

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 25th January, 2012 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor G Merry (Chairman)
Councillor M J Weatherill (Vice-Chairman)

Councillors J Clowes, W S Davies, M Jones, A Kolker, S McGrory, D Marren,
M A Martin, M Sherratt and A Thwaite

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors D Brown and Rhoda Bailey

OFFICERS PRESENT

Nigel Curtis (Principal Development Officer, Highway Development Control)
David Malcolm (Southern Area Manager – Development Management)
Alex Strickland (Planning Lawyer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors P Butterill, L Gilbert, D Newton and G Wait

131 DECLARATIONS OF INTEREST

Councillor D Marren declared a personal interest in respect of application number 11/3899N on the grounds that he was a member of Nantwich Town Council, which had been consulted on the proposed development. In accordance with the code of conduct, he remained in the meeting during consideration of this item.

All Members of the Committee declared that they had received correspondence regarding application number 11/2999C.

Councillor A Thwaite declared that, as one of the Ward Councillors, he had received correspondence and had discussions with Councillor D Brown regarding application number 11/4466C, but that he had not expressed a view.

132 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 4 January 2012 be approved as a correct record and signed by the Chairman.

133 11/4466C - LITTLE MOSS FARM, PRIORY CLOSE, CONGLETON, CW12 3JL: INSTALLATION OF 21M HIGH MONOPOLE TELECOMMUNICATION TOWER INCORPORATING 6 NO. 3G ANTENNAS AND ASSOCIATED HEADFRAME. 1 NO. EQUIPMENT CABINET, 1 NO. METER CABINET AND ALL ANCILLARY DEVELOPMENT FOR O2

Note: Councillor D Brown (Ward Councillor) and Mr S Muirhead (objector) attended the meeting and addressed the Committee on this matter.

Note: Mr N Rymer (objector) had registered his intention to address the Committee on this matter but did not speak.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection.

RESOLVED – That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

The proposed development is considered to be of a height which is unacceptable in this prominent location on the edge of the Green Belt, creating a visually incongruous addition to the area contrary to policies E19: Telecommunications and GR2: Design of the Congleton Borough Local Plan First Review 2005.

134 11/4222N - PRG ENGINEERING, LIGHTWOOD GREEN AVENUE, AUDLEM: PROPOSED EXTENSION TO EXISTING INDUSTRIAL BUILDING AND ENLARGEMENT OF REAR PARKING AND VEHICLE TURNING AREA FOR PRG ENGINEERING

Note: Councillor I Barton (on behalf of Dodcott cum Wilkesley Parish Council) and Mr P Kubis (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update, an oral update by the Southern Area Manager - Development Management and an oral report of the site inspection.

RESOLVED – That the application be DEFERRED for further plans showing sufficient space for turning, access and parking within the site.

135 11/2999C - LAND SOUTH OF, PORTLAND DRIVE, SCHOLAR GREEN, STOKE ON TRENT: VARIATION OF CONDITIONS 2, 3, 5, 10, 10 AND 11 OF PLANNING PERMISSION 08/0712/FUL AND VARIATION OF S106 AGREEMENT TO ALLOW COMPLETION AND OCCUPATION OF 34 DWELLINGS (INCLUDING 17 AFFORDABLE) FOR BEN BAILEY HOMES(PART OF GLADEDALE GROUP)

Note: Councillor Rhoda Bailey (Ward Councillor), Miss S Jones (objector), and Mr P Taylor and Mr G Asker (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

Note: Ms N Kent (Primary Care Trust) had not registered her intention to address the Committee. However, the Chairman, with the approval of the Committee, agreed to allow Ms Kent to answer questions of fact, for clarification.

The Committee considered a report regarding the above planning application.

RESOLVED – That the formal deed of variation on the S106 Legal Agreement be APPROVED to allow sale and occupation of 34 units (including 17 affordable) and permit the variation of condition numbers 2, 3, 5, 10 and 11 to allow the development to commence on the housing scheme prior to the delivery of the health care centre subject to the following conditions:

1. Development to commence within 3 years
2. Details of materials to be submitted and approved.
3. Details of landscaping to be submitted.
4. Submission of Tree protection measures for retained trees
5. Details of foul and surface water drainage to be submitted.
6. Hours of construction limited
7. Further gas monitoring shall be carried out
8. Protected species – details of bat boxes to be submitted
9. No work to be carried out with the bird breeding season
10. Details of CCTV to be submitted prior to commencement on the new health care centre
11. Scheme for acoustic enclosure of fans/compressors etc. to be submitted prior to commencement on the new health care centre
12. No burning of materials associated with demolition
13. Management regime for hedgerows to be submitted and approved prior to commencement
14. Hours of operation limited
15. Submission of details of levels for rear gardens

136 **11/3899N - 52 PILLORY STREET, NANTWICH, CHESHIRE, CW5 5BG:
TO ERECT TWO STOREY EXTENSION AT REAR TO PROVIDE STAFF
FACILITIES FOR THE GROUND FLOOR RETAIL UNIT AND TO
CONVERT THE FIRST FLOOR INTO A SELF-CONTAINED FLAT FOR
MRS V SOLAN, C/O KDP ARCHITECTS**

Note: Councillor M Martin left the meeting prior to consideration of this application.

Note: Prior to consideration of this application, the meeting was adjourned for ten minutes for a break.

Note: Ms C Matthews (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be DEFERRED for a Committee site inspection to enable Members to assess the impact of the proposed development on neighbouring residential amenity and the listed building.

**137 11/4295N - WESTON HALL, MAIN ROAD, WESTON, CW2 5ND:
EXTENSION TO TIME LIMIT OF PLANNING PERMISSION P08/1274
FOR ONE DWELLING FOR MR R GALLOWAY**

The Committee considered a report regarding the above planning application and an oral update by the Southern Area Manager - Development Management.

RESOLVED – That the application be approved as a departure from the Development Plan subject to the following conditions:

1. Standard Time Limit
2. Plan References
3. Materials
4. Surfacing Materials
5. Landscape to be Submitted
6. Landscape to be Implemented
7. Drainage Details to be Submitted and Approved
8. Detailed Specification of all Renewable Energy Features
9. Window Reveal Details to be Submitted and Approved
10. Demolition of Existing Buildings
11. Remove PD Rights – Extensions and Outbuildings
12. Works to Stop if Protected Species Found
13. No Trees Removed Other Than Those Specified in the Arboricultural Report
14. Tree Protection Measures
15. Boundary Treatment
16. Tree/Vegetation Removal to Take Place Outside Bird Breeding Season

**138 11/4371N - LAND OFF MONKS LANE, HANKELow, CHESHIRE: 2
NO. NEW BUILD DETACHED PROPERTIES FOR MR N WARBURTON**

Note: Mr J Meadows (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED – That the application be REFUSED for the following reason:

The Local Planning Authority considers that the proposed dwellinghouses are an unacceptable form of development due to their location within an area of open countryside where there is strict control over new residential development. The development is not considered to fulfil the criteria for infill development and no evidence of need has been made to justify an exception to policy to warrant this intrusion into the open countryside. The

proposals would therefore be contrary to policies NE.2 (Open Countryside) and RES.5 (Housing in the Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

139 **11/4598C - 3 SHORTHORN CLOSE, MIDDLEWICH, CW10 9GF:
DOUBLE STOREY SIDE EXTENSION FOR MRS J VAN-KORGEN**

Note: Ms J Osborne (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an oral update by the Southern Area Manager - Development Management.

RESOLVED – That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

The Local Planning Authority considers that the proposed development by reason of its size and scale would not respect the character and appearance of the application property. Furthermore the development would have an overbearing impact upon the surrounding residential properties and due to the non-compliance with the separation distances set out in SPG2 it would result in a significant level of overlooking and loss of privacy. Therefore the proposed development would be contrary to Policies GR1 (New Development) and GR2 (Design) of the Congleton Borough Local Plan First Review 2005 and Supplementary Planning Guidance Note 2 (Provision of Private Open Space in New Residential Developments).

The meeting commenced at 2.00 pm and concluded at 4.45 pm

Councillor G Merry (Chairman)