

# **Southern Planning Committee**

## **Updates**

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**Date:** Wednesday, 7th March, 2018  
**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. **18/0016N Land East Of Lime Tree Avenue, Crewe: Proposed temporary permission (up to 18 months) for an alternative site compound for the Sydney Road Bridge replacement scheme, consisting of: 6 no. temporary cabins, wc block, parking area, service road, laydown area, top soil storage area and associated facilities, and temporary diversion of a Public Right of Way for Mr Chris Hindle, Cheshire East Council (Pages 3 - 4)**
6. **18/0445N Sydney Road Bridge And Land Adjoining The Highway On Sydney Road, Crewe: Variation of conditions 3, 4, 7, 15, 16 and 17 on application 17/1980N for Chris Hindle, Cheshire East Council (Pages 5 - 6)**
7. **17/5776N Land to North of Little Heath Barns, Audlem: Erection of Retirement Living housing (category II type accommodation), communal facilities, landscaping and car parking (re-submission following non-determination of application 17/0339N) for McCarthy & Stone Retirement Lifestyles (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 UPDATE – 7<sup>th</sup> March 2018**

**APPLICATION NO:** 18/0016N

**PROPOSAL:** Proposed temporary permission (up to 18 months) for an alternative site compound for the Sydney Road Bridge replacement scheme, consisting of: 6 no. temporary cabins, wc block, parking area, service road, laydown area, top soil storage area and associated facilities, and temporary diversion of a Public Right of Way

**ADDRESS:** Land East of Lime Tree Avenue, Crewe

**APPLICANT:** Cheshire East Council

**Update**

Following the publication of the committee report the applicant has made a request that the scheme for the swings is provided within three months of the compound commencement (rather than 1 month) and implemented within 6 months of the works commencing (rather than three months). The reason for this is that there is a large amount of work to do with this project and the applicant/contractor may struggle to meet these times scales. This considered to be a reasonable request and the wording of condition 3 will be amended to reflect this.

The applicant has also provided a Compound Lighting Report and this has been considered by the Councils Environmental Health Officer who has confirmed that there would be very little light overspill. As a result condition 9 is amended below to reflect the latest position.

The pre-commencement survey of the POS and PROW as referred to within the Public Open Space Section of the report has now been provided and is considered to be acceptable.

**RECOMMENDATION:**

**Approve subject to the following conditions;**

- 1. Standard time 3 years**
- 2. Development to proceed in accordance with the approved plans**
- 3. Within three months of the approved development commencing a scheme to remove and replace the 2 bay swing (4 swings in total – 2 cradle 2 flat) at the Council owned play area at Greendale Gardens shall be submitted to the Local Planning Authority for approval in writing. The approved scheme shall include replacement swings (4 swings in total) and surfacing to BSEN 1176 & 1177 standards. The approved scheme shall be implemented in accordance with the approved details within 6**

months of works commencing unless otherwise agreed in writing with the Local Planning Authority.

4. Within one month of the commencement of the development submission of a scheme of landscaping of replacement tree planting to be submitted
5. Implementation of the scheme of replacement tree planting
6. Nesting birds – timing of works
7. Compliance with the Construction Environment Management Plan submitted as part of application 18/0567D
8. At all times of construction there shall be a prominently displayed contact telephone numbers for the reporting of issues and problems
9. External lighting details in accordance with the submitted report
10. Pre-completion surveys of the PROW/POS shall be submitted to the LPA and approved in writing.

**Informatives;**

1. Liaison committee to be set up with local residents and Members
2. Standard Construction Hours informative
3. PROW Informative
4. Diversion of the PROW Informative
5. Prior notification of local residents/ward members where noise generative activities will take place during standard construction hours

In order to give proper effect to the 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

**SOUTHERN PLANNING COMMITTEE UPDATE – 7<sup>th</sup> March 2018**

**APPLICATION NO:** 18/0445N

**PROPOSAL:** Variation of conditions 3, 4, 7, 15, 16 and 17 on application 17/1980N

**ADDRESS:** Sydney Road Bridge and Land adjoining the highway on, Sydney Road, Crewe

**APPLICANT:** Cheshire East Council

**Update**

A decision has now been issued on application 18/0567D and details have now been approved for conditions 5, 6, 9, 11, 14, 17 and 19 on application 17/1980N. As a result it is necessary to amend the relevant conditions within the officer recommendation to reflect the current position.

It should also be noted that the consultation for this application has now expired and no further representations have been received.

**RECOMMENDATION:**

**APPROVE** subject to the following conditions;

1. Standard time 3 years
2. Development to proceed in accordance with the approved plans
3. Prior to the commencement of Phase 2 submission of an amended plan to realign the footpath and to avoid Scottish Power infrastructure
4. Prior to the commencement of Phase 2 details of the siting of the compound and its timing to be submitted and agreed
5. The development shall proceed in accordance with the Tree Protection Scheme approved as part of application 18/0567D
6. The development shall proceed in accordance with the Arboricultural Method Statement approved as part of application 18/0567D
7. Prior to the commencement of Phase 2 submission of a scheme of landscaping including replacement tree and hedgerow planting to be submitted
8. Implementation of the scheme of landscaping including the replacement tree and hedgerow planting
9. The development shall proceed in accordance with the Reptile Mitigation Method Statement approved as part of application 18/0567D
10. Nesting birds – timing of works
11. The development shall proceed in accordance with the Construction Environment Management Plan approved as part of application 18/0567D
12. Where possible noise generative activities shall take place during standard construction hours

13. At all times of construction there shall be a prominently displayed contact telephone numbers for the reporting of issues and problems
14. The development shall proceed in accordance with the Dust Control Measures approved as part of application 18/0567D
15. Prior to the commencement of Phase 2 a drainage Strategy and design to be submitted and approved
16. Prior to the commencement of Phase 2 a scheme to improve cycleway and footpath provision within the vicinity of the site shall be submitted and approved
17. The part of the PROW scheme of management relating to the temporary footbridge over the footway, and specifically with regard to its details (elevations and cross sections), shall be submitted to and approved by the Local Planning Authority prior to the Phase 2 (Main Works) commencing. The approved scheme shall be implemented in accordance with the timetable, that should also be included for approval.
18. The line of the PROW shall be marked out prior to the commencement of development
19. Pre-completion surveys of the PROW shall be submitted to the LPA and approved in writing.

**Informatives;**

1. Japanese knotweed informative
2. Standard Construction Hours informative
3. Contaminated Land informative
4. Informative to advise of United Utilities Infrastructure
5. A temporary Traffic Regulation Order will be required to enable any diversion along Hungerford Road
6. Brine Board informative to advise that precautions are required to mitigate the effects of any future brine movement
7. Liaison committee to be set up with local residents and Members
8. Diversion Route signage to be provided

In order to give proper effect to the 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.

**SOUTHERN PLANNING COMMITTEE – 7<sup>th</sup> March 2018**

**UPDATE TO AGENDA**

**APPLICATION NO.**

17/5776N

**LOCATION**

LAND NORTH OF LITTLE HEATH BARNS

**UPDATE PREPARED**

The list of suggested conditions was missing from the main committee report.  
The suggested conditions are as follows:

1. Time limit – 3 years
2. Development in accordance with the approved plans
3. Materials – to be submitted and agreed
4. Levels – to be submitted and agreed
5. Foul and surface water drainage – to be submitted and agreed
6. Drainage strategy – to be submitted and agreed
7. Electric vehicle charging – to be submitted and agreed
8. Travel information pack – to be submitted and agreed
9. Contaminated land – to be submitted and agreed
10. Lighting – to be submitted and agreed
11. Landscaping scheme to be submitted and agreed
12. Landscaping scheme to be implemented
13. Replacement hedgerow planting – to be submitted and agreed
14. Boundary treatments – to be submitted and agreed

**Recommendation**

**Approve as stated in the main report subject to the above suggested conditions**

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