

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 2nd April, 2025 in the Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Bratherton (Chair)
Councillor A Kolker (Vice-Chair)

Councillors L Buchanan, A Burton, D Edwardes, A Gage, R Morris,
M Muldoon, J Wray and B Wye

OFFICERS IN ATTENDANCE

Dan Evans, Principal Planning Officer
Gareth Taylorson, Principal Planning Officer
Andrew Goligher, Highways Officer
Julie Gregory, Acting Head of Legal Services
Rachel Graves, Democratic Services Officer

35 APOLOGIES FOR ABSENCE

Apologies were received from Councillor J Bird. Councillor D Edwardes attended as a substitute.

36 DECLARATIONS OF INTEREST/PRE DETERMINATION

Councillor M Muldoon, in relation to applications 24/4351/FUL and 24/0456/PIP, declared that he was chair of Sandbach Town Council Planning Committee which had considered these applications and stated that he would leave the meeting when they were considered.

37 MINUTES OF PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 5 February 2025 be approved as a correct record.

38 PUBLIC SPEAKING

The public speaking time procedure was noted.

39 **24/2497C - JOHN MORLEY IMPORTERS LIMITED MORLEY DRIVE, CONGLETON, CHESHIRE EAST, CW12 3LF: DEMOLITION OF EXISTING BUILDINGS AND REGENERATION OF SITE TO PROVIDE A CARE HOME, 53 RETIREMENT LIVING APARTMENTS AND 14 HOUSES**

Consideration was given to the planning application.

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

Councillor David Brown (ward councillor), Congleton Town Councillor Amanda Martin, Mr Ian Nisbet (supporter), Mr Phil Garner (agent) and Mr Howard Clayton (architect).

RESOLVED:

That for the reasons set out in the report and update report the application be APPROVED, subject to S106 agreement:

S106	Amount	Triggers
NHS	<p>£60,568 towards improved health infrastructure facilities within the Congleton Locality and Primary Care Network that supports patient care provision within the area:</p> <ul style="list-style-type: none"> • Lawton House Surgery • Meadowside Medical Centre • Readesmoor Medical Centre • Holmes Chapel Health Centre 	To be paid prior to the occupation of the 7th dwelling
POS	<p>Offsite contributions for POS are £2,346.81 per bed space in apartment.</p> <p>Offsite contributions for GI Connectivity are £293.35 per bed space in apartments to a maximum of £586.70 per apartment.</p> <p>Outdoor sport contribution is £1,564.54 per family dwelling or £782.27 per bed space in apartments (to a maximum of £1,564.54 per apartment).</p>	To be paid prior to the occupation of the 7th dwelling
Canal and Rivers Trust	£20,000 towards towpath repairs in between Bridge 74 and Bridge 76, adjacent to the site	To be paid prior to the occupation of the 7th dwelling

Education	£53,434.00 towards Secondary education	To be paid prior to the occupation of the 7th dwelling
------------------	--	--

and the following conditions:

- 1) 3 year time limit
- 2) Development in accordance with the approved plans
- 3) Details of proposed materials
- 4) Implementation of visibility improvement works
- 5) Construction Management Plan
- 6) Risk assessment and method statement outlining all works and construction methods carried out adjacent to the canal and canal cutting
- 7) Details of the maintenance and management of site drainage to protect the stability of the canal cutting
- 8) Drainage design must proceed in accordance with drainage strategy '10626-HBL-XX-XX-DR-C-0104' Rev.P8. Dated 5.3.2024
- 9) No infiltration of surface water drainage into the ground
- 10) Low emission boilers
- 11) Compliance with the noise report
- 12) Contaminated land – risk assessment
- 13) Contaminated land – verification report
- 14) Contaminated land – no exportation of soils
- 15) Contaminated land – unexpected contamination
- 16) Contaminated land – risk assessment
- 17) Piling methods
- 18) Age restriction of occupants of the retirement living apartments
- 19) Compliance with landscaping plan
- 20) Compliance with boundary treatment plan
- 21) Details of proposed and existing levels
- 22) 30-year Habitat Management and Monitoring Plan
- 23) Breeding birds
- 24) Ecological enhancements
- 25) At least 30% of dwellings in housing developments should comply with requirement M4 (2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings
- 26) At least 6% of dwellings in housing developments should comply with requirement M4 (3)(2)(a) Category 3 of the Building Regulations regarding wheelchair adaptable dwellings.
- 27) Age restriction not less than 60
- 28) No dig construction method
- 29) Compliance with the tree protection and special construction measures identified in the Arboricultural Statement ((CW/11462-AS-1) dated 19/3/2025 and Tree Protection Plan (CW/11462-P-TP-1) dated 19/3/2025
- 30) prior to commencement of development a Biodiversity Gain Plan shall be submitted and approved by the planning authority

- 31) prior to development above foundation stage full details of the design and specification of the proposed play area shall be submitted and approved by the planning authority
- 32) 10% renewables/low carbon energy provision

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.

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
NHS	<p>£60,568 towards improved health infrastructure facilities within the Congleton Locality and Primary Care Network that supports patient care provision within the area:</p> <ul style="list-style-type: none"> • Lawton House Surgery • Meadowside Medical Centre • Readesmoor Medical Centre • Holmes Chapel Health Centre 	To be paid prior to the occupation of the 7th dwelling
POS	<p>Offsite contributions for POS are £2,346.81 per bed space in apartment.</p> <p>Offsite contributions for GI Connectivity are £293.35 per bed space in apartments to a maximum of £586.70 per apartment.</p> <p>Outdoor sport contribution is £1,564.54 per family dwelling or £782.27 per bed space in apartments (to a maximum of £1,564.54 per apartment).</p>	To be paid prior to the occupation of the 7th dwelling
Canal and Rivers Trust	£20,000 towards towpath repairs in between Bridge 74 and Bridge 76, adjacent to the site	To be paid prior to the occupation of the 7th dwelling
Education	£53,434.00 towards Secondary education	To be paid prior to the occupation of the 7th dwelling

The Committee requested that the case officer write to the Canal and River Trust to request safety improvements to the canal bridge on Morley Drive.

40 24/4351/FUL - HILARRY, 6 MANOR ROAD, SANDBACH, CHESHIRE EAST, CW11 2ND: CONSTRUCTION OF 2 NO NEW BUILD DWELLINGS ON GARDEN LAND TO THE SIDE AND REAR OF NO 6, INCLUDING NEW VEHICULAR ACCESS DRIVEWAYS

Having previously declared an interest Councillor M Muldoon left the meeting during consideration of this application.

Consideration was given to the planning application.

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

Councillor Sam Corcoran (ward councillor) and Sandbach Town Councillor Tim Wheatcroft.

RESOLVED:

That the application be DEFERRED to allow further time to re-consult on the amended plans.

41 24/4617/FUL - CHURCH MINSHULL AQUEDUCT MARINA NANTWICH ROAD, CHURCH MINSHULL, NANTWICH, CHESHIRE EAST, CW5 6DX: CHANGE OF USE OF AGRICULTURAL LAND AND ERECTION OF UP TO 29 HOLIDAY LODGES AND 1 X MANAGERS CABIN ALONG WITH THE CREATION OF FOUR PONDS, INTERNAL ACCESS ROADS, ASSOCIATED PARKING, DRAINAGE, LANDSCAPING AND ANCILLARY STORAGE.

Consideration was given to the planning application.

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

Ms Sophie Rae (agent).

RESOLVED:

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

- 1 3-year time limit
- 2 Development in accordance with the approved plans
- 3 Details of proposed materials/final external appearance of the lodges
- 4 Landscaping scheme to reinforce boundary with canal and protect existing trees
- 5 Construction and Environmental Management Plan

- 6 Scheme to safeguarding the canal and canal cutting
- 7 Landscaping implementation
- 8 Biodiversity enhancement
- 9 A habitat creation method statement and a 30-year habitat management plan for the newly created habitats on site
- 10 Nesting birds survey
- 11 Wildlife sensitive lighting
- 12 Contaminated land – Soil Importation
- 13 Contaminated land – Unexpected Contamination
- 14 Covered cycle parking area
- 15 Occupancy restrictions
- 16 Log of users
- 17 5-year woodland management plan
- 18 Prior to commencement of development a Biodiversity Gain Plan shall be submitted and approved by the planning authority
- 19 Development shall only proceed in compliance with the submitted non mains drainage assessment
- 20 Prior to the commencement of development, the applicant must submit a revised surface water drainage scheme which confirms the final outfall location for the surface water generated by the development

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.

42 25/0456/PIP - LAND OFF MILL LANE, WHEELLOCK, CW11 4RD: PERMISSION IN PRINCIPLE FOR THE ERECTION OF UP TO 8 DWELLINGS

Having previously declared an interest Councillor M Muldoon left the meeting during consideration of this application.

Consideration was given to the planning application.

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

Mr Matthias Bunte (objector).

A statement was read out on behalf of Councillor Laura Crane (ward councillor).

RESOLVED:

That for the reasons set out in the report the application be APPROVED.

The meeting commenced at 10.00 am and concluded at 12.20 pm

Councillor J Bratherton (Chair)