

# **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Southern Planning Committee**  
held on Wednesday, 4th December, 2024 in the Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

## **PRESENT**

Councillor A Kolker (Vice-Chair in the Chair)

Councillors J Bird, L Buchanan, R Fletcher, A Gage, R Morris, M Muldoon,  
J Wray and B Wye

## **OFFICERS IN ATTENDANCE**

Dan Evans, Principal Planning Officer  
Gemma Horton, Planning Officer  
Andrew Goligher, Highways Officer  
James Thomas, Legal Officer  
Rachel Graves, Democratic Services Officer

## **23 APOLOGIES FOR ABSENCE**

Apologies were received from Councillors J Bratherton and A Burton.  
Councillors B Drake and J Rhodes attended as substitutes.

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

Application 23/4559C – Land at Croxton Lane, Middlewich: Councillor  
J Bird declared that he was a ward councillor for Middlewich.

Application 24/2326N – First Friends Pre School, Vincent Street, Crewe:  
Councillor J Rhodes declared that she was a ward councillor for Crewe  
East on Cheshire East Council and Crewe Town Council. She stated that  
she would speak as a Crewe Town Councillor and then leave the meeting  
during consideration of the application.

## **25 MINUTES OF PREVIOUS MEETING**

### **RESOLVED:**

That the minutes of the meeting held on 11 September 2024 be approved  
as a correct record.

## **26 PUBLIC SPEAKING**

The public speaking time procedure was noted.

**27 23/4559C - LAND AT CROXTON LANE, MIDDLEWICH: ERECTION OF 65 AFFORDABLE HOMES WITH TWO ACCESSES FROM CROXTON LANE, HIGHWAY AND FOOTWAY IMPROVEMENTS, OPEN SPACE AND SUSTAINABLE DRAINAGE POND**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Councillor Garnet Marshall (ward councillor) and Leon Armstrong (agent).

**RESOLVED:**

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

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Affordable Housing</b>	100% affordable housing (33 units rented and 32 units as intermediate tenure).	In accordance with details to be submitted and approved.
<b>Amenity Space and Green Play Provision</b>	On site provision of Open Space and a LEAP.  Scheme of Management to be submitted and approved	Shall be provided on the eastern parcel before first occupation. Shall be provided on the western parcel before first occupation.
<b>Outdoor Sports Contribution</b>	£89,178.78	To be paid prior to the occupation of the 15 <sup>th</sup> dwelling
<b>NHS</b>	£70,202	To be paid prior to the first occupation of the 30 <sup>th</sup> dwelling
<b>Education</b>	£187,019.00 (Secondary) £74,920.00 (SEN)	Secondary to be provided prior to first occupation SEN to be paid prior to the first occupation of the 30 <sup>th</sup> dwelling

and the following conditions:

1. Standard time 3 years
2. Approved plans
3. Noise mitigation measures
4. PROW details of the specification of the footpath, surfacing, widths and street furniture, To include replacement of the kissing gate to allow disabled access
5. Low emission boiler provision
6. Electric Vehicle Charging provision
7. Contaminated Land Assessment to be submitted and approved
8. Contaminated Land Verification Report
9. Contaminated Land Importation of Soil
10. Unexpected contamination
11. Oil interceptors to be provided
12. Compliance with the submitted drainage strategy

13. Land levels to be submitted and approved
14. Arboricultural Method Statement and Tree protection Plan to be submitted and approved
15. Submission and approval of hedgerow protection measures
16. Materials compliance with the submitted details
17. Boundary treatment to be submitted and approved.
18. Fenestration details including window reveal to be submitted and approved
19. Archaeology details to be submitted and approved
20. Breeding birds – timing of works
21. Hedgehogs – Reasonable avoidance measures
22. Lighting details to be submitted and approved
23. Submission and implementation of CEMP including pollution control measures in respect of the canal. To include contractor parking within the site only, location of the site compound and restriction of deliveries between 09:30-15:00
24. Ecological Enhancements to be submitted and approved
25. Submission and implementation of habitat creation method statement and 30 year management and monitoring plan.
26. Bat and Bird Box details to be provided
27. 10% of energy needs to be from renewable or low carbon energy
28. Prior to the commencement of development, a timetable for the implementation of the highway works shall be submitted to the LPA for approval in writing. The development shall comply with the approved timetable.
29. Prior to the commencement of development, a scheme to widen the existing footway between the site between Meadow View and Finneys Lane to be submitted and approved.
30. Bin/Cycle storage details for the proposed apartments
31. Landscaping to be submitted
32. Landscaping to be completed
33. Hard surfacing details to be submitted and approved.
34. Details of the specifications of the LEAP design, natural play elements, artwork and other infrastructure such as seating to be submitted and approved.
35. At least 30% of the dwellings in housing developments should comply with the requirements of M4(2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings.
36. At least 6% of the dwellings in housing developments should comply with the requirement m4 (3)(2)(a) Category 3 of the Building Regulations regarding wheelchair adaptable dwellings.
37. The provision of two additional parking spaces

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chair of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

In the event of an appeal, agreement is given to enter into a S106 Agreement with the following Heads of Terms:

<b>S106</b>	<b>Amount</b>	<b>Triggers</b>
<b>Affordable Housing</b>	100% affordable housing (33 units rented and 32 units as intermediate tenure).	In accordance with details to be submitted and approved.
<b>Amenity Space and Green Play Provision</b>	On site provision of Open Space and a LEAP.  Scheme of Management to be submitted and approved	Shall be provided on the eastern parcel before first occupation. Shall be provided on the western parcel before first occupation.
<b>Outdoor Sports Contribution</b>	£89,178.78	To be paid prior to the occupation of the 15 <sup>th</sup> dwelling
<b>NHS</b>	£70,202	To be paid prior to the first occupation of the 30 <sup>th</sup> dwelling
<b>Education</b>	£187,019.00 (Secondary) £74,920.00 (SEN)	Secondary to be provided prior to first occupation SEN to be paid prior to the first occupation of the 30 <sup>th</sup> dwelling

- 28 **24/1297N - DODDINGTON ESTATE, BRIDGEMERE LANE, BRIDGEMERE CW5 7PU: RESERVED MATTERS APPLICATION FOR 18NO DWELLINGS ON SITE 1 ON OUTLINE APPROVAL 18/2153N (APP/R0660/W/19/3221564): THE DEVELOPMENT PROPOSED IS DEVELOPMENT OF 12 NO. SITES FOR RESIDENTIAL DEVELOPMENT FOR 112 NO. DWELLINGS WITH MEANS OF ACCESS AND LAYOUT INCLUDED, BUT WITH ALL OTHER MATTERS RESERVED, FOR A 10 YEAR PHASED RELEASE AND DELIVERY PERIOD AND ASSOCIATED COMMUNITY BETTERMENT (PARKING OVERSPILL NEXT TO SCHOOL, ENHANCED PARKING NEXT TO CHURCH PERMISSIVE PEDESTRIAN PATHS, PLAYSACE, PUBLIC ACCESS, COMMUNITY ORCHARD, EDUCATIONAL CONTRIBUTION AND AFFORDABLE HOUSING)[RE-SUBMISSION OF 16/5719N : ADDITION OF EXTRA 2.81 HA OF LAND AND 10 NO. DWELLINGS]**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Councillor Janet Clowes (ward councillor), Doddington & District Parish  
Councillor Bob Frodsham and Helen Walker, Heritage and Conservation Architect.

#### **RESOLVED:**

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

1. Standard Reserved matters
2. Approved plans
3. Updated Landscape scheme – to include full details of advanced planting
4. Updated Boundary Treatment scheme – including plots 15 and 16
5. Updated Landscape Management Plan
6. Hard surfacing materials
7. LEAP Management Plan
8. All facing and roofing material samples to be submitted, including for lintels and sills. Sample panel to be provided on site and retained for the duration of development. Red Cheshire bricks to be used.
9. Full details of doors and windows and fascia's
10. Full details of Rainwater goods
11. Detail of setts and kerbs to be submitted with hard landscape plans
12. Updated CEMP
13. Foul Drainage scheme – not to impact on root protection area or ecological areas
14. Surface water drainage scheme to be implemented
15. Safeguarding nesting birds
16. Visitor parking to be made available for use prior to first use of the LEAP and retained
17. Updated lighting plan
18. Tree Retention conditions
19. Tree Protection and special construction measures
20. Retaining wall construction details

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, in consultation with the Chair (or in their 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.

**29 24/2326N - FIRST FRIENDS PRE SCHOOL, VINCENT STREET, CREWE: PROPOSED CHANGE OF USE FROM FORMER CHURCH HALL/CHILDRENS PRE SCHOOL TO HOUSE IN MULTIPLE OCCUPATION C4**

Consideration was given to the above planning application.

The following attended the meeting and spoke in relation to the application:

Councillor Hazel Faddes (ward councillor) and Crewe Town Councillor Jill Rhodes. A statement was read out on behalf of Nicola Mcara (objector).

Having spoken as a Crewe Town Councillor on the application, Councillor J Rhodes left the meeting and did not return.

**RESOLVED:**

That the application be DEFERRED for the following reasons:

- Further information in terms of the waste storage requirements and details of waste management.
- Details of how the communal areas of the building would be managed.
- Information on the number of parking spaces available in the evening in the locality of the site (including Vincent Street).

The meeting commenced at 10.00 am and concluded at 1.01 pm

Councillor A Kolker (Vice Chair)