

Southern Planning Committee

Agenda

Date: Wednesday 25th February 2015
Time: 1.00 pm
Venue: Council Chamber, Municipal Buildings, Earle Street,
Crewe CW1 2BJ

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 foot of each report.

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 and non-pecuniary interests and for Members to declare if they have pre-determined any item on the agenda.

3. Minutes of Previous Meeting (Pages 1 - 8)

To approve the minutes of the meeting held on 28 January 2015.

Please contact Julie Zientek on 01270 686466

E-Mail: julie.zientek@cheshireeast.gov.uk with any apologies or requests for further information
Speakingatplanning@cheshireeast.gov.uk to arrange to speak at the meeting

4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for Ward Councillors who are not Members of the Planning Committee.

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the Planning Committee and are not the Ward Member
- The Relevant Town/Parish Council
- Local Representative Groups/Civic Society
- Objectors
- Supporters
- Applicants

5. **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** (Pages 9 - 48)

To consider the above planning application.

6. **14/0143N Former Bowling Green, Waterlode, Nantwich: Erection of 7 dwellings with integral garages and associated car parking for Black & White Cheshire Ltd** (Pages 49 - 56)

To consider the above planning application.

7. **14/5260N Land south of Sandfield House, Station Road, Wrenbury CW5 8ER: Residential development of up to 18 dwellings to include means of access for Hollyhead Estates (Wrenbury) Ltd** (Pages 57 - 74)

To consider the above planning application.

8. **14/2289C Former Charles Church Offices, Middlewich Road, Sandbach, Cheshire: Erection of Retirement Living housing (category II type accommodation), communal facilities, landscaping and car parking for McCarthy and Stone Retirement Lifestyles** (Pages 75 - 90)

To consider the above planning application.

9. **14/5285C Former Magistrates Court, Middlewich Road, Sandbach CW11 1HU: Demolition of existing building and erection of three storey accommodation comprising 15 supported living apartments (Use Class C3) with associated parking and open space for HB Community Solutions Living Ltd** (Pages 91 - 98)

To consider the above planning application.

10. **14/1907C The Orchard, Holmes Chapel Road, Somerford, Congleton CW12 4SP: Demolition of 2 existing bungalows and glasshouses associated with a horticultural nursery and the construction of 2, two-storey detached dwellings, a two-storey building comprising 2 flats and 6 detached bungalows with a new shared access for Plant Developments Ltd (Pages 99 - 114)**

To consider the above planning application.

11. **14/4780N Land Adjacent, 277, Crewe Road, Haslington: Outline Planning Permission for proposed new dwelling to be used in conjunction with existing businesses for Goodwin Plastics Ltd (Pages 115 - 124)**

To consider the above planning application.

12. **14/4656M Manor Park School & Nursery, Manor Park North, Knutsford, Cheshire, WA16 8DB: Construction of a new, two storey, five class and library extension together with the associated external works at Manor Park School and Nursery, Knutsford for Sarah Greensides, Manor Park School and Nursery (Pages 125 - 132)**

To consider the above planning application.

13. **14/5754C Land to the east of London Road, Holmes Chapel (colloquially known as 'the former Fisons site): Variation of condition 23 (hours) attached to planning permission 13/3294C. Demolition of existing structures and erection of a Class A1 foodstore and petrol filling station with vehicular access, car parking, servicing area, public realm and hard and soft landscaping for C/O Agent, Bluemantle Ltd and Sainsbury's Supermark (Pages 133 - 138)**

To consider the above planning application.

14. **14/5837N Land To The North Of Cheerbrook Road, Willaston, Nantwich Cheshire: Variation of Condition 2 (Plans) on Application 13/3762N - Construction of 21 two-storey residential dwellings, new shared access and associated works (Resubmission 13/0641N) for Wainhomes (North West) Ltd (Pages 139 - 146)**

To consider the above planning application.

15. **Update following the resolution to approve application 14/4300N subject to a S106 Agreement (Pages 147 - 154)**

To consider a proposed amendment to the S106 Heads of Terms relating to planning application 14/4300N, which was determined by the Southern Planning Committee on 17 December 2014.

16. **Cheshire East Borough Council (Bunbury - Land West Of Oak Gardens) Tree Preservation Order 2014** (Pages 155 - 164)

To consider the above Tree Preservation Order.

THERE ARE NO PART 2 ITEMS