

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 29th August, 2012 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

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

Councillors Rhoda Bailey, D Bebbington, P Butterill, R Cartlidge, W S Davies,
P Groves, D Marren, D Newton and A Thwaite

OFFICERS PRESENT:

Rachel Goddard	Senior Lawyer
Neil Jones	Principal Development Officer Highways Development
David Malcolm	Southern Area Manager, Development Management
Diane Moulson	Democratic Services Officer

Apologies

Councillors J Clowes, A Kolker and M A Martin

51 DECLARATIONS OF INTEREST

Councillor Thwaite declared that, as a member of Congleton Town Council he had been approached by local residents concerning application number 12/2147C but had kept an open mind in relation to the matter prior to the meeting.

52 MINUTES OF PREVIOUS MEETING

RESOLVED: That the Minutes of the meeting held on 8th August 2012 be approved as a correct record and signed by the Chairman.

53 12/2147C GROVE INN, MANCHESTER ROAD, CONGLETON CW12 1NP: THE REPLACEMENT OF THE VACANT PUBLIC HOUSE WITH A CONVENIENCE OUTLET STORE FOR SEVEN TEN (CHESHIRE) LTD

Note: Councillor G Baxendale (Ward Councillor), Mrs A Martin (Congleton Town Council), Mr R Allen (Supporter) and Mr E J F Taylor and Mr P Todd (on behalf of the applicant) 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 report of the site inspection.

RESOLVED: That, subject to the signing and completing of a Section 106 Agreement to secure a sum of £3000 towards the cost of making and advertising (and if appropriate confirming) Traffic Regulation Orders to prohibit parking on the highways in the vicinity of the application site prior to the occupation of the development, and for the reasons set out in the report, the application be APPROVED subject to the following conditions –

- 1 Standard time limit
- 2 Development in accordance with the approved plans
- 3 Submission and approval of external materials and finishes
- 4 The maximum weight of vehicles allowed to deliver to the site restricted to a maximum of 7.5 tonnes
- 5 Submission and approval of details of the access barriers to the Manchester Road entrance
- 6 Access and car parking completed prior to the store beginning to trade
- 7 Prior to the store beginning to trade, the developer will provide and install both Puffin crossings which will serve the site in order that safe accessibility is provided to and from the site at the time of first operation. This provision will also require the relocation of the existing bus stop lay-by (to be secured by a Section 278 Agreement)
- 8 Tree protection measures
- 9 Submission of a landscaping scheme
- 10 Implementation of landscaping scheme
- 11 Submission of a construction management plan
- 12 Construction hours limited to 08.00 to 18.00 hours Monday to Friday, 09.00 to 14.00 on Saturdays and no working on Sundays or Public Holidays
- 13 Submission of a method statement should pile foundations be required
- 14 Submission of a method statement for any floor floating taking place
- 15 Deliveries to be between 06.30 to 19.00 hours
- 16 Opening hours to be between 06.30 to 21.00 hours

54 12/2309N LAND ADJACENT TO 4 AUDLEM ROAD, HANKELow, CHESHIRE CW3 4AU: OUTLINE PLANNING APPLICATION - RESIDENTIAL PROPOSAL COMPRISING 10NR. TWO-STOREY RESIDENTIAL UNITS IN TOTAL BROADLY; 8NR. SEMI-DETACHED DWELLINGS, CIRCA 160 SQUARE METRES WITH INTEGRAL GARAGES AND 2NR. DETACHED DWELLINGS, CIRCA 185 SQUARE METRES WITH DETACHED GARAGES FOR MR CHRIS KIDD

Note: Mr R Holmes (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

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

The Southern Area Manager Development Management reported to the Committee that following publication of the agenda, information had been received which had resulted in two of the reasons for refusal (no. 2 affordable housing and No. 3 road traffic noise) being withdrawn. Accordingly, the application was still recommended for refusal but on the grounds of sustainability (1) and highways (4) only.

RESOLVED: That, for the reasons set out in the update report, delegated authority be granted to the Head of Development to REFUSE the application on the following grounds, subject to no new material information being submitted prior to the expiry of the publication period –

1. The proposal site is an unacceptable housing site by means of its sustainability and the adverse impact it would have on the open countryside. It is therefore contrary to Policy NE.2 (Open Countryside) and Policy RES.5 (Housing in the Open Countryside) of the Crewe and Nantwich Local Plan and does not meet the rural expectation requirements of Policy RES.8 (Affordable Housing in rural areas outside settlement boundaries [rural exceptions policy]). The proposal has been considered in the context of the presumption in favour of sustainable development as required by the National Planning Policy Framework, and whilst the Council accepts that it cannot demonstrate a 5 year supply, the proposal conflicts with the policy objectives of the National Planning Policy Framework as it is not sustainable development and the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. The proposal is therefore considered to be contrary to Policies NE.2 (Open Countryside) and RES.5 (Housing in the Open Countryside) of the Crewe and Nantwich Replacement Local Plan 2011 and the National Planning Policy Framework.

2. Insufficient information has been submitted in relation to the access to the site, car parking provision and sustainable transport. The proposed junction is not shown in sufficient design detail for the local Planning Authority to determine the suitability and note the dimensions shown for the visibility splays do not comply with highways standards. It is therefore considered that insufficient information has been submitted in relation to highways matters, therefore the application does not accord with Policy BE.3 (Access and Parking) of the Crewe and Nantwich Replacement Local Plan 2011.

The meeting commenced at 2.00 pm and concluded at 3.30 pm

Councillor G Merry (Chairman)