

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 19th November, 2014 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, J Clowes,
W S Davies, I Faseyi, S Hogben, P Groves, A Kolker, D Marren and
M A Martin

OFFICERS PRESENT

Nigel Curtis (Principal Development Officer - Highways)
Ian Dale (Environmental Planning Manager)
Daniel Evans (Principal Planning Officer)
Patricia Evans (Lawyer)
Dianne Rose (Landscape Architect)
Julie Zientek (Democratic Services Officer)

Apologies

Councillor S McGrory

94 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

With regard to application number 13/2710N, Councillor R Bailey declared that she was a member of the CPRE, which was objecting to the proposal, but that she had not discussed it with them.

With regard to application number 13/2710N, Councillor P Groves declared that he lived in a neighbouring village and that he was member of Bulkeley & Ridley 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 13/2710N.

With regard to application numbers 14/4242N and 14/4530N, Councillor S Hogben declared that he was a member of Shavington-cum-Gresty Parish Council, but that he had not discussed these applications and had kept an open mind.

With regard to application numbers 13/2710N and 14/4242N, Councillor S Davies declared that he knew the applicants' families and that he would withdraw from the meeting during consideration of these items.

95 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 22 October 2014 be approved as a correct record and signed by the Chairman.

96 13/2710N RIDLEY BANK FARM, WREXHAM ROAD, RIDLEY CW6 9RZ: INSTALLATION OF WIND TURBINE 32.5M TO HUB AND ASSOCIATED ANCILLARY WORKS FOR MR R LATHAM

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

Note: Parish Councillor I Hastings (on behalf of Bulkeley and Ridley Parish Council), Mr C Hobson (on behalf of Stop Bickerton Wind Turbines), Mr M Dixon (objector) and Mr C McDonagh (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.

The Principal Planning Officer reported the following corrections to two typographical errors in the report: Planning permission was sought for a wind turbine with a height to blade tip of *49m*, and the proposed mast was over *360m* from the nearest residential property.

RESOLVED – That the application be DEFERRED for further information with respect to the following:

- Planning guidance, as referred to in the representation from Stephen O'Brien, MP
- Bats, Barn Owls and Newts
- The impact on the telecoms mast and the television signal
- The health impact (with reference to BMJ 8 March 2012 and Royal Society of Medicine August 2014)

97 14/1242C FORMER ARCLID HOSPITAL SITE, NEWCASTLE ROAD, ARCLID: PROPOSED HOUSING DEVELOPMENT CONSISTING OF 83 DWELLINGS FOR MR STEPHEN MILLER, MORRIS HOMES LIMITED

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

Note: Mr J Coxon attended the meeting and addressed the Committee on behalf of the applicant.

Note: Mr R Earley 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.

RESOLVED

- (a) That authority be DELEGATED to the Head of Strategic and Economic Planning, in consultation with the Chairman of Southern Planning Committee, to APPROVE the application for the reasons set out in the report, subject to:
- No objection being raised by the Council's Ecologist
 - Satisfactory resolution of the viability issues
 - A Section 106 to secure the following:
Affordable Housing (a minimum of 15%, subject to the outcome of the viability negotiations)
Education contribution towards Secondary School Provision of £163,427
POS and LEAP (5 pieces of equipment to be provided and maintained by management company)
 - the following conditions:
 1. Time
 2. Materials to be submitted
 3. Approved plans
 4. Piling details to be provided
 5. Environmental Management Plan
 6. Levels to be submitted and approved
 7. Landscape to be submitted and approved
 8. Landscape implementation
 9. Tree/Hedge Protection
 10. Arboricultural Method Statement
 11. Contamination details to be submitted and approved
 12. Boundary Treatment Details to be submitted and approved
 13. Air Quality
 14. Dust Control
 15. Breeding Birds
 16. Travel Plan
 17. Electric vehicle infrastructure
- (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 Head of Strategic and Economic Planning, 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.

98 14/4242N GRESTDY GREEN FARM, GRESTDY GREEN ROAD, SHAVINGTON CUM GRESTDY, CREWE CW2 5AE: VARIATION OF CONDITION 12 OF 11/2212N - MINOR AMENDMENTS TO HOUSE TYPES AND LAYOUT FOR JANE ASPINALL, BELLWAY HOMES NW

Note: Having made a declaration, Councillor S Davies withdrew from the meeting during consideration of this item.

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 completion of Section 106 Deed of Variation securing the same obligations as 11/2212N:
 - 1. Provision of 7 affordable housing units – 3 to be provided as social rent with 4 as intermediate tenure (apart from the removal of the requirement for the compliance with the rainwater harvesting element of CFSH Level 3)
 - 2. Provision of education contribution of £86,268
 - 3. The provision of a LEAP and Public Open Space to be maintained by a private management company
 - 4. A commuted payment of £51,000 towards highway improvements (to be put towards the construction of the Crewe Green Link Road or capacity improvements at the junction of Gresty Road and South Street with Nantwich Road)

And the following conditions:-

- 1. Standard time limit 3 years from the date of the appeal decision
- 2. Materials to be submitted for approval
- 3. Landscaping submission
- 4. Landscaping implementation
- 5. Submission and approval of an Arboricultural Method Statement
- 6. No removal of trees without the prior written consent of the LPA
- 7. Boundary Treatment to be submitted for approval
- 8. Removal of Permitted Development Rights for Plots 30-38 and 41
- 9. Breeding Birds timing of works
- 10. Features for use by nesting birds to be submitted to the LPA for approval in writing
- 11. Mitigation for Bats and Barn Owls to be submitted to the LPA for approval in writing
- 12. Approved Plans
- 13. Surface Water Regulation System to be submitted for approval
- 14. Management of Overland Flow to be submitted for approval

15. Contaminated Land
 16. Submission of noise mitigation measures for approval
 17. External Lighting details to be submitted for approval
 18. Prior to the commencement of development, detailed drawings of the junction design at Crewe Road/Gresty Lane/Gresty Green Road, which shall include the provision of a pedestrianised island and a right turn lane, shall be submitted to and approved in writing by the Local Planning Authority.
 19. Bin Storage Details to be submitted and 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 Head of Strategic and Economic Planning, 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.

99 14/4530N LAND OFF ROPE LANE, SHAVINGTON: VARIATION OF CONDITION 1 OF 14/1543N TO CHANGE THE HOUSE TYPE ON PLOTS 3, 7, 20, 35 AND 72 FOR WAINHOMES (NORTHWEST) LTD

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. Approved Plans
2. Compliance with the materials specified in the letter dated 4th September 2014 and as shown on plan reference 1274WHD/RLS/SLO1 Rev M received on 24th October 2014 as part of discharge of conditions application 14/4197D.
3. All hard and soft landscape works shall be carried out in accordance with the approved details. All planting, seeding or turfing shall be carried out in the first planting seasons following the completion of the development, and any trees or shrubs that die, are removed or become seriously damaged or diseased within a period of 5 years from the completion of the landscaping scheme shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written consent to any variation.
4. Notwithstanding the details shown on the approved landscaping scheme, the large gap in the hedgerow to the north of the open space area shall be planted up with a hedgerow of native species before the open space area is brought into use.
5. The balancing pond shall comply with the details shown on plan reference 3978/8/1 Rev B, the Storm Sewer Design from Micro Drainage and detailed within the e-mail from Peter Barlow dated 1st July 2014 received as part of application 14/2923D

6. Boundary Treatment in accordance with the submitted plan
1274WHD/RLS/SL01 Rev M

100 **14/4247N 139 A, WISTASTON ROAD, WILLASTON, NANTWICH,
CHESHIRE CW5 6QS: ERECTION OF DETACHED BUNGALOW FOR
J.R.TONKS LIMITED**

The Committee considered a report regarding the above planning application.

The Principal Planning Officer reported that an additional representation objecting to the proposal had been received.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:

1. Time (Standard)
2. Plans
3. Materials to be submitted – Facing and roofing
4. Materials to be submitted - Surfacing
5. Hours of piling
6. Piling method Statement
7. Prior submission of a dust mitigation scheme
8. Prior submission of external lighting
9. Tree Retention
10. Tree Protection
11. Tree Pruning/Felling specification
12. Arboricultural Method Statement (Implementation)
13. Levels survey (trees)
14. Drainage (trees)
15. Landscaping (Details)
16. Landscaping (Implementation)
17. Boundary treatment to include safety gate feature to protect the front door entrance at 139A Wistaston Road

Informative

1. NPPF
2. Hours of construction
3. United Utilities

- (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 Head of Strategic and Economic Planning, 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.

101 **14/4462C LAND ADJACENT 6, HEATH END ROAD, ALSAGER ST7
2SQ: PROPOSAL FOR A GARAGE, GREENHOUSE, KITCHEN
GARDEN AND ACCESS (RESUBMISSION OF 14/3152C) FOR MR
ADRIAN GIRVIN**

The Chairman reported that this application had been withdrawn from the agenda prior to the meeting.

The meeting commenced at 1.15 pm and concluded at 3.40 pm

Councillor G Merry (Chairman)