TREE FARM, RADWAY GREEN ROAD, BARTHOMLEY, CW2 5PQ, RELOCATION OF CHESHIRE MICROLIGHT CENTER FROM ARCLID (SANDBACH) TO WALNUT TREE FARM, BARTHOMLEY EXTENSION OF EXISTING BARN TO STORE MICROLIGHTS AND EXISTING FIELD CURRENTLY USED FOR AGRICULTURAL PURPOSES, CONVERTED FOR A GRASSED LANDING STRIP. FIELD TO BE RETAINED FOR GRAZING FOR MR PAUL ABELL

Consideration was given to the above application.

(Ward Councillor and the Councillor who called in the application Councillor Steven Edgar, Clare Bland, Leith Planning Ltd, on behalf of Barthomeley Parish Council and Viv Belcher a Local Resident Objector attended the meeting and spoke against the application.

Ian Macbeth a Local Supporter attended the meeting to speak in favour and answer any questions the Committee had.)

RESOLVED:

That, for the reasons set out in the report, the application be REFUSED as recommended for the following reasons:

- 1) The proposed development is located within the Green Belt and in the opinion of the Local Planning Authority the proposed development does not preserve the openness of the Green Belt. No very special circumstances have been identified and planning permission should not be granted. The proposed development is therefore unacceptable in principle and conflicts with Cheshire East Local Plan Policy PG3, saved Crewe and Nantwich Local Plan Policy NE.1 and the NPPF.
- 2) No Noise Assessment, proposed flight paths or details of the direction of take off/landing has been submitted as part of this application. The Local Planning Authority consider that insufficient information has been provided in order to adequately assess the noise impact of the proposed development upon residential amenity and a nearby riding school. In the absence of this information, it has not been possible to demonstrate that the proposal would comply with policies BE1, RT16 and NE17 of the Crewe and Nantwich Local Plan and Policies EG2, SC1 and SE12 of the Cheshire East Local Plan Strategy and the NPPF.
- 3) The site is in close proximity to the Midland Meres & Mosses – Phase 2 Ramsar, Oakhanger Moss Site of Special Scientific Interest (SSSI), Black Firs & Cranberry Bog SSSI and Sandbach Flashes SSSI. The application could have potential significant effects on these designated sites, and no Habitat Regulations Assessment has been provided. It is not possible to determine the significance of these impacts and the scope for mitigation. Therefore, the proposed development is contrary to Policy SE3 of the Cheshire East Local Plan Strategy, Policies NE.6 and NE.7 of the Crewe and Nantwich Local Plan and the NPPF.
- 4) The proposed building would be sited on the route of Public Right of Way Barthomley FP9. No details have been provided to demonstrate how the PROW could be diverted. The development would prejudice public access onto the PROW and the proposed development is contrary to Policy RT.9 of the Crewe and Nantwich Local Plan.
- 5) A major hazard pipeline crosses the site, there is a risk of harm to people at the proposed development site and there are sufficient reasons on safety grounds, for advising against the granting of planning permission in this case. No information has been provided

to show how the field will be converted to a landing strip together with mitigation to protect the gas pipeline. The proposed development is contrary to Policy BE.21 of the Crewe and Nantwich Replacement Local Plan.

In order to give proper effect to the Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Development Management 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.

The meeting commenced at 10.05 am and concluded at 12.01 pm

Councillor A Kolker (Chair)