

# **Southern Planning Committee**

## **Updates**

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**Date:** Wednesday, 1st November, 2017  
**Time:** 10.00 am  
**Venue:** Council Chamber, Municipal Buildings, Earle Street, Crewe  
CW1 2BJ

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The information on the following pages was received following publication of the committee agenda.

5. **17/0560N Land Off Sydney Road, Crewe: Full planning permission for the proposed development of 40 affordable dwellings, comprising of 17 two-bed and 23 three-bed dwellings, the creation of a new vehicle and pedestrian access from Sydney Road, internal shared surface roads, car parking, landscaping and public open space for Galliford Try Partnerships (Pages 3 - 4)**
  
7. **17/2484N Elephant And Castle Inn, 289, Newcastle Road, Shavington CW2 5DZ: New access to car park, reconfigured car park, new garage (including access) and bin store , new garden area, paths and boundary treatment for Mr Lee Dawkin, Renew Land Developments, Punch Taverns, MCI Developments (Pages 5 - 6)**
  
8. **17/2483N Elephant And Castle Inn, 289, Newcastle Road, Shavington CW2 5DZ: Affordable Housing Development Comprising 45 no. dwellings & Ancilliary Works for Mr Lee Dawkin, Renew Land Developments, Punch Taverns, MCI Developments and Magenta Living (Pages 7 - 8)**

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Please contact Julie Zientek on 01270 686466  
E-Mail: [julie.zientek@cheshireeast.gov.uk](mailto:julie.zientek@cheshireeast.gov.uk) with any apologies, requests for further information or to arrange to speak at the meeting

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**Southern Planning Committee 1 November 2017**

**UPDATE TO AGENDA**

**APPLICATION No**

17/0560N - Full planning permission for the proposed development of 40 affordable dwellings, comprising of 17 two-bed and 23 three-bed dwellings, the creation of a new vehicle and pedestrian access from Sydney Road, internal shared surface roads, car parking, landscaping and public open space.

**UPDATE PREPARED**

30 October 2017

**Error Corrections**

The Committee report (page 16) refers to the Cheshire East Local Plan Strategy as being a material consideration. This is an error. The Cheshire East Local Plan Strategy is the adopted Development Plan in force for this site

**RECOMMENDATION**

Approve subject to the following conditions:

1. Commencement of development (3 years)
2. Development in accordance with approved plans,
3. Materials
4. Surfacing materials
5. Delivery of affordable housing
6. Levels
7. Nesting bird survey to be submitted
8. Provision of features for breeding birds
9. Method statement of Reptile Reasonable Avoidance Measures
10. Hedgehog mitigation
11. Details of external lighting
12. Submission of landscape scheme
13. Implementation of landscaping
14. Development in accordance with Flood Risk Assessment
15. Details of surface water drainage scheme
16. Contamination - Phase II investigation to be submitted
17. Contamination - Importation of soil
18. Remediation of unexpected contamination
19. Tree Retention
20. Tree Protection
21. Updated Arboricultural Method Statement
22. Boundary treatment
23. Dust Management
24. Noise mitigation scheme

- 25. Provision of pedestrian refuge on Sydney Road
- 26. Details of Construction Management Plan
- 27. Electric vehicle charging points to be provided for dwellings
- 28. Residents Travel Information Pack to be submitted
- 29. Cycle storage details
- 30. Bin Storage details

In order to give proper effect to the Board's/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.

### **RECOMMENDATION**

No change to recommendation

**Southern Planning Committee 1 November 2017**

**UPDATE TO AGENDA**

**APPLICATION No.**

17/2484N - New access to car park, reconfigured car park, new garage (including access) and bin store , new garden area, paths and boundary treatment.

**LOCATION**

Elephant and Castle Inn, 289, Newcastle Road, Shavington, CW2 5DZ

**UPDATE PREPARED**

30 October 2017

**Error Corrections**

The Committee report (page 52) refers to the Cheshire East Local Plan Strategy as being a material consideration. This is an error. The Cheshire East Local Plan Strategy is the adopted Development Plan in force

The requirements from the Environmental Health Officer and the Flood Risk Manager (Page 53 of the report) should both refer to the fact that no conditions need to be imposed for works to the car park to address their technical requirements

**RECOMMENDATION**

There is no change to the recommendation

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**Southern Planning Committee 1 November 2017**

**UPDATE TO AGENDA**

**APPLICATION No.** 17/2483N

**LOCATION** Elephant and Castle Inn, 289, Newcastle Road, Shavington, CW2 5DZ

**UPDATE PREPARED**

30 October 2017

**Error Corrections**

The Committee report (page 65) refers to the Cheshire East Local Plan Strategy as being a material consideration. This is an error. The Cheshire East Local Plan Strategy is the adopted Development Plan in force

**Conditions**

Condition 30 - The Council's Lawyer advises that condition 30 Residents Management and Maintenance of on site POS/ LEAP should be controlled by S106 Agreement rather than condition to ensure these areas are available of all sections of the community.

It is therefore recommended that Condition 30 be deleted and the management and maintenance of POS should be controlled via the Legal Agreement

**RECOMMENDATION**

**Approve subject to a S106 / Unilateral Undertaking to deliver the following Heads of terms**

**£80,000 to secondary school education**

**£12,000 to fund S278 for work to Main Road**

**Management agreement and maintenance in perpetuity of POS and LEAP on site**

**and the following conditions:**

- 1. Commencement of development (3 years)**
- 2. Development in accordance with approved plans,**
- 3. Materials as application**
- 4. Surfacing materials**
- 5. 100% affordable housing**
- 6. Removal of permitted development rights for extensions classes A- E and means of enclosure/ boundary treatments forward of building line**
- 7. Nesting bird survey to be submitted**
- 8. Provision of features for breeding birds**

9. Compliance with Flood Risk Assessment (FRA) (ref: ES/16365/FRA Prepared by SCP) dated August 2016
10. Submission of landscape scheme, including hard landscaping /surfacing materials
11. Implementation of landscaping
12. LEAP (min 5 pieces of equipment) children's play area /pos in accordance with details to be submitted /approved
13. Contamination - Phase II investigation to be submitted
14. Contamination - Importation of soil
15. Remediation of unexpected contamination
16. All Arboriculture works in accordance with Tree Care Consultancy Arboricultural Implication Assessment (Ref AIA1-CSE-SW) dated 11<sup>th</sup> May 2016
17. Boundary treatments (inc 1.8m high close boarded to rear gardens adj in accordance with Noise Report recommendations)
18. Levels, existing and proposed
19. Noise mitigation scheme compliance with recommendations of report
20. Details of construction and highways management plan, inc on site parking for contractors/storage during development
21. Electric vehicle charging points to be provided for dwellings
22. Residents Travel Information Pack
23. Cycle storage details
24. Bin Storage details
25. Grampian condition for provision of one way system/pavement widening to Main road (TRO)
26. Drainage strategy detailing on and off site drainage work
- 27 detailed calculations to support the chosen method of surface water drainage to be submitted
28. Grampian condition for the one-way system to Main Road be fully implemented/ construction of the footways to Main Road and build-outs on Newcastle Rd should be complete prior to any occupation of the site
28. Compliance with bat report
29. Updated badger survey
30. Bungalow/single storey accommodation - priority of occupation for over 55's/ persons reliant upon wheelchair
31. Details of garden sheds to be submitted prior to development

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