

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 27th August, 2014 at The Ballroom, Sandbach Town
Hall, High Street, Sandbach, CW11 1AX

PRESENT

Councillor G Merry (Chairman)

Councillors Rhoda Bailey, D Bebbington, P Butterill, R Cartlidge, J Clowes,
W S Davies, I Faseyi, S Hogben, P Groves and D Marren

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors J Hammond, D Hough, M Jones, S Jones and C Thorley

OFFICERS PRESENT

Nigel Curtis (Principal Development Officer - Highways)
Patricia Evans (Lawyer)
Peter Hooley (Planning & Enforcement Manager)
Susan Orrell (Principal Planning Officer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors M J Weatherill, A Kolker, M A Martin and S McGrory

48 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

With regard to application number 14/1975N, Councillor P Groves declared that he had spoken to local residents and had not kept an open mind. Councillor Groves declared that he would exercise his separate speaking rights as a Ward Councillor and withdraw from the meeting during consideration of this item.

With regard to application number 14/3247N, Councillor P Groves declared that he had been appointed as a Council representative on the Board of Wulvern Housing but that he had not participated in the discussions at Wulvern Housing with respect to this application and therefore felt comfortable declaring his appointment to Wulvern, staying in the room and participating in the decision.

With regard to application number 14/1975N, Councillor P Butterill declared that she was a member of Nantwich Town Council and Nantwich Civic Society, but that she had kept an open mind.

With regard to application number 13/1841N, Councillor S Hogben declared that he was a member of Shavington-cum-Gresty Parish Council, but that he had kept an open mind.

With regard to application number 14/2671C, Councillor R Bailey declared that she was Deputy Cabinet Member for Safeguarding Children and Adults, but that she had not discussed this application and had kept an open mind.

With regard to application number 14/3129N, Councillor D Bebbington declared that he was a member of Minshull Vernon & District Parish Council, but that he had not discussed this application and had kept an open mind.

All Members of the Committee declared that they had received correspondence regarding application number 14/2204N.

49 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 30 July 2014 be approved as a correct record and signed by the Chairman.

50 14/2204N LAND AT SCHOOL LANE, BUNBURY: ERECTION OF 34NO. DWELLINGS, A SCHOOL CAR PARK WITH ASSOCIATED ACCESS ROAD AND NEW LANDSCAPING FOR BLOOR HOMES NORTH WEST

Note: Councillor M Jones (Ward Councillor), Parish Councillor R Pulford (on behalf of Bunbury Parish Council), Ms S Nash (on behalf of Bunbury Heath Action Group) and Mrs L Potter (objector) attended the meeting and addressed the Committee on this matter.

Note: Mr J Cove had registered his intention to address the Committee on behalf of the applicant 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

(a) That the application be REFUSED for the following reason:

The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policies NE.2 (Open Countryside) and RES.5 (Housing in Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan, Policy PG 5 of the Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework and create harm to interests of acknowledged importance. The Local Planning Authority can demonstrate a 5 year supply of housing land supply in accordance with the National Planning Policy Framework. As such the application is also contrary to the emerging Development

Strategy. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.

- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.
- (c) That, should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement, as follows:
 - 1. The housing mix to encompass the following:
 - 4 no. 2 bed bungalows Affordable Rent for Over 55's
 - 4 no. 2 bed 3 person House Intermediate
 - 2 no. 2 bed 4 person House Affordable Rent
 - 2. A private management agreement for the Public Open Space on site.

51 13/5045C LAND ADJACENT TO HEATH END FARM, HASSALL ROAD, ALSAGER, CHESHIRE ST7 2SL: RE-SUBMISSION OF APPLICATION 12/3905C OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT ON LAND ADJACENT TO HEATH END FARM, HASSALL ROAD, ALSAGER FOR FRANK EVASON & MR ALLAN KEY

Note: Councillor D Hough (Ward Councillor), Councillor S Jones (on behalf of Alsager Town Council) and Mr R Nickson (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.

RESOLVED

- (a) That the application be REFUSED for the following reasons:
 - 1. The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policies PS8 (Open Countryside) and H6 (Residential Development in the Open Countryside) of the Congleton Borough Local Plan First Review 2005, Policy PG 5 of the Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework and create harm to interests of acknowledged

importance. The Local Planning Authority can demonstrate a 5 year supply of housing land supply in accordance with the National Planning Policy Framework. As such the application is also contrary to the emerging Development Strategy. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.

2. The proposed development would involve the removal of an “important” hedgerow as defined in the Hedgerow Regulations 1997. Policy NR3 of the adopted Congleton Borough Local Plan First Review, states that proposals for development that would result in the loss or damage to important hedgerows will only be allowed if there are overriding reasons for allowing the development. Therefore the scheme is contrary to Policy NR3 of the adopted Congleton Borough Local Plan First Review and guidance contained within the NPPF.
- (b) That, in the event of any changes being needed to the wording of the Committee’s decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Principal Planning Manager be granted delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee’s decision.
- (c) That, should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

S106 Heads of Terms:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:
 - The numbers, type, tenure and location on the site of the affordable housing provision
 - The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
 - The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
 - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
2. The provision of a Open Space/Ecological Mitigation to be maintained by a private management company

3. A commuted payment of £65,078 towards primary school education
4. A commuted payment of £45,789.83 towards offsite POS and play equipment

**52 14/1200C LAND AT HASSALL ROAD, ALSAGER, STOKE-ON-TRENT:
VARIATION OF CONDITION 8 (ENERGY REQUIREMENTS) ON
12/1670C - ERECTION OF 30NO DWELLINGS (INCLUDING 9NO
AFFORDABLE DWELLINGS) VEHICULAR ACCESS AND
ASSOCIATED LANDSCAPING FOR SEDDON HOMES LIMITED**

Note: Councillor D Hough (Ward Councillor) and Councillor S Jones (on behalf of Alsager Town Council) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That the amendment to the wording of condition 8 be APPROVED subject to a Deed of Variation to the Section 106 Agreement to reference the new consent and the following conditions as originally imposed on appeal
 1. Time Limit
 2. Plans
 3. Contaminated land
 4. hard and soft landscaping details
 5. existing and proposed ground levels
 6. Materials to be submitted
 7. Drainage details
 8. Fabric first approach to energy efficiency
 9. Construction environmental management plan
 10. Breeding birds and roosting bats
 11. PROW diversion
 12. tree protection and landscaping implementation
 13. access visibility splays
 14. Permitted development right removal for plots 22 -30
 15. Open plan estate
- (b) That, in the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Principal Planning Manager be granted delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.
- (c) That, should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager, in consultation with the

Chairman of the Southern Planning Committee, to enter into a Deed of Variation to the planning agreement attached to permission 12/1670C in accordance with the S106 Town and Country Planning Act to attach the suggested revised condition to the original planning permission.

53 13/1841N DEMOLITION OF 187A, CREWE ROAD, SHAVINGTON CUM GRESTDY, CREWE CW2 5AH AND OUTLINE APPLICATION WITH SOME MATTERS RESERVED FOR 30 RESIDENTIAL UNITS FOR G SCOTT

Note: Parish Councillor W McIntyre attended the meeting and addressed the Committee on behalf of Shavington-cum-Gresty Parish Council.

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

RESOLVED

(a) That the application be REFUSED for the following reasons:

1. The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policies NE.2 (Open Countryside) and RES.5 (Housing in Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan, Policy PG 5 of the Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework and create harm to interests of acknowledged importance. The Local Planning Authority can demonstrate a 5 year supply of housing land supply in accordance with the National Planning Policy Framework. As such the application is also contrary to the emerging Development Strategy. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.
2. In the opinion of the Local Planning Authority, the proposed development would cause a significant erosion of the Green Gap between the built up areas of Shavington and Crewe which would significantly and demonstrably outweigh the benefits of the scheme notwithstanding a shortfall in housing land supply. The development is therefore contrary to Policy NE4 (Green Gaps) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within the NPPF.
3. The Local Planning Authority considers that insufficient information has been submitted in relation to the affordable housing provision of the site. In this case there no detail in relation to the proportion of affordable housing on the site, tenure proposals for the affordable units including the arrangements for transfer to a Registered Provider, provisions for the units to be affordable in perpetuity and confirmation that the affordable homes to be let or sold to people who

are in housing need and have a local connection. The application does not confirm that the affordable units will be built to CFSH Level 3 or to HCA Design and Quality Standards. As a result it is not considered that the proposal would create a sustainable, inclusive, mixed and balanced community and would be contrary to the Interim Planning Policy on Affordable Housing and Policy RES.7 (Affordable Housing) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the National Planning Policy Framework.

4. There are a number of ponds within 250 metres of the site and the submitted Phase 1 Habitat Survey recommends that a full Great Crested Newt Survey is undertaken. No Protected Species Survey has been submitted as part of this application to assess the potential impacts of the development on Great Crested Newts. In the absence of this information, to allow this development would be contrary to Policy NE.9 (Protected Species) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within the NPPF.
 5. There are grassland habitats on the application site and there are species present which are indicative of restorable semi-improved grassland habitats. The submitted habitat survey was undertaken in February which is a poor time of year as a result the Council has insufficient information to assess the nature conservation value of the site. To allow the development in the absence of this information would be contrary to Policy NE.5 (Nature Conservation and Habitats) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within the NPPF.
 6. There are a number of trees located onto the boundaries of the site and no arboricultural information has been provided to assess the impact upon these trees. Furthermore the indicative layout does not demonstrate that the proposed development can be accommodated on the site without resulting in the loss or future pressures to remove the trees which would be harmful to nature conservation and the character and appearance of the area. The development would be contrary to Policy NE.5 (Nature Conservation and Habitats) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the NPPF.
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.
- (c) That, should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Southern Planning Committee to enter into a

planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

S106 Heads of Terms:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:
 - The numbers, type, tenure and location on the site of the affordable housing provision
 - The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
 - The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
 - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
2. A commuted payment of £54,231 towards primary school education
3. A commuted payment of £24,000 towards offsite POS and play equipment

54 14/1018N LAND OFF WRENBURY ROAD, ASTON: OUTLINE APPLICATION FOR 31NO. DWELLINGS WITH ACCESS TO WRENBURY ROAD INCLUDING 10NO. TWO BEDROOM AFFORDABLE HOMES FOR MR M SCHOFIELD, CARLTON HOLDINGS

Note: Mr C Bowen attended the meeting and addressed the Committee on behalf of the applicant.

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

RESOLVED

- (a) That the application be REFUSED for the following reason:

The Local Planning Authority can demonstrate a 5 year supply of housing land supply in accordance with the National Planning Policy Framework, and as such the housing supply policies of the Local Plan can be considered to be up to date. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan. The proposed development is therefore contrary to Policy NE.2 (Open Countryside) , Policy RES.5 (Housing in the Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan 2011, Policy PG5 of the emerging Cheshire East Local Plan Strategy - Submission Version and the principles of the National Planning Policy Framework, which seek to ensure development is directed to the right

location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use.

- (b) That, in the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Principal Planning Manager be granted delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.
- (c) That, should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for
 - Affordable housing:
 - 30% of all dwellings to be affordable (65% social or affordable rented and 35% intermediate tenure)
 - A mix of 1, 2 , 3 bedroom and other sized properties to be determined at reserved matters
 - units to be tenure blind and pepper potted within the development, the external design, comprising elevation, detail and materials should be compatible with the open market homes on the development thus achieving full visual integration.
 - constructed in accordance with the Homes and Communities Agency Design and Quality Standards (2007) and should achieve at least Level 3 of the Code for Sustainable Homes (2007).
 - no more than 50% of the open market dwellings are to be occupied unless all the affordable housing has been provided, with the exception that the percentage of open market dwellings that can be occupied can be increased to 80% if the affordable housing has a high degree of pepper-potting and the development is phased.
 - developer undertakes to provide the social or affordable rented units through a Registered Provider who are registered with the Homes and Communities Agency to provide social housing.
 - Commuted Sum payment in lieu of secondary education provision of £65,371
 - Private residents management company to maintain all on-site open space and associated areas in perpetuity

55 14/1975N LAND OFF WRENS CLOSE, NANTWICH, CHESHIRE: FULL PLANNING PERMISSION FOR 11 DWELLINGS INCLUDING ACCESS AND ASSOCIATED INFRASTRUCTURE (RESUBMISSION OF 13/4904N) FOR MR F LLOYD-JONES, THOMAS JONES AND SONS

Note: Having exercised his separate speaking rights as a Ward Councillor, Councillor P Groves withdrew from the meeting for the duration of the Committee's consideration of this item.

Note: Mrs G Barry (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED

(a) That the application be REFUSED for the following reason:

The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policy NE.2 (Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan, Policy PG 5 of the Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework and create harm to interests of acknowledged importance. The Local Planning Authority can demonstrate a 5 year supply of housing land supply in accordance with the National Planning Policy Framework. As such the application is also contrary to the emerging Development Strategy. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.

(b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

(c) That, should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

56 14/2671C HOLMES CHAPEL COMPREHENSIVE SCHOOL, SELKIRK DRIVE, HOLMES CHAPEL, CHESHIRE CW4 7DX: NEW 3G ARTIFICIAL SPORTS PITCH FACILITY FOR TONY HALSALL

Note: Councillors R Cartlidge and D Marren arrived during consideration of this item but did not take part in the debate or vote.

Note: Mr R Williams attended the meeting and addressed the Committee on behalf of the applicant.

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Standard
 2. Plans
 3. Materials as per application
 4. Landscape (Implementation)
 5. Protected species mitigation measures
 6. Use restricted to sports facility
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

57 14/2715C 50A, NANTWICH ROAD, MIDDLEWICH, CHESHIRE CW10 9HG: VARIATION OF CONDITION 2 ON 13/3680C TO ALLOW FOR AMENDED PLANS ON RESIDENTIAL DEVELOPMENT AT LAND AT 50A NANTWICH ROAD, MIDDLEWICH FOR P E JONES (CONTRACTORS) LTD

Note: Mr T Loomes (on behalf of the applicant) had not registered his intention to address the Committee. However, in accordance with paragraph 2.8 of the public speaking rights at Strategic Planning Board and Planning Committee meetings, the Committee agreed to allow Mr Taylor to speak.

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to a Deed of Variation to the Section 106 Legal Agreement attached to 13/0100C and 13/3680C to secure incorporation of the layout detailed within 14/2725C and the following conditions:
1. Time limit – 3 years
 2. Plans – as amended
 3. Materials as previously approved – additional materials to be submitted and approved
 4. Access to be constructed, formed and graded to satisfaction of highways authority
 5. Protection of highway from mud and detritus during construction

6. Tree and hedgerow protection measures
 7. Arboricultural Specification/Method statement
 8. Details of Hard and Soft Landscaping to be submitted prior to commencement. Landscape scheme to include replacement native hedgerow planting and trees for ecological purposes and boundary treatments
 9. Implementation of landscaping scheme, including replacement hedgerows
 10. Development to be undertaken in accordance with updated ecological survey (badger)
 11. Bats and bird boxes to be installed as agreed
 12. On going development to accord with translocation scheme for reptiles the submitted Reptile Mitigation Strategy produced by RSK dated October 2012
 13. Site drainage on separate system – development as approved
 14. Should there be a requirement to undertake foundation or other piling on site it is recommended that these operations are restricted to:
Monday – Friday 08:30 – 17:30 hrs Saturday 09:30 – 13:00 hrs
Sunday and Public Holidays Nil
 15. Mitigation measures to minimise any impact on air quality from construction dust – as approved
 16. Contaminated Land Phase II investigation implementation as approved.
 17. Development to be in accordance with Construction Management Plan (inc wheel wash facilities, location of contractors parking, storage of site cabins etc) for access via Nantwich Road
 18. Construction specification/method statement
 19. No new windows – gable elevations plot 12 and 15
 20. Details of design / surfacing of proposed footpath links to site frontage implemented as approved
 21. Open plan estate layout – removal of permitted development rights for fences in front gardens
 22. Removal of permitted development rights for extensions-plots 11,12,12a,14,15,16,17,18,19,20,21,22,23
 23. Details of ground levels – development to accord with levels as approved
 24. Details of bin/bike store as approved be implemented for plots 12-15
 25. Method statement (trees) footpath link to Nantwich rd and construction of walls/access way to rear plot 12-15 - Nantwich Rd
 26. Management scheme for the maintenance of communal garden area plots 12-15 implemented as approved
 27. The parking provision to plots 12 to 15 shall be a maximum of 150%
 28. Scheme of affordable housing to be implemented as approved
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

- (c) That, should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

58 14/2944N BENTLEY MOTOR COMPANY, PYMS LANE, CREWE, CHESHIRE CW1 3PL: CONSTRUCTION OF A NEW PAINTED BODY STORE WAREHOUSE AND ANCILLARY ACCOMMODATION TOTALLING APPROXIMATELY 5060SQM GROSS INTERNAL FLOOR AREA. THE RELOCATION OF FUEL TANKS AND A FUEL FILLING LOCATION. THE PROPOSED BUILDING COMPRISES A LARGE WAREHOUSE WITH ONE AND A HALF PORTAL FRAME STRUCTURE, A SINGLE STOREY OFFICE ANNEX TO THE NORTH ELEVATION WITH REST AND WC FACILITIES, AN ENCLOSED LINK TO THE EXISTING ADJACENT WAREHOUSE TO THE EAST AND AN ENCLOSED BRIDGE LINK ABOVE THE PRIVATE ROAD TO THE ADJACENT PROPERTY TO THE NORTH. A 10M OVERHANGING CANOPY WILL BE PROVIDED FOR THE FULL WIDTH OF THE BUILDING TO THE WEST ELEVATION AND A 2M DEEP CANOPY TO THE NORTH SIDE OF THE EAST LINK FOR STEPHEN ELLIOTT, BENTLEY MOTORS

The Committee considered a report regarding the above planning application.

RESOLVED – That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

- 1) Standard time limit (3 years)
- 2) Development to be carried out in accordance with approved plans
- 3) Materials / colours in accordance with submitted details
- 4) Hours of construction limited
- 5) Hours of piling limited
- 6) Acoustic Enclosure of any Fans / Compressors to be submitted
- 7) Site to be drained on a separate system with foul water draining to the public sewer

59 14/3102N OAK FARM, HEATLEY LANE, BROOMHALL, CHESHIRE CW5 8AH: ERECTION OF A FREE RANGE EGG UNIT AND ASSOCIATED FEED BINS, HARDSTANDINGS AND ACCESS ROAD FOR ANDREW HOLLINS

Note: Mr S Harrison attended the meeting and addressed the Committee on behalf of the applicant.

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
- 1) Standard time limit
 - 2) Approved plans
 - 3) Facing and roofing materials to be submitted
 - 4) In accordance with protected species survey
 - 5) Foul and surface drainage water details to be submitted
 - 6) Submission of a waste management plan
 - 7) Deliveries and collections from site including delivery and removal of livestock and waste only Monday- Friday 8am – 6pm
 - 8) No external lighting unless agreed in writing by the LPA.
 - 9) PROW signage
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

60 **14/3129N ST PETERS CHURCH, MIDDLEWICH ROAD, MINSHULL VERNON, CHESHIRE CW1 4RD: EXTENSION OF EXISTING GRAVEYARD AT ST. PETERS CHURCH FOR MINSHULL VERNON PAROCHIAL CHURCH COUNCIL**

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Standard (Time)
 2. Plans
 3. Landscaping scheme to be submitted
 4. Landscape Implementation
 5. Details of shed to be submitted
 6. Prior submission of a drainage plan
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

**61 14/3141C VALLEY COURT PHASE 2, SANDERSON WAY,
MIDDLEWICH, CHESHIRE: VARIATION OF CONDITION 2 OF
PERMISSION 13/0247C TO AMEND THE LAYOUT OF PLOT B TO
CREATE A SINGLE UNIT OF 9000SQF FOR BOB NICHOLSON,
POCHIN LAND & DEVELOPMENT LTD**

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

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
 - 1) Standard (3 years)
 - 2) Plans
 - 3) Materials as per application
 - 4) Landscaping (details – including buffer zone & native fruit bearing trees)
 - 5) Landscaping (implementation)
 - 6) Prior submission of a Schedule of works to improve Footpath 19 between Pochin Way and Brooks Lane within the development site only
 - 7) Prior submission of surface-run off limitation measures
 - 8) Prior submission of an implementation programme of archaeological work
 - 9) Prior submission of detailed design and location of the proposed artificial badger sett
 - 10) Prior submission of proposals for the erection of badger fencing
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.
- (c) That, should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

**62 14/0009N LAND LOCATED TO THE EAST OF THE DINGLE AND
SOUTH OF CLAY LANE, HASLINGTON, CREWE, CHESHIRE: THE
ERECTION OF 34 DWELLING HOUSES (BETWEEN 30% AND 35%
AFFORDABLE UNITS), WITH ASSOCIATED ACCESS, INTERNAL
HIGHWAYS, PARKING AMENITY SPACE AND LANDSCAPING FOR
WCE PROPERTIES LTD AND KATHERINE ELAINE**

Note: Councillor J Hammond (Ward Councillor), Parish Councillor R Hovey (on behalf of Haslington Parish Council), Ms L Allen (objector) and Mr R Gee (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 an oral report of the site inspection.

RESOLVED

- (a) That the application be REFUSED for the following reasons:
1. The proposed residential development is unsustainable because it is located within the Open Countryside, contrary to Policies NE.2 (Open Countryside) and RES.5 (Housing in Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan, Policy PG 5 of the Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework and create harm to interests of acknowledged importance. The Local Planning Authority can demonstrate a 5 year supply of housing land supply in accordance with the National Planning Policy Framework. As such the application is also contrary to the emerging Development Strategy. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.
 2. The proposed development by reason of incursion of built form into the open countryside, would detract from the generally open and rural character of the site. This would be a harmful effect which would fail to take account of the different roles and character of different areas or recognise the intrinsic character and beauty of the countryside and would be contrary to policies NE.2 (Open Countryside) and BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within the National Planning Policy Framework.

Informative

Whilst not forming a reason for refusal, the Southern Planning Committee wish to advise the Applicant of their concerns about the implications of this proposal upon the local highway conditions, particularly in relation to on-street parking associated with the school and the implications this application will have due to the loss of on street parking on the Dingle.

- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the

wording of the resolution, between approval of the minutes and issue of the decision notice.

- (c) That, should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

S106 Heads of Terms:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:
 - The numbers, type, tenure and location on the site of the affordable housing provision
 - The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
 - The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
 - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
2. The provision of a Open Space/Ecological Mitigation and a LEAP with 6 pieces of equipment to be maintained by a private management company
3. A commuted payment of £65,078 towards primary school education
4. TRO contribution of £5,000 to protect the junction from inappropriate parking

**63 14/1915N KENTS GREEN FARM, KENTS GREEN LANE, HASLINGTON
CW1 5TP: RESUBMISSION OF 13/4240N - OUTLINE PLANNING
APPLICATION FOR A HOUSING DEVELOPMENT DWELLINGS WITH
ASSOCIATED CAR PARKING, ROADS AND LANDSCAPED OPEN
SPACE FOR RENEW LAND DEVELOPMENTS LTD**

The Chairman reported that this application had been withdrawn by the applicant prior to the meeting.

**64 14/3143M 2, MEDDINGS CLOSE, ALDERLEY EDGE, WILMSLOW,
CHESHIRE SK9 7XA: TWO STOREY SIDE AND SINGLE STOREY
REAR EXTENSION, RENDER EXISTING HOUSE AND PITCHED ROOF
OVER EXISTING FLAT ROOF FOR J WILLIAMSON**

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
 - 1) Commencement of development (3 years)
 - 2) Development in accord with approved plans
 - 3) Materials as application
 - 4) No windows to be inserted- first floor side elevation
 - 5) Obscure glazing requirement- en suite
- (b) That, in the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Principal Planning Manager be granted delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

65 14/3247N LAND TO REAR OF SITE OF NORTH STREET METHODIST CHURCH, NORTH STREET, CREWE, CHESHIRE CW1 4NJ: VARIATION OF CONDITION 2 (DRAWINGS) ATTACHED TO PLANNING PERMISSION 13/0136N. DEMOLITION OF EXISTING CHURCH BUILDING, ERECTION OF CHURCH COMMUNITY CENTRE AND 18 AFFORDABLE RETIREMENT APARTMENTS AND ASSOCIATED ACCESS AND CAR PARKING PROVISION FOR ANN LANDER, WULVERN HOUSING LTD

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

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
 - 1. Time
 - 2. Plans
 - 3. Materials - As per discharge
 - 4. Hours of construction
 - 5. Lighting - As per discharge
 - 6. Dust suppression scheme – Implementation
 - 7. Kerb radius and tactile paving – As per discharge
 - 8. Landscaping – Implementation
 - 9. Boundary treatment – Implementation
 - 10. Internal site layout – Implementation
 - 11. Affordable housing – - As per discharge
 - 12. Parking layout – As per discharge
 - 13. Drainage details - As per discharge

- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Principal Planning Manager, in consultation with the Chairman (or in her absence the Vice Chairman) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

66 14/3440N 19, SHAKESPEARE DRIVE, CREWE CW1 5HX: NEW BUILD ATTACHED SINGLE STOREY DWELLING (RE-SUB OF REFUSED PLANNING APPLICATION 14/2114N) FOR MR KEN BAILEY

Note: Councillor C Thorley (Ward Councillor) 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 DEFERRED

- (a) for a Committee site inspection to enable Members to assess the impact of the proposed development
- (b) to enable officers to undertake consultation with the Brine Consultation Board

The meeting commenced at 1.00 pm and concluded at 5.20 pm

Councillor G Merry (Chairman)