

Southern Planning Committee

Agenda

Date: Wednesday 3rd December 2025
Time: 10.00 am
Venue: Committee Suite 1, 2 and 3, Delamere House, Delamere Street, Crewe, CW1 2JZ

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.

Please Note: This meeting will be live streamed. This meeting will be broadcast live, and a recording may be made available afterwards. The live stream will include both audio and video. Members of the public attending and/or speaking at the meeting should be aware that their image and voice may be captured and made publicly available. If you have any concerns or require further information, please contact Democratic Services in advance of the meeting.

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.

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 22 October 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. **25/1757/FUL - LAND TO THE REAR OF AND INCLUDING, 481 CREWE ROAD, WINTERLEY: Erection of 54 affordable dwellings on land off Crewe Road, Winterley, with associated access, car parking, landscaping and infrastructure. No. 481 Crewe Road to be demolished to provide site access** (Pages 11 - 42)

To consider the above planning application.

6. **25/3464/FUL - BESPAC HC LIMITED LONDON ROAD, HOLMES CHAPEL, CHESHIRE EAST, CW4 8BE: Full planning application for the extension of an existing pharmaceutical manufacturing facility with associated servicing, landscaping and associated works** (Pages 43 - 66)

To consider the above planning application.

7. **24/2080C - COTTON FARM MIDDLEWICH ROAD, HOLMES CHAPEL, CREWE, CHESHIRE EAST, CW4 7ET: Development of 3 no. buildings, totalling 4,422m.sq (use class B8 - storage and distribution), associated infrastructure and landscaping.** (Pages 67 - 92)

To consider the above planning application.

8. **25/3510/PIP - LAND OFF SADDLERS WELLS, BUNBURY: Permission in principle for the erection of up to 2 No. dwellings (C3) and associated infrastructure works** (Pages 93 - 106)

To consider the above planning application.

9. **25/3507/PIP - LAND WEST OF A49 WHITCHURCH ROAD, BUNBURY: Permission in principle for erection of up to 3 No. dwellings and associated infrastructure works (Pages 107 - 122)**

To consider the above planning application.

10. **25/3269/FUL - 523 WEST STREET, CREWE, CHESHIRE EAST: Conversion from two flats to one C4 6 person HMO (Pages 123 - 138)**

To consider the above planning application.

THERE ARE NO PART 2 ITEMS

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