

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 16th March, 2022 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, J Bratherton, P Butterill, S Davies, A Gage, S Hogben,
L Smith and J Wray

OFFICERS IN ATTENDANCE

Daniel Evans, Principal Planning Officer
Andrew Goligher, Highways Officer
Andrew Poynton, Planning and Highway Solicitor
Rachel Graves, Democratic Services Officer

61 APOLOGIES FOR ABSENCE

Apologies were received from Councillors D Marren and C Naismith.

62 DECLARATIONS OF INTEREST/PRE-DETERMINATION

In relation to Item 6 – Sutton Lane Football Pitches, Sutton Lane, Middlewich, Councillors A Kolker and S Akers Smith declared that they were on the Board of Trustees of Everybody Sport and Recreation and would leave the meeting when the application was considered by the Committee.

63 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 9 February 2022 be approved as a correct record.

64 PUBLIC SPEAKING

RESOLVED:

That the public speaking procedure be noted.

65 **21/4071C - LAND ON THE WEST SIDE OF ELTON LANE, WINTERLEY:
CHANGE OF USE TO A MIXED USE OF THE STATIONING OF
CARAVANS FOR RESIDENTIAL PURPOSES AND THE KEEPING OF
HORSES**

Consideration was given to the above application.

The following attended the meeting and spoke on the application:
Councillor S Edgar (ward councillor), Mr C Stones (objector), and
Mr N Green (agent).

RESOLVED:

That, for the reasons set out in the report and update report, the application be APPROVED, subject to the following conditions:

1. Standard Time
2. Occupation by Gypsy and travellers only as defined by the PPTS
3. Approved plans
4. Materials to be approved
5. Landscape scheme to be submitted
6. Landscape implementation
7. Details of hard surfacing
8. External lighting to be approved
9. A scheme for the closure of the access onto the A534 to be submitted and approved. The access is to be closed prior to the first occupation of the site.
10. Tree Retention
11. Tree Protection Measures
12. No dig engineer design measures around trees
13. Breeding Birds
14. Bird Boxes
15. Drainage scheme to be submitted – prior to commencement
16. Amenity building not to be used for overnight accommodation
17. No fences or gates other than those approved by this application
18. No more than 2 pitches with maximum of 4 caravans – only 2 shall be static caravans at any one time
19. No commercial activities or storage of materials
20. No vehicle above 3.5 tonnes shall be stationed, parked or stored on site
21. Soil Importation
22. Unexpected contaminated land

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 Planning (Regulation), 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.

66 **APPOINTMENT OF CHAIR**

Having previously made a declaration of interest Councillors A Kolker and S Akers Smith left the meeting and did not return.

In the absence of the Chair and Vice Chair, the Committee were asked to appoint a Chair.

RESOLVED:

That Councillor J Wray be appointed as Chair.

67 **21/4531C - SUTTON LANE FOOTBALL PITCHES, SUTTON LANE, MIDDLEWICH: ENHANCEMENT OF EXISTING LEISURE CENTRE FACILITIES CONSISTING OF CONSTRUCTION OF TWO STOREY DETACHED BUILDING ALONGSIDE EXISTING CHANGING ROOM BLOCK, NEW BUILDING TO BE USED FOR GYM AND EXERCISE STUDIO FACILITIES, WIDENING OF SUTTON LANE ACCESS ROAD AND RE-SURFACING AND EXTENSION OF EXISTING CAR PARK**

Consideration was given to the above application.

The following attended the meeting and spoke on the application:
Councillor J Parry (ward councillor) and Ms L Turner.

RESOLVED:

That, for the reasons set out in the report and update report, the application be APPROVED, subject to the following conditions:

1. Time (3 years)
2. Plans
3. Materials
4. Electric Vehicle Charging
5. Piling
6. Dust Management Plan
7. Land contamination
8. Soil importation
9. Boundary treatment prior to first use
10. Dropped kerb access details
11. Visibility splay
12. Tree retention
13. Tree protection and construction measures
14. No dig details
15. Breeding birds
16. Reasonable avoidance measures (ecology)
17. Ecological enhancement

18. Badgers
19. Drainage strategy
20. Pitch layout
21. Construction Management Plan
22. A scheme of covered cycle parking for 20 cycles to be submitted and approved. The covered cycle parking to be provided before the development is first brought into use.
23. Archaeology

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.

**68 WITHDRAWN 21/5953C - LAND OFF, READES LANE, CONGLETON:
OUTLINE PLANNING APPROVAL FOR A PROPOSED ERECTION OF
SINGLE, TWO STOREY, 3 BEDROOMED DWELLING HOUSE**

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

The meeting commenced at 10.00 am and concluded at 11.31 am