

Southern Planning Committee

Agenda

Date: Wednesday 10th September 2025
Time: 10.30 am
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

Please note that members of the public are requested to check the Council's website the week the Southern Planning Committee meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the top of each report.

It should be noted that Part 1 items of Cheshire East Council decision making meetings are audio recorded, and the recordings will be uploaded to the Council's website

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. Apologies for Absence

To receive apologies for absence.

2. Declarations of Interest/Pre Determination

To provide an opportunity for Members and Officers to declare any disclosable pecuniary interests, other registerable interests, and non-registerable interests in any item on the agenda and for Members to declare if they have pre-determined any item on the agenda.

For requests for further information

Contact: Rachel Graves

E-Mail: rachel.graves@cheshireeast.gov.uk

To register to speak on an application please email: Speakingatplanning@cheshireeast.gov.uk

3. **Minutes of Previous Meeting (Pages 5 - 10)**

To approve the minutes of the meeting held on 30 July 2025.

4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Planning Committee
- The relevant Town/Parish Council

A total period of 3 minutes is allocated for each of the planning applications for the following:

- Members who are not members of the planning committee and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **25/2024/PIP - LAND OFF BRIDGE STREET, WYBUNBURY, CHESHIRE EAST: Permission in Principle for the construction of up to six new dwellings (Pages 11 - 30)**

To consider the above planning application.

6. **25/2214/FUL - MORRISONS PETROL FILLING STATION, STATION ROAD, NANTWICH, CW5 5SB: Demolition of existing car wash and proposed extension proposed extension to the existing petrol filling station's sales building including two food to go counters for mixed use sui generis including hot food takeaway, creation of an EV charging zone and erection of substation enclosure, LV panel, meter cabinet and jet wash bays, plant room, and associated works (Pages 31 - 56)**

To consider the above planning application.

7. **25/0183/FUL - 136 RICHMOND ROAD, CREWE, CW1 4AX: The existing rear storage space will be rebuilt and renovated to accommodate 1 bedroom with an ensuite bathroom (Pages 57 - 74)**

To consider the above planning application.

8. **Update to S106 Agreement for 24/2497C - John Morley Importers Limited Morley Drive, Congleton (Pages 75 - 82)**

To consider the update report on the S106 agreement

THERE ARE NO PART 2 ITEMS

Membership: Councillors J Bird, J Bratherton (Chair), L Buchanan, A Burton, R Fletcher, A Gage (Vice-Chair), A Kolker, R Morris, M Muldoon, J Wray and B Wye