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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 24th November, 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, A Gage, C Naismith, J Rhodes,
J Wray, M Hunter and N Mannion

OFFICERS IN ATTENDANCE

Helen Davies- Democratic Services Officer
Daniel Evans- Principal Planning Officer
Andrew Goligher- Highways Officer
James Thomas- Senior Planning and Highways Solicitor
Andrew Poynton- Planning and Highways Solicitor

39 APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillor Kathryn Flavell (Councillor Nick Mannion substituted), and Councillor Laura Smith (Councillor Mike Hunter substituted).

40 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 19/4896N, Councillor Mike Hunter declared that he was a non-Executive Director of ANSA however he had not discussed the application or made any comments on it.

In the interest of openness, Councillor Mike Benson declared that he had received email correspondence that related to application numbers: 20/4978C, 20/4777C; and 20/4779C. Councillor Benson had read them but felt able to keep an open mind and did not feel predetermined in any way.

41 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting held on 27 October 2021 be accepted as a correct and accurate as a correct and accurate record and be signed by the Chair.

42 PUBLIC SPEAKING

RESOLVED: That the public speaking procedure be noted.

43 19/4896N, ERECTION OF 73 DWELLINGS, COMPRISING 42 INDEPENDENT LIVING APARTMENTS AND 31 HOUSES (ALL AFFORDABLE HOMES) WITH ASSOCIATED ACCESS AND

LANDSCAPING, AT LAND AT FORMER CREWE L M R SPORTS CLUB, GODDARD STREET CREWE FOR THE GUINNESS PARTNERSHIP LIMITED

Consideration was given to the above application.

(The Applicant Gaynor Shuker from the Guinness Partnership attended the meeting and spoke in favour of the application.)

Councillor Penny Butterill arrived for the meeting part way through this item and therefore declined to vote due to only hearing part of the item..

RESOLVED:

That, for the reasons set out in the report, the application be delegated to the Head of Planning in consultation with the Chair of the Southern Planning Committee to APPROVE subject to amended Heads of Terms for outdoor sport under recommendation B

S106	Amount	Triggers
Affordable Housing	100% affordable housing provision 31 dwellings- shared ownership 42 independent living apartments affordable rent	All development to accord with Affordable Housing Statement.
Outdoor Sport	Contribution for £80,000 to be secured for the loss of playing pitch; i) Secured for a maximum of 5 years for a policy compliant scheme to be brought forward in mitigation for the lost football provision within the Crewe area. (Final wording of the Heads of Terms is delegated to the Head of Planning in consultation with the Chair of the Southern Planning Committee). ii) After 5 years, if a policy compliant scheme is not found, the search area can be widened in stages, to the whole of Cheshire East for the use towards a policy compliant mitigation	Contribution- Prior to commencement of development.

	scheme.	
Highways	£5,000 towards improvements to Goddard Street	Contribution- Prior to first occupation.

In order to give proper effect to the Southern 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.

And the following Conditions:

1. Standard Time
2. Approved plans
3. Materials
4. Surfacing materials
5. Landscape Scheme
6. Landscape Implementation
7. Tree Protection scheme
8. AIA to be adhered to
9. Bat and bird boxes and gaps for hedgehog are to be provided on site in accordance with the submitted Bat and Bird Box Scheme prepared by Ascerta plan reference P.736.16.04 dated 26/11/2020
10. Safeguard Nesting Birds
11. Lighting strategy – prior to occupation
12. Secure Cycle parking to be implemented – prior to occupation
13. Prior to commencement – CMP required
14. Detailed strategy/design limiting the surface water runoff generated by the proposal, and associated management /maintenance plan - required prior to commencement
15. Development to adhere to FRA
16. Foul and surface water to be drained separately
17. Contaminated Land – adherence with Remediation scheme / prior to occupation verification report to be submitted
18. Contaminate land – Soil Importation
19. Contaminate land - Unexpected Contamination
20. Noise mitigation to be implemented and retained
21. Travel Information Pack – prior to occupation
22. Prior to occupation – EVI
23. Prior to occupation – Low emission boilers

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If the application is subject to an appeal approval is given to enter into a S106 Agreement with the following Heads of Terms;

S106	Amount	Triggers
Affordable Housing	100% affordable housing provision	All development to accord with Affordable Housing Statement.

	31 dwellings- shared ownership 42 independent living apartments affordable rent	
Outdoor Sport	Contribution for £80,000 to be secured for the loss of playing pitch; i) Secured for a maximum of 5 years for a policy compliant scheme to be brought forward in mitigation for the lost football provision within the Crewe area. (Final wording of the Heads of Terms is delegated to the Head of Planning in consultation with the Chair of the Southern Planning Committee). ii) After 5 years, if a policy compliant scheme is not found, the search area can be widened in stages, to the whole of Cheshire East for the use towards a policy compliant mitigation scheme.	Contribution- Prior to commencement of development.
Highways	£5,000 towards improvements to Goddard Street	Contribution- Prior to first occupation.

44 WITHDRAWN: 21/0306C, PROPOSED SITING OF MINIATURE RAILWAY AND ASSOCIATED STATIONS AT GLEBE FARM AT GLEBE FARM, PEEL LANE, ASTBURY, CHESHIRE, CW12 4RQ FOR MR. ROB LOMAS

This application was withdrawn by the applicant ahead of the meeting.

45 20/4978C, CHANGE OF USE LAND AND TO FORMALLY EXTEND THE CURTILAGE FOR AN AREA OF LAND THAT IS APPROXIMATELY 6.5M X 16.5M - TOTAL AREA 107.25 SQ METRES, AT 25, TEDDY GRAY AVENUE, SANDBACH CW11 3AR, FOR MR. MICHAEL CORFIELD

Consideration was given to the above application.

(Ward Councillor Kathryn Flavell, Local Resident Arthur Charmers on behalf of himself and again for Local Resident Andrea Tilbee), Bob Philips (on behalf of

Local Residents Mr. & Mrs. Hall attended the meeting and spoke against the application, Ian Windmill a Local Resident attended and spoke in favour of the application and in addition a statement was read out by the Democratic Services Officer on behalf of the applicant.)

RESOLVED:

That, for the reasons set out in the report, the application be APPROVED as recommended subject to the following condition:

- 1) Within 3 months of the date of decision a scheme for the provision of a bird nesting box within the curtilage of the site shall be submitted to the LPA for approval in writing. The approved scheme shall be implemented within 5 months of the date of decision;
- 2) Remove Permitted Development Rights for the erection of outbuildings;
- 3) Within 3 months of the date of decision a scheme of tree planting for at least 4 trees shall be submitted to the LPA for approval in writing; and
- 4) Implementation of the approved tree planting.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Development Management, in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

46 20/4777C, CHANGE OF USE OF LAND TO RESIDENTIAL GARDEN AT 33, TEDDY GRAY AVENUE, SANDBACH, CW11 3AR FOR PAULA WHITE

Consideration was given to the above application.

(Local Resident Arthur Charmers on behalf of himself and again for Local Resident Andrea Tilbee), Bob Philips (on behalf of Local Residents Mr. & Mrs. Hall attended the meeting and spoke against the application, Gary Brooks a Local Resident and Paula White the Applicant attended and spoke in favour of the application)

RESOLVED:

That, for the reasons set out in the report, the application be APPROVED as recommended subject to the following condition:

- 1) Within 3 months of the date of decision a scheme for the provision of a bird nesting box within the curtilage of the site shall be submitted to the LPA for approval in writing. The approved scheme shall be implemented within 5 months of the date of decision;
- 2) Remove Permitted Development Rights for the erection of outbuildings;
- 3) Within 3 months of the date of decision a scheme of tree planting for at least 4 trees shall be submitted to the LPA for approval in writing; and
- 4) Implementation of the approved tree planting.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Development Management, in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

47 20/4779C, CHANGE OF USE OF LAND TO RESIDENTIAL GARDEN AT 29, TEDDY GRAY AVENUE, SANDBACH, CW11 3AR FOR MR. IAN WINDMILL.

Consideration was given to the above application.

(Bob Philips (on behalf of Local Residents Mr. & Mrs. Hall attended the meeting and spoke against the application, Paula White a Local Resident and Ian Windmill the Applicant attended and spoke in favour of the application)

RESOLVED:

That, for the reasons set out in the report, the application be APPROVED as recommended subject to the following condition:

- 1) Within 3 months of the date of decision a scheme for the provision of a bird nesting box within the curtilage of the site shall be submitted to the LPA for approval in writing. The approved scheme shall be implemented within 5 months of the date of decision;
- 2) Remove Permitted Development Rights for the erection of outbuildings;
- 3) Within 3 months of the date of decision a scheme of tree planting for at least 4 trees shall be submitted to the LPA for approval in writing; and
- 4) Implementation of the approved tree planting.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Development Management, in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

The meeting commenced at 10.00 am and concluded at 1.06 pm

Councillor A Kolker (Chair)