

# **Southern Planning Committee**

## **Agenda**

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| <b>Date:</b>  | <b>Wednesday, 5th August, 2015</b>   |
| <b>Time:</b>  | <b>10.00 am</b>  |
| <b>Venue:</b> | <b>Council Chamber, Municipal Buildings, Earle Street, Crewe<br/>CW1 2BJ</b> |

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**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 - 14)**

To approve the minutes of the meeting held on 8 July 2015.

**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.

Please contact Julie Zientek on 01270 686466

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

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. **15/0275N Land off Mill Lane, Bulkeley, Cheshire SY14 8BL: Full application to erect 14 dwellings on land off Mill Lane, Bulkeley for M Schofield** (Pages 15 - 32)

To consider the above planning application.

6. **14/4062N Land Off Oak Gardens, Bunbury: Outline Application for Residential Development of 17 Dwellings with Primary Access off Oak Gardens, with all other matters reserved for Elan Homes Ltd** (Pages 33 - 52)

To consider the above planning application.

7. **14/4228N Rookery Cottage, Main Road, Worleston, Nantwich, Cheshire CW5 6DJ: The erection of one 2 storey detached dwelling house and detached double garage for Alan Hill** (Pages 53 - 64)

To consider the above planning application.

8. **15/0535N Wistaston Berkeley County Primary School, Laidon Avenue, Wistaston, Cheshire CW2 6RU: Construction of two new classrooms with integral WC block and glazed connection to existing school building, to be built as Phase 1 and then Studio with integral kitchen block as Phase 2. External works such as outdoor teaching areas and landscaping Modification of car parking area for Carolyn Brown, The Berkeley Primary School** (Pages 65 - 70)

To consider the above planning application.

9. **14/5548C Land Off Dunnocksfold Road, Alsager, Cheshire: Erection of up to 89 dwellings and formation of access point for P.E Jones (Constructors) Ltd** (Pages 71 - 84)

To consider the above planning application.

10. **15/0556N Basford Old Creamery, Newcastle Road, Chorlton, Crewe CW2 5NQ: Full (retrospective) planning consent is sought for the provision of the new modular building (temporary) B1 (Business) and change of use of the existing B8 (Storage or distribution) unit to B2 (General industrial) for Mr Jonathon Beeson** (Pages 85 - 94)

To consider the above planning application.

11. **14/4810C 55, West Street, Congleton, Cheshire CW12 1JY: Demolition of No. 55 West Street and the construction of a new two storey building containing 10No. one bedroom flats with accompanying amenity space for Justin Sheard** (Pages 95 - 104)

To consider the above planning application.

12. **15/2439C Elworth Hall Farm, Dean Close, Sandbach, Cheshire CW11 1YG: Proposed plot substitution of previously approved house types on plots: 3, 23-25, 28-30, 36-38, 41, 44, 50, 52, 67-70, 89, 92 including the repositioning of house types to facilitate the above. (Previously approved under ref: 12/2426C. APP/R0660/A/13/2196044) for J Gould, Rowland Homes** (Pages 105 - 116)

To consider the above planning application.

13. **15/2776C 26, Elton Road, Sandbach CW11 3NE: Rear extension and first floor enlargement for Mr & Mrs C & E Shawcross** (Pages 117 - 124)

To consider the above planning application.

14. **15/2609C Plot 74, Midpoint 18, ERF Way, Middlewich: Proposed BI office/B2/B8 warehouse and yard facility for Scottish Power for Mr Bob Nicholson, Pochin Property Ltd** (Pages 125 - 130)

To consider the above planning application.

15. **15/1315N Imperial Court, Nantwich: Reserved Matters (Residential Development) Erection of 41 Dwellings for Castlegate Homes** (Pages 131 - 140)

To consider the above planning application.

16. **15/2154C Former Fisons Site, London Road, Holmes Chapel: Variation of Condition 13 with respect to permission 12/2217C; Reserved Matters Application pursuant to Outline planning permission 11/1682C proposing full details for the appearance, landscaping, layout and scale for a residential development comprising 224 dwellings, internal access road, open space and landscaping on the Former Fisons site, Marsh Lane, Holmes Chapel for Bellway Homes Limited** (Pages 141 - 148)

To consider the above planning application.

17. **14/5719C Somerford Park Farm, Holmes Chapel Road, Somerford CW12 4SW: Reserved matters application for approval of access, appearance, layout and scale following outline approval 14/3538C - Replacement covered riding arena for Mr Simon King** (Pages 149 - 154)

To consider the above planning application.

**THERE ARE NO PART 2 ITEMS**