

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Southern Planning Committee**  
held on Wednesday, 5th August, 2015 at Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

### **PRESENT**

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

Councillors Rhoda Bailey, J Clowes, W S Davies, S Edgar, S Hogben,  
A Kolker, J Rhodes, B Roberts, B Walmsley and A Moran (for Councillor P  
Butterill)

### **OFFICERS PRESENT**

Patricia Evans (Lawyer)  
Neil Jones (Principal Development Officer - Highways)  
David Malcolm (Head of Planning (Regulation))  
Julie Zientek (Democratic Services Officer)

### **Apologies**

Councillors D Bebbington, P Butterill, P Groves and D Marren

### **47 DECLARATIONS OF INTEREST/PRE DETERMINATION**

The following declarations were made in the interests of openness:

All Members of the Committee declared that they had received  
correspondence regarding application numbers 14/4810C and 15/2776C.

With regard to application number 15/1315N, Councillor A Moran declared  
that he had discussed the application with residents and at Nantwich Town  
Council, and that he would withdraw from the meeting during consideration  
of this item.

With regard to application number 15/2609C, Councillor B Walmsley  
declared that she was a member of Middlewich Town Council but that she  
was not a member of its planning committee and that she had kept an  
open mind.

With regard to application number 15/2439C, Councillor G Merry declared  
that it was in her Ward and that she had opposed the principle of the  
development, which had been approved at appeal. She had not discussed  
this application and had kept an open mind.

With regard to application number 15/0556N, Councillor S Edgar declared that he was a member of Weston & Basford Parish Council but that he had not discussed this application and had kept an open mind.

#### **48 MINUTES OF PREVIOUS MEETING**

RESOLVED – That the minutes of the meeting held on 8 July 2015 be approved as a correct record and signed by the Chairman.

#### **49 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**

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 reasons:

Whilst it is acknowledged that there is a presumption in favour of sustainable development in the planning balance, it is considered that the development is unsustainable because:

- the unacceptable environmental impact of the scheme on the open countryside and character and appearance of the landscape, coupled with its unsustainable location, and the economic impact of loss of best and most versatile agricultural land significantly demonstrably outweighs the economic and social benefits in terms of its contribution to boosting housing land supply, including the contribution to affordable housing. As such, the proposal is contrary to Policy NE2, NE.3, and NE12, of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and Policy SE4 of the Cheshire East Local Plan Strategy Submission Version as well as the provisions of the National Planning Policy Framework.
- (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 Planning (Regulation), 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 the application be subject to an appeal, the following Heads of Terms be secured as part of any S106 Agreement:

1. A scheme for the provision of affordable housing – 3 units to be provided as social rent/affordable rent with 2 units as 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.

**50 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**

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

**51 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**

Note: Mr A Hill (applicant) attended the meeting and addressed the Committee.

Note: Ms D Lloyd had registered her 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, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
  1. Commencement
  2. Submission of reserved matters (all matters other than access)
  3. Approved plans
  4. Submission of a Phase II Contaminated Land Assessment
  5. Submission of tree protection measures including a 'no-dig' solution for the driveway

6. Restriction on hours of piling to 9am to 5.30pm Monday to Friday, 9am to 1pm Saturday and no working on Sundays or public holidays.
7. Reserved matters to include details of any external lighting.
8. Submission of drainage scheme to include foul and surface water
9. Breeding bird survey for works in the nesting season
10. Submission of details of features suitable for use by breeding birds and roosting bats

- (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 Head of Planning (Regulation) 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.

**52 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 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**

Note: Councillor J Clowes arrived at the meeting prior to consideration of this item.

Note: Councillor S Pochin (Ward Councillor) had registered her intention to address the Committee but was not in attendance at the meeting.

Note: Mr K Mitchell attended the meeting and addressed the Committee on behalf of the applicant.

Note: Miss C Brown (applicant) had registered her intention to address the Committee but did not speak.

The Committee considered a report regarding the above planning application. The Head of Planning (Regulation) reported that Phase 2 had been withdrawn.

**RESOLVED**

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

1. Standard time 3 years
2. Plans

3. Materials
4. Piling hours
5. Dust Suppression Statement
6. Tree Protection Condition

- (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 Planning (Regulation), 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.

**53 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**

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 completion of a Section 106 Deed of Variation to include the amended scheme application number to secure, affordable housing provision, and secure education and highway contributions and provision of public open space and a management company for future maintenance in relation to application 12/2426C

and the following conditions (as per the appeal decision):

1. Approved Plans
2. No development shall take place until an Environmental Management Plan for all construction and remediation operations has been submitted to and approved in writing by the Local Planning Authority. The plan shall address environmental impact in respect of air quality, vibration, noise, waste management, parking, loading and unloading of contractor's vehicles and the use of plant on existing residents during the remediation and construction phase. Development shall be carried out in accordance with the approved details.
3. No remediation / construction works or deliveries shall be undertaken at the site outside the hours of Monday – Friday 08:00 to 18:00 hrs; Saturday 09:00 to 14:00 hrs nor at any time on Sundays, Bank or Public Holidays.

4. Any piling operations shall be undertaken using best practicable means to reduce the impact of noise and vibration on neighbouring sensitive properties. No piling operations shall be undertaken at the site outside the hours of Monday – Friday 09:00 to 17:30 hrs; Saturday 09:00 to 13:00 hrs nor at any time on Sundays, Bank or Public Holidays.
5. A method statement for any necessary piling to include the following details shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of such operations:
  - Details of the method of piling,
  - Duration of the pile driving operations (expected starting date and completion date),
  - Prior notification to the occupiers of potentially affected properties,
  - Details of the responsible person (e.g. site manager / office) who could be contacted in the event of complaintDevelopment shall be carried out in accordance with the approved details.
6. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
7. No development shall take place until full details of all earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and the surrounding landform. Development shall be carried out in accordance with the approved details.
8. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours: proposed ground levels and finished floor levels for the buildings hereby permitted; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). Notwithstanding the details shown on the approved plans, the parking area within the area of public open space adjacent to the southern boundary shall be substituted for lay-by parking along the access road.
9. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

10. All hard and soft landscape works shall be carried out in accordance with the approved details. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as may subsequently be amended or re-enacted) no gates, walls, fences or other means of enclosure normally permitted by Class A of Part 2 Schedule 2 to that Order shall be erected on the common boundary with 7 Boothsmere Close or on the northern boundary to plots 45-48, 50, 51 and 56-64 unless approved pursuant to condition 17 of this consent or a further planning permission has first been granted on application to the Local Planning Authority.
12. No development or other operations shall commence on site until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme, which shall be in place prior to the commencement of work. The approved protection scheme shall be complied with for the full duration of the development hereby permitted and shall not be removed without the prior written permission of the Local Planning Authority. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.
13. No development shall commence until a Construction Method Statement (for the adoptable highway and access footways which extend within the Root Protection Areas as defined within BS5837:2012), a Tree Pruning/Felling Specification, a Levels Survey as existing and proposed and measures for the protection of existing hedges have been submitted to and approved in writing by the Local Planning Authority. No development shall take place except in complete accordance with the approved Construction Method Statement.
14. No development shall take place until a scheme of boundary treatment has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the boundary treatment pertaining to that dwelling has been implemented in accordance with the approved details. The scheme shall make provision, inter alia, for post and wire fencing and native hedge

planting to the north and eastern boundaries with the open space / agricultural land.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as may subsequently be amended or re-enacted) the hedge to the north and eastern boundaries with the open space / agricultural land shall not be replaced with any gates, walls, fences or other means of enclosure normally permitted by Class A of Part 2 Schedule 2 to that Order unless a further planning permission has first been granted on application to the Local Planning Authority.
16. Prior to the commencement of development details of bollards to prevent vehicular use of the pedestrian /cycle ways adjacent to plot 72 and plot 15 shall be submitted to and approved in writing by the Local Planning Authority. The approved bollards shall be permanently installed prior to the first occupation of the development hereby permitted and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.
17. No dwelling hereby permitted shall be occupied until the parking and vehicle turning areas associated with that dwelling have been constructed in accordance with the details shown on the approved plans. These areas shall be reserved thereafter exclusively for the parking and turning of vehicles and shall not be obstructed in any way.
18. No development shall take place until full details of the construction and surfacing of the access road and shared surfaces have been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the access road and shared accesses have been laid out to base course level in accordance with the approved drawings and the 95th dwelling shall not be occupied until the access road and shared surfaces have been surfaced in the approved manner.
19. No development shall take place until a drainage scheme for the site, in accordance with the requirements of the approved Flood Risk Assessment (Ironside Farrah Ltd, 3890/SRG, June 2012) together with a timetable for its implementation, has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved drainage scheme and timetable.
20. No development shall take place until a scheme for the provision and implementation of a surface water regulation system has been submitted to, and approved in writing by, the Local Planning Authority. No development shall take place except in complete accordance with the approved scheme.
21. No development shall take place until an assessment into the potential for disposing of surface water by means of Sustainable Drainage Systems (SUDS) has been submitted to and approved in writing by the Local Planning Authority. In the event that the approved assessment identifies that the site has potential for the use of SUDS, these shall be incorporated within the scheme of drainage to be submitted pursuant to condition 22.

22. No development shall take place until a scheme for the management of overland flow from the surcharging of the site's surface water drainage system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed ground levels and proposed building finished floor levels. No development shall take place except in complete accordance with the approved scheme.
23. No development shall take place until a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted and approved in writing by the Local Planning Authority, has been carried out. The work shall be carried out strictly in accordance with the approved scheme.
24. Prior to the development commencing, a detailed Contaminated Land Remediation scheme shall be submitted to, and approved in writing by, the Local Planning Authority (LPA). The remedial scheme shall then be carried out and a Site Completion Report, detailing the conclusions and actions taken at each stage of the works, including validation works, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of any part of the development hereby approved.
25. No development shall take place until a scheme for the laying out, management and maintenance (including measures associated with the mitigation of ecology issues) of the proposed public open space, areas of wildlife habitat and the recreation area coloured pink on the plan attached to the Section 106 Agreement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that the landscape within the site is managed in such as way as to protect and enhance the ecological value of the site, including the ditches and ponds and shall include, inter alia:
  - the detailed extent and type of new planting (NB planting to be of native species),
  - details of maintenance regimes,
  - details of any new habitat created on the site,
  - details of the treatment of buffers around water bodies,
  - details of all management responsibilities,
  - detailed design and planting specifications for habitat creation, within the open space areas, including the detailed design of the pond,
  - a timetable for implementation,
  - proposals to safeguard the stream,
  - planting to protect the privacy of existing residents,
  - no additional planting shall be undertaken along the banks of the stream;The scheme shall be implemented in its entirety and the open space shall be laid out strictly in accordance with the approved details and in accordance with the approved timetable.
26. No development shall commence until an updated survey to record the presence of any badgers at the site has been carried out, submitted to and approved in writing by the Local Planning Authority. The survey shall be carried out by a suitably qualified person

approved by the Local Planning Authority. If any evidence of badgers is found then the report shall include provisions for the timing of the approved development works, measures for the protection of badgers during development and for the retention of existing or provision of alternative habitat.

27. Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey shall be carried out to check for nesting birds and the results submitted to and approved in writing by the Local Planning Authority. Where nests are found in any, hedgerow, tree or scrub to be removed, a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a further report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone take place.
  28. Prior to the commencement of development detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds shall be submitted to and approved in writing by the Local Planning Authority. The approved features shall be permanently installed prior to the first occupation of the development hereby permitted and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.
  29. Prior to the first occupation of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include, inter alia, a timetable for implementation and provision for monitoring and review. No part of the development hereby permitted shall be occupied until those parts of the approved Travel Plan that are identified as being capable of implementation on occupation have been carried out. All other measures contained within the approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented, in accordance with the approved scheme of monitoring and review, so long as any part of the development is occupied.
  30. No development shall take place until a scheme of sustainable design features to be incorporated into the dwellings hereby permitted has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the features pertaining to that dwelling have been installed in accordance with the approved scheme.
  31. The development hereby permitted shall secure a minimum 10% reduction in energy use through a building fabric first approach (enhanced insulation or construction technologies). A report confirming the achievement of the specified design fabric shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development. The development shall be implemented in accordance with the approved details.
- (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 Planning (Regulation), 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 Head of Planning (Regulation) 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.

**54 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**

The Committee considered a report regarding the above planning application.

**RESOLVED**

- (a) That authority be DELEGATED to the Head of Planning (Regulation), in consultation with the Chairman and Vice Chairman of Southern Planning Committee, to APPROVE the application for the reasons set out in the report, subject to:
- confirmation from the Council's Nature Conservation Officer that the submitted ecological mitigation is satisfactory
  - the following conditions:
    1. Standard time limit (3 years)
    2. Accordance with plans
    3. Accordance with submitted materials
    4. Parking provided prior to first use
    5. Access constructed in accordance with submitted details prior to first use
    6. Development to be carried out in strict accordance with Ecological mitigation
    7. Survey for nesting birds
    8. Details of foul water drainage to be submitted
    9. Surface water drainage strategy to be submitted
    10. Landscape in accordance with submitted scheme
    11. Landscape implementation
  - an informative with respect to the diversion of the footpath
- (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 Planning (Regulation), 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 Head of Planning (Regulation) 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.

**55 15/2154C FORMER FISIONS 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 FISIONS  
SITE, MARSH LANE, HOLMES CHAPEL FOR BELLWAY HOMES  
LIMITED**

The Committee considered a report regarding the above planning application.

**RESOLVED**

- (a) That authority be DELEGATED to the Head of Planning (Regulation), in consultation with the Chairman and Vice Chairman of Southern Planning Committee, to APPROVE the application for the reasons set out in the report, subject to:
- discussion with the applicant with respect to the occupation of dwellings prior to completion of remediation
  - the following conditions:
    1. Standard
    2. Approval for reserved matters relates only to Plots A & B (residential element of outline approval 11/1682C)
    3. Approved / Amended Plans & Schemes
    4. Landscaping to be submitted
    5. Landscaping Implementation
    6. Retention of trees and hedgerows
    7. Submission of Arboricultural Impact Assessment
    8. Submission of Arboricultural Method Statement
    9. Submission of Comprehensive tree protection measures
    10. Materials to be submitted including hard-landscaping and surfacing
    11. Recommendations and mitigation within submitted Protected Species survey to be carried out

12. Breeding birds survey
  13. Prior to any phase of the development commencing on Plot B (as shown on drawing '10080 (PL) 010A' under planning reference 11/1682C):
    - (a) Supplementary Phase II investigations for that phase shall be carried out and the results submitted to, and approved in writing by, the Local Planning Authority (LPA).
    - (b) If the Phase II investigations indicate that remediation is necessary for that phase, then a Remediation Statement shall be submitted to, and approved in writing by, the LPA. The remediation scheme in the approved Remediation Statement shall then be carried out for that phase.
    - (c) If remediation is required for the relevant phase, a Site Completion Report detailing the conclusions and actions taken at each stage of the works, including validation works, shall be submitted to, and approved in writing by, the LPA prior to the first use or occupation of any part of the relevant phase of the development hereby approved.
  14. Detailed design and construction drawings for the proposed access junction, related carriageway widening and footway provision and mini roundabout. Delivered prior to first occupation
  15. Submission of Environmental Management Plan
  16. Submission of existing and proposed levels survey
  17. Removal of Permitted Development Rights Classes A-E on selected plots
  18. Removal of Permitted Development Rights for openings including obscured glazing requirement
  19. A scheme for the storage of refuse bins to be submitted
  20. No Ash trees to be planted on the mounding close to Marsh Lane
  21. No construction parking to take place on Marsh Lane
- (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 Planning (Regulation), 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.

**56 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**

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. Accordance with plans
- (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 Planning (Regulation), 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 Head of Planning (Regulation) 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.

**57 15/1315N IMPERIAL COURT, NANTWICH: RESERVED MATTERS  
(RESIDENTIAL DEVELOPMENT) ERECTION OF 41 DWELLINGS FOR  
CASTLEGATE HOMES**

Note: Having exercised his separate speaking rights as a Ward Councillor, Councillor A Moran withdrew from the meeting for the duration of the Committee's 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 the following conditions:
1. Time Limit
  2. Plans
  3. Remove permitted development rights
  4. Construction of access / parking
  5. Tree protection
  6. Implementation of Tree protection
  7. Scheme of arboricultural management works.
  8. Boundary treatments
  9. Revised scheme of landscaping (to include box hedging and trees to parking areas & additional tree plating on the boundary adjacent to gable of plot 41)
  10. Implementation of the landscaping
  11. Materials

- (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 Planning (Regulation), 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.

**58 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**

Note: Prior to consideration of this application, the meeting was adjourned for refreshments.

Note: Town Councillor D Longhurst (on behalf of Alsager Town Council), Mr R Wakelin (on behalf of Alsager Residents Action Group), Mr R Peake (objector) and Mr T Loomes (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.

**RESOLVED**

- (a) That, for the reasons set out in the report and the written update, the application be APPROVED subject to the following conditions:
1. Approved Plans
  2. Materials to be submitted and approved
  3. The future reserved matters application to include an updated Badger Survey
  4. Implementation of the tree and hedge protection measures as proposed
  5. Submission of contact details for the appointed supervising arboricultural consultant and key site personnel.
  6. Adherence to the submitted Arboricultural method statement
  7. Service routes to be submitted and agreed in writing
  8. Bin and cycle storage details for the apartments
  9. Dust control measures
  10. Restriction to the hours of piling works

**Informative:**

1. PROW advice note
2. Landscape scheme to include footpath along the northern boundary of the site

- (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 Planning (Regulation), 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.

**59 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**

Note: Councillor J Clowes declared that she had called in the application at the request of two parish councils.

Note: Mr A Titterton attended the meeting and addressed the Committee on behalf of the applicant.

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

**RESOLVED**

- (a) That, for the reasons set out in the report and the written update, the application be APPROVED subject to the following conditions:
1. Approved plans
  2. Materials in accordance with the details submitted with the application
  3. Restriction on hours of concrete sawing operations to 9am to 6pm Monday to Friday, 9am to 2pm Saturday and no working on Sundays or public holidays
  4. Restriction on the hours of steelwork fabrication to 8am to 6pm Monday to Friday with no working on Saturdays, Sundays or public holidays
  5. Submission of details of external lighting
  6. Concrete cutting operations that take place outside the buildings shall be restricted to the area surrounded by the concrete screen
  7. While fabrication and concrete work is taking place inside the buildings, all external doors shall remain closed
  8. Submission of a scheme for further acoustic screening measures on the boundaries
- (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 Head of

Planning (Regulation) 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.

60 **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**

Note: Mr P Hull (objector) attended the meeting and addressed the Committee.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be DEFERRED for a Committee site inspection to enable Members to assess the impact of the proposed development.

61 **15/2776C 26, ELTON ROAD, SANDBACH CW11 3NE: REAR EXTENSION AND FIRST FLOOR ENLARGEMENT FOR MR & MRS C & E SHAWCROSS**

Note: Mr J Burtonshaw (objector) attended the meeting and addressed the Committee.

The Committee considered a report regarding the above planning application.

RESOLVED – That the application be DEFERRED for a Committee site inspection to enable Members to assess the impact of the proposed development.

The meeting commenced at 10.00 am and concluded at 2.55 pm

Councillor G Merry (Chairman)